

Attachment 1: Recommendations Table for Work Session on June 1, 2026

REF #	Topic	Draft Plan Approach / Current Language	Page Reference	Key Discussion Points	Question(s) and Council Options	Council Response from 5/11/26 Work Session (Answer Number)	CM Springsteen	CM Anderson	CM Ramakis	CM Francis
1	Residential Rezoning Criteria & Neighborhood Mixed Use	(Land Use Chapter) Criteria established for evaluating future residential rezonings involving higher-density housing types and neighborhood mixed use.	30-31, 52	Councilmembers discussed proposed criteria for evaluating future residential rezonings involving higher-density housing types, particularly in response to prior discussions regarding townhouse redevelopment proposals near Madison High School. Discussion focused on whether the draft plan appropriately establishes a "high bar" for such rezonings while still allowing a pathway for carefully designed neighborhood-serving mixed-use development. One Councilmember expressed support for maintaining flexibility for neighborhood-scale mixed-use uses, provided adjacent neighborhoods support the concept and impacts such as parking remain well-contained.	Does Town Council agree with the proposed criteria for evaluating future residential rezonings and neighborhood mixed-use concepts?  1. Yes 2. No	1. - Staff's understanding from Council discussion  Council Members who spoke supported the criteria. None asked for change.	Yes	Yes		
2	Housing Affordability & Housing Diversity	(Land Use Chapter) Housing policies are integrated throughout the Land Use Chapter, including Land Use Goal 2, Special Planning Areas, and pages 32-33. The draft also introduces a "Mixed Use with Ground Floor Residential" future land use category	30-33, 48-49	Staff noted that State expectations regarding housing planning have evolved in recent years and that the draft plan attempts to expand housing policy guidance while remaining consistent with Vienna's community character and planning goals. Discussion acknowledged that the draft plan does not contain a standalone housing chapter but instead integrates housing policies throughout the document, particularly within the Land Use chapter under Goal 2 and within the Special Planning Areas framework.  Planning Commission representatives also noted that some housing-related concepts are effectively extensions of policy choices already embedded within the new regulations adopted as part of the Code Create process, including mixed-use redevelopment and residential uses above commercial spaces along Maple Avenue.	Does the Town Council agree with this approach and the policies presented regarding Housing Affordability and Housing Diversity?  1. Yes 2. No	1. - Staff's understanding from Council discussion  Council Members who spoke supported the new land use category and locations. None asked for change.	Yes	Yes		
3	Housing Affordability & Housing Diversity	(Land Use Chapter) The draft plan expands policy language related to housing affordability and housing diversity.	32-34	Town Council may wish to discuss whether the draft plan's policy approach appropriately addresses housing objectives, neighborhood character, and long-term community goals.	Does the Town Council wish to retain the current language?  1. Yes 2. No	1. - Staff's understanding from Council discussion.  No change requested.	Yes	Yes		
4	Potential Future State Legislation Related to Transit-Oriented Development (TOD) and Development Density.	Not addressed.	N/A	Town Council may wish to discuss whether the Comprehensive Plan should address potential future State legislation related to transit-oriented development or whether the Town should defer consideration of such issues until additional direction is provided at the state level.  Senate Bill 717 was intended to encourage significantly more housing near transit by requiring localities to allow higher-density residential development by right within specified distances of major transit stations and corridors. For Vienna, the concern was that, although no Metro station is located within the Town limits, portions of the Town fall within one mile of nearby Metro stations and would therefore potentially be subject to State-mandated higher densities, particularly within proximity of the Vienna/Fairfax-GMU station and potentially the Dunn Loring, Greensboro, Spring Hill, and Tysons stations.	Does the Town Council wish for the Plan to address this topic in anticipation of potential legislation or to wait to see if such legislation is approved and then respond with a relevant amendment to the Comprehensive Plan?  1. Yes 2. No	1. Yes  Staff will draft new language emphasizing the importance to Vienna of maintaining land use authority, for Town Council review.	Yes	Yes		

REF #	Topic	Draft Plan Approach / Current Language	Page Reference	Key Discussion Points	Question(s) and Council Options	Council Response from 5/11/26 Work Session (Answer Number)	CM Springsteen	CM Anderson	CM Ramakis	CM Francis
5	Future Land Use Policy Map: Town-Owned Properties and Parkland Discussion - Beulah Road and Maud Robinson properties.	The Planning Commission's draft plan shows the Beulah Road property as "Governmental" to reflect 1) the site's traditional use for public works operations, and 2) The Town Council has not yet having determined the future use of the property. The Land Use Policy Map on page 49 colors the property blue, indicating Governmental. There is also a brief description of the property on p. 123.  The Maud Robinson property is shown in the Future Land Use Policy Map as "Low Density Residential", in the color yellow. A brief description is provided on p. 146.	49, 123, 146	Public comments and prior discussions of boards and commissions raised questions regarding the future treatment of the Beulah Road and Maud Robinson properties. Specifically, the Conservation and Sustainability Committee (CSC) asked, through their public comments, that these two properties be zoned as parkland. The Comprehensive Plan's role is to provide land use policies that would support the Town Council's preferred zoning. Those policies are shown in the Future Land Use Policy Map on page 49 of the draft plan.  If the Town Council wishes to present these sites as future parkland, it could change the map to show the sites as "Parks, Recreation, and Open Space," in the color green. If the Council wishes to show them as "Governmental," they would be shown as the color blue. If housing, they should be the color yellow.  The Parks and Recreation Master Plan, called "Our Plan to Play," which was adopted on July 7, 2025, included scenarios for the Maud Robinson site were it to become a park. However, no format decision was made in that plan and at least one Council Member has raised the idea of that	What Land Use Categories does the Town Council wish these properties to be? <b>Select one option for each property:</b>  <u>Beulah Road Property</u> 1) Governmental - indicating Town-owned but the long-term uses are not yet decided 2) Parks, Recreation and Open Space. 3) Another category  <u>Maud Robinson Property</u> 4) Low-Density Residential 5) Parks, Recreation and Open Space 6) Governmental 7) Another category		Mark as government	Beulah: 1), Robinson: 6) Until we have a definitive plan for these, I would just mark it as governmental	Beulah Road Property: 2. Maud Robinson Property: 5.	I feel strongly that Beulah Road be designated as "Parks" to help the process of restoring it one part at a time with resources from the Park and Recreation Department.  For the time being, keeping the Robinson property as-is.
6	Town-Owned Properties and Future Planning Flexibility	Town-owned properties for which no decisions have yet been made regarding their future uses are presented in two places. One property (442 Beulah Road NE, discussed above) is presented on page 123, within Chapter 6 - Community Facilities and Infrastructure. Other "Unclassified" Town-owned properties presented on page 146, in Chapter 7 - Parks and Recreation. No policy prescriptions are presented in either plan location, or within any policy or strategy or either chapter.	123, 146	Council members have discussed how Town-owned properties should be addressed within the Comprehensive Plan, including whether certain properties should remain categorized according to their current uses or whether broader flexibility should be maintained pending future Town decisions. The discussion reflected an interest in balancing long-term planning guidance with flexibility for future Council decisions regarding public land use and facilities planning.  Staff suggests that it may be helpful for the Comprehensive Plan to include a strategy, perhaps stated in both Chapters 6 and 7, that the Town should identify the future uses of all Town-owned unclassified properties through a process that includes analysis of options community input.	How should the Comprehensive Plan address Town-owned properties for which a future use has not been determined?  1) Leave the presentation of the properties as they are. 2) Include new language that states that the Town should identify the future uses of all Town-owned unclassified properties through a process that includes analysis of options and community input. 3) Combine all properties into one location (Chapter 6 or Chapter 7). 4) Another option (indicate at right).		leave as is for the time being, need to be very carefully with these properties	I would vote to include all town-owned land in one section, and simply state that no uses for these properties have yet been determined, and we will consider alternative long term uses as needs arrive. I would not commit ourselves to some overarching policy of coming up with a use for each one.	Options 2 and 3	I lean toward option 2 and not establishing specific numbers related to height. My chief concern is appearing that this is resurrecting public concerns from the MAC days.
7	Maximum Allowable Heights and Commercial Viability in Mixed-Use Areas	A discussion of Maple Avenue as a Special Planning Area is provided on pages 42 and 43. The discussion includes the recounting that the updated zoning ordinance established that the center area of the corridor was established as having a higher maximum height (42 feet) than is allowed in the east and west sections (35 feet). The discussion does not clearly state, however, that the these adopted heights are the Comprehensive Plan policies of Vienna.	42, 43	The Town Council may wish to consider what policy statements it may wish to make that would inform heights within the Comprehensive Plan. Staff recommends not establishing specific numbers related to height in the plan because it would reduce the Town Council's flexibility to make minor modifications without conducting a Plan amendment. However, general directional language could be helpful.  The Town Business Liaison Committee provided input during the Planning Commission process that they wished for the plan to adopt clear language that zoning should allow three stories of mixed-use development. Discussion on this topic also included financial feasibility of redevelopment projects.  Individual Council members have also raised this topic with staff.	Which approach would Council like to take regarding maximum allowable heights in mixed-use areas?  1) Leave the language as recommended by the Planning Commission. 2) Add language stating that the entire mixed-use extent of the Maple Avenue Corridor should accommodate three stories of mixed-use development. 3) Add such language for Maple Avenue and other mixed-used areas, specifically Church Street. 4) Other approach (indicate at right).		do not commit to three stories given the pushback on MAC, might be flexible in one or two area but this could be a slippery slope	My recommendation would be to keep flexibility, and not commit ourselves to three stories along all of Maple Avenue.	I think we should use a term other than "Maple Avenue Corridor" because of its association with the MAC, which was repealed. Could we consider perhaps "development along Maple Avenue" as a phrase that could serve as a replacement? With this change, I would support Option 2.	I do not agree nor want this added.

REF #	Topic	Draft Plan Approach / Current Language	Page Reference	Key Discussion Points	Question(s) and Council Options	Council Response from 5/11/26 Work Session (Answer Number)	CM Springsteen	CM Anderson	CM Ramakis	CM Francis
8	Maximum Allowable Building Heights and Topography	Not addressed	Land Use Chapter	During the joint work session, staff presented a concept, first raised by the Town Manager, of considering whether the Town's policies for the maximum heights of buildings should take into account topography of the site and nearby sites. Staff suggests that developing such zoning would take analysis of the potential areas of town where such an approach would be relevant. Staff recommends that the role of the Comprehensive Plan would be to provide general language that would enable such zoning, were the Town Council to decide to adopt it.	Does the Town Council wish to include general language in the Land Use Chapter about including topography as a consideration for maximum allowable heights?  1) Yes 2) No		I would be very careful about this area and go very slowly	Yes	1. Yes	I feel it is important to include the Town's Green Streets Project to state the objective to plant Trees in the TOV's right of way or utility strips for aesthetic and environmental reasons, as well as enjoyment of future generations.
9	Tree Canopy and Environmental Policies	Discussion of the tree canopy is presented within the draft plan's Chapter 8 - Environment & Sustainability, on page 160. Policy 1.3 and its associated strategies are provided on page 170. These items, especially the policy and strategies, have a new presentation as compared to the existing (2016) Comprehensive Plan.	160, 170	Environmental sustainability and the health of the town's tree canopy have risen in importance in the recent past. Significant focus by the Town has been on reversing the decline, preserving older trees, and enhancing the canopy. Because of its importance to the Town Council, staff is highlighting this area to ensure that the plan captures how the Town Council wants this topic to be presented.	Does the Town Council support how the item is discussed on page 160 and/or the policy and strategies as presented on page 170?  1) Yes 2) No - make changes (please provide any recommendations to the right)		We need to strength the tree canopy coverage including providing funding.	I generally support the language as drafted on page 160. On page 170, I would add:: Decide on a community-wide long-term canopy coverage goal and support policies and budgets to realize this goal within a reasonable time frame.	No. I would recommend removing the second paragraph under "Trees and Landscaping." I think the focus should be on the policy decisions made, which begin in the next paragraph.	No change
10	Transportation and Intersections of Concern	In Chapter 5 - Transportation, on page 91, two lists are presented: 1) Intersections where there has been recurring rush hour congestion, and, 2) Intersections that have been identified as challenging because they experience "safety, operational or design concerns."  The concept is new to Vienna's Comprehensive Plan framework and is intended to identify locations that may warrant future study or operational improvements. The second list was developed, on request of the Planning Commission, by the Transportation Safety Commission (TSC) working with Transportation Staff, and then reviewed and finalized by the Planning Commission.	91	The topic was discussed at the joint work session with the Planning Commission. As requested by the Council, staff discussed the list with the Police Chief, who was supportive of the list. The language in the draft plan is careful not to commit the Town to any particular solutions, but it identifies areas where improvements may, after analysis, be warranted. During the work session, the Town Attorney also helpfully pointed out that including such locations in the Comprehensive Plan can help the Town in securing additional right-of-way, when needed, during development projects. It may also help in securing grant funds.	Does the Town Council support including the lists of intersections as presented?  1) Yes - include 2) No - do not include  Is the Town Council satisfied with the intersections that are on the lists and how they are presented?  1) Yes - retain as presented 2) No - make changes (please provide any recommendations to the right)		Yes. Could we include some narrative.	Yes	2. No, do not include.	442 Beulah should be reclassified under "Park and Rec". This appears to be referencing the same property as Question 5. No?
							Yes. Could we include some narrative.	Yes	No, I think we should replace the specific intersections with the criteria used to identify them.	

REF #	Topic	Draft Plan Approach / Current Language	Page Reference	Key Discussion Points	Question(s) and Council Options	Council Response from 5/11/26 Work Session (Answer Number)	CM Springsteen	CM Anderson	CM Ramakis	CM Francis
11	Shared Mobility Device (SMD) Ordinance	Transportation Strategy 3.2.5 (page 117) of the draft Plan states that the Town should "Adopt a Shared Mobility Device (SMD) ordinance that governs fleet size, parking, safety, and data sharing, based on lessons learned from the Town's 2023 pilot program."	117	At the Town Council work session on December 9, 2024, the Town Council decided not to develop a permanent SMD ordinance and to continue under the pilot program option indefinitely. As of this writing, only one vendor has participated in the Town's pilot program. Staff's view, similar to that of the Town Council in 2024, is that continuing with and adjusting the pilot program provides more flexibility than would a permanent ordinance. Staff therefore recommend that the Council remove Transportation Strategy 3.2.5.	Does Town Council support removing Transportation Strategy 3.2.5, consistent with the Town Council's decision in 2024?  1) Yes - remove (staff recommendation) 2) No - retain		Yes.	Yes	1. Yes - remove (staff recommendation)	Yes
12	Electric Vehicle (EV) Charging Infrastructure	Transportation Strategy 4.2.1 (page 118) of the draft Plan states that the Town should "Require EV-ready infrastructure in new public facilities and redevelopment projects." More broadly, Transportation Policy 4.2 strongly encourages, and sometimes calls for, requiring electric vehicle (EV) infrastructure be developed and made available.	118	Where Town property is involved, there are budgetary implications of such a policy. The language is similar to, but is slightly different than, language in Environment & Sustainability Strategy 2.3.5, which "Encourage[s] the installation of electric vehicle charging stations to promote the expanded use of electric vehicles." Staff recommend that the Council decides on a preferred path for electric vehicle infrastructure in regards to new development—requiring it, recommending it - or remains silent on whether or not it should be included.	Does Town Council support the Plan recommend requiring EV-ready infrastructure in new private development, or should the language be revised to encourage rather than require EV infrastructure?  1) Require EV-ready infrastructure 2) Encourage EV-ready infrastructure 3) Remove		2 concerned about the cost	1	2) Encourage EV-ready infrastructure	I think it should be "encouraged"
					Does the Town Council wish to state that all Town-owned facilities should include EV-ready infrastructure?  1) Yes 2) No		2	2	1) Yes	
13	Board & Commission Input in Project Development	Transportation Strategy 6.1.1 (page 119) states that the Town should "engage the Transportation Safety Commission, Bicycle Advisory Committee, Pedestrian Advisory Committee, Conservation and Sustainability Commission, and Tree Advocacy Committee in project development."	119	Staff's view is that these bodies are designed for policy-level guidance, rather than project development and management. Staff recommend that the strategy be revised to state "Engage the relevant boards and commissions with project updates."	Does Town Council support revising the strategy to state: "Engage the relevant boards and commissions with project updates"?  1) Yes - change language (staff recommendation) 2) No - retain current language		1	1	Propose option 3) "Engage the relevant boards and commissions with project updates and for input, as appropriate."	Yes, engage with "updates".
14	Wireless Telecommunications Policy	Draft plan shifts away from traditional coverage maps and instead focuses on policy direction and strategies.	132, 138	On May 11, 2026, the Town Council held a work session on how to improve wireless coverage in Vienna. Staff explained that the draft plan moves away from older mapping approaches and instead incorporates more intentional policy language expressing the Town's interest in improving wireless coverage and service reliability throughout the Town. The work session finished with the Town Council's request that staff work with the Town Attorney and return with options that would align Plan language with zoning and other policy items.  Staff suggests that this topic be discussed at the Comprehensive Plan and/or wireless infrastructure work session on July 6th.	Staff suggests incorporating this topic into the July 6th discussion, which will also include a work session on wireless infrastructure. Is Council amenable to this approach, rather than voting on an approach here?  1) Yes 2) No		yes if possible	1. If the work session ends up with consensus on specific policies, then I would try to incorporate those policies (general descriptions) into the final version of the Comp Plan. If the policies are too fluid, then it may make more sense to do a wireless Comp Plan update sometime in the future.	1) Yes	I am assuming that you have been working on this page and will present a new version in the work session.

REF #	Topic	Draft Plan Approach / Current Language	Page Reference	Key Discussion Points	Question(s) and Council Options	Council Response from 5/11/26 Work Session (Answer Number)	CM Springsteen	CM Anderson	CM Ramakis	CM Francis
15	Implementation Framework	The draft Comprehensive Plan includes a significant number of policies and strategies intended to guide long-term Town decision-making across multiple topic areas. The end of each chapter includes policies and strategies related to the content of that chapter. Chapter 9 of the draft plan (page 179) presents an approach to implementing the plan.	179	The Planning Commission discussed the idea of an implementation guide accompanying the Plan. Such a guide would not be adopted into the plan, but would be a way to keep track of progress on plan items and to make decisions on regulations and capital improvements. The Council may want to discuss whether they support a future implementation/work program document to help prioritize actions, identify departmental responsibilities, establish timelines, and distinguish between short-term and long-term initiatives.	Does the Town Council support the approach presented by the Planning Commission, as discussed in Chapter 9 of the Plan?  1) Yes - retain current language 2) No - make changes (please provide any recommendations to the right)		yes	Yes	I would support an approach to tracking implementation, but would first want to significantly reduce the overall number of policies and strategies in the plan.	No opinion