

Public Comments Received on Draft 2026 Comprehensive Plan

Written

Comment #	Name	Received	Received Date
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, November 21, 2025, November 22, 2025
6	Brian Christopher	Online Form	November 12, 2025
7	Penny Oszak	E-mail	November 12, 2025
8	Matthew DiFiore	Online Form	November 12, 2025
9	Desiree DiMauro	Online Form	November 17, 2025
10	Andrew Hoag	Online Form	November 18, 2025
11	Heather Bodell	Online Form	November 19, 2025
12	Sandy Shin	E-mail	November 25, 2025
13	Miguel Ordonez for the Conservation Sustainability Commission	E-mail	November 25, 2025
14	Maryam Dadkah	E-mail and Online Form	November 26, 2025, December 1, 2025
15	Avril Garland	E-mail	November 27, 2025
16	Elizabeth Thomas	Online Form	November 30, 2025
17	Melissa Dixon	Online Form	November 30, 2025
18	Conservation & Sustainability Commission	E-mail	November 30, 2025
19	Tree Advisory Committee Members - Roxanne Paul, John Shults, and Ken Foley	E-mail	November 30, 2025
20	Susan Becker	E-mail	December 1, 2025
21	Peter Sherman	E-mail	December 1, 2025
22	Thomas Aly	E-mail	December 1, 2025
23	Gulu Ghambir	Online Form	December 1, 2025
24	Lea Giovanniello	E-mail	December 1, 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): **[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?

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: mccahillrj@verizon.net [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.

***CAUTION: This email originated from outside your organization.
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especially from unknown senders.***

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

nevca.org

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Town of Vienna, Virginia
Website: <http://www.viennava.gov>
Facebook: <http://www.facebook.com/TownofViennaVA>
Twitter: <http://www.twitter.com/TownofViennaVA>

442 BEULAH RD NE



Submitted: 31 October 2025, 12:33pm

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

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

[REDACTED]

E-mail Address (optional, for updates):

[REDACTED]

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.

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

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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 makes 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

From: [Miguel Ordonez](#)
To: [Levy, David](#); [DPZ](#)
Cc: [O'Brien, Kelly](#); [Clouatre, Lyndsey](#); [Murphy, Jennifer](#)
Subject: Comprehensive Plan Technical Edit Part 2
Date: Friday, November 21, 2025 3:33:40 PM

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Dear David,

Well I did it, read the whole thing. I will do a final part 3, hopefully tomorrow.

Chapter 4 page 64 first paragraph - third sentence. There is a sentence fragment which might be deleted or combined with the sentence. Suggestion "...market weakness, ,such as 901 Follin Drive SE, a long-vacant office building..."

page 67 last sentence - a comma instead of a semi-colon after the word "businesses" is better in my view.

page 68 final paragraph - Yale comma after "light industrial uses,..."

page 69 second column top - "...1,700 registered businesses, reflecting a diverse..."

page 72 Maple Avenue East, Center, and West comment - east, center, and west should be either capitalized or not throughout the document. Either way is acceptable as long as it is consistent.

paragraph 4 - do not see need to capitalize "Neighborhood Goods and Services" in this document.

page 73 third paragraph, last sentence - " This plan continues to support that vision, though it also supports..."

page 74 first sentence, Yale comma - "...industrial, lifestyle, wellness, and food..."

page 75 second paragraph - need a space between "approximately" and "1.24 million square feet"

page 80 Policy 4.3 "...and preserve office space and light industrial uses wherever market feasible." No commas needed here.

Chapter 5

page 84 Retail/Mixed Use Arterials: "Primary streets serving commercial areas of predominantly..."

page 85 Neighborhood Minor Streets - remove comma after "with" and add comma after "speed"

page 87 first paragraph - "A Complete Network approach would ensure that the overall transportation system provides safe,..." No comma after "system" needed.

Street Design and Safety first sentence - capitalization issue - either "concerns throughout town" or preferred "concerns throughout the Town" implying Vienna.

page 92 Right column top, second paragraph, third sentence change to "With more residents increasing their frequency of walking or bicycling, there is heightened..."

page 97 Third paragraph, first sentence needs a space after the commas after the words "parallel" and after "Vienna".

second sentence - remove one "in" before "Falls Church".

page 98 - Community Support and Education, first paragraph, second sentence ..."encourage behavioral changes..."

page 101 - Current and Future Needs - second paragraph, first sentence ..."provides access to Tyson, Reston, and..."

page 102 - first paragraph, second sentence - remove extra space after "These".

last sentence ..."resources efficiently while supporting a vibrant and ..."

Limited Parking Flexibility second sentence - "Business owners also provide parking options..."

page 103 - third paragraph, first sentence - a space is needed after comma after word "spaces" before word "must". Remove double period at end of paragraph.

last sentence on page ..."new developments"...

page 104 Shared Parking first sentence needs space after comma after word "chapter" before word "the"...

last sentence recommend "...than building new public parking garages. The Town could..."

page 105 Public Parking first paragraph last sentence change to "...arrangements are not permanent, limited in capacity, and many..."

Residential On-Street Parking second sentence - add comma after the word "schools"...

page 110 Regional Transportation Infrastructure last sentence - no comma needed after the word "traffic".

second paragraph - "I-66" first time use not "i-66"

page 112 Strategy 1.2.2 remove extra space after the word "a" before the word "policy".

page 114 Need a period at end of Policy 2.5.

page 115 Strategy 3.2.4 - use comma instead of semicolon.

page 116 Strategy 4.1.3 - remove comma after the word "e-scooters". Change semi-colon to comma between "centers" and "leveraging".

Regards,

Miguel Ordonez

[REDACTED]
[REDACTED]

From: [Miguel Ordonez](#)
To: [Levy, David](#); [DPZ](#)
Cc: [O'Brien, Kelly](#); [Clouatre, Lyndsey](#); [Murphy, Jennifer](#)
Subject: Comprehensive Plan Technical Edit Part 3
Date: Saturday, November 22, 2025 2:53:20 PM

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David,

Here is the final part!

Chapter 6

page 122 - first sentence ..."Parks and Recreation manages..." small "m"

page 124 Fire Department, fourth sentence ..."upgraded in 2004-2005 at a cost of \$3.8 million."

page 124 Library, second paragraph, second sentence - "Design was concluded..."

Chapter 7

page 139, fourth paragraph, second sentence ..."through implementing our Plan to Play, strong... I know you love to plan and plan to plan!

Vienna Parks and Facilities Overview first paragraph, first sentence - Yale comma - "..., Little Library Museum, and the ..."

page 141 Vienna Community Center - misspelling of "Club Phoenix"

pages 140/142 - map on page 140 lists "Moorefield Park" as number 5 while page 142 lists "Moorefield Hill Park". Should be consistent/uniform.

page 142 Special Use, last sentence - "...In return, the Town is able..."

Chapter 9

page 177, first sentence - capitalize "Town" in third line.

page 181 - Yale comma in Historic Area - "...notable architectural, archaeological, or..."

page 183 - Resource Protection Area - forth line needs font adjustment of first two letters

"wa".

page 185 VDOT - "VDOT's main purpose is to build, maintain, and..."

The second sentence should be a separate entry, bolded, and placed immediately above the VDOT entry (i.e. a separate DEQ item).

Zoning, second to last line, Yale comma - "...land, building, and structures..."

page 187, first sentence - "...that have been deemed to have..." remove "deem".

second paragraph - "...constructed circa 1894, located at 146 Church Street NE and an open-air shallow baptismal pool used by the First Baptist Church, now commemorated..."

third paragraph, final sentence - "In the closing decade of the 19th Century, the Sons..."

"African-Americans" should be written this way and not as currently.

This concludes my technical edit. Hopefully I caught 100%, but only God is perfect!

Best wishes and thank you for such an interesting plan,

Miguel Ordonez

[REDACTED]
[REDACTED]

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

A solid black rectangular box used to redact the signature of 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


Submitted: 12 November 2025, 8:17pm	
Full Name (required):	Matthew Di Fiore
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?	<p>Page 49, Map 3.7 - Disconnect between the words on page 48 and the map legend on page 49 regarding whether the zoning is corporate park or employment zone. Not clear as wrtten.</p> <p>Page 54, policy 3.4 - is it corporate zone or employment zone?</p> <p>Page 93, Map 5.2 - remove bike share station near town hall from the map. Only 4 of the originally proposed 5 bike share stations have been approved. Add a note that 5th station is TBD.</p> <p>COMMENT - It seems like there are duplicate policies in different chapters that will do the same thing (particularly in land use chapter and the economic development chapter - there may be others.</p> <p>COMMENT - the implementation plan should be visible along with the lead and supporting departments before this goes to council to include the timeline for implementation.</p> <p>COMMENT - overall there are too many policies and strategies...many are items that staff should already have on its radar.</p> <p>Overall - lots of good work. The plan provides rich background that documents historical details. Not sure whether the economic development numbers are the same as those in the background chapters (seemed like some numbers were from 2022 while others with the same topic were from 2023...a minor point but consistency is important.</p>

Submitted: 17 November 2025, 4:44pm	
Full Name (required):	Desiree Di Mauro
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?	<p>I support many of the proposals for land use, including rezoning, mixed use, and more dense housing options (such as duplexes and town houses) on current single family lots. Additionally, the area of SW Vienna off of Glen Ave. is mis-zoned. The Town should look at this area, because the mis-zoning prohibits current homeowners from remodeling existing homes and favors developers/"knock-downs." (Goal 2 in Land Use). All of the preceding proposals should help Vienna to slow its loss of tree canopy (mentioned in Chapter 8) due to the rapid replacement of older homes with large, single family homes that do not increase housing stock but cause tree loss due to the building process. The fact that Vienna has been a "Tree City USA" city since 2001 is ridiculous as anyone who watches our treeline disappear can attest. Good work on Solarize and recycling! Listen to the recommendations of the CSC -- there's lots of great expertise on this commission.</p> <p>Finally, as I read the introduction re: the history of Vienna, I thought of the sign in front of Town Hall. This sign gives two dates -- settled and established. When the sign is replaced, please consider losing the "settled" and use only "established", in recognition of the Tauxenent Tribe that settled the area long before Vienna was established.</p>

Submitted: 18 November 2025, 4:06pm	
Full Name (required):	Andrew Hoag
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?	<p>Comment on Draft - Chapter 5 (Transportation), Page 93</p> <p>Park Street should be designated as a Bikeable Route. It provides direct access to the W&OD Trail, the Vienna Community Center, and residential neighborhoods. Almost all of Park Street is zoned as residential.</p> <p>In practice, Park Street already serves as a primary bicycle corridor. Leaving it out of the planned bike network overlooks how it is actually used and limits safe connections for local riders.</p> <p>The Capital Bikeshare station that is being installed at the Community Center (right on Park St) adds to this concern. Many riders will need a clear and safe link between the station, the trail, and nearby neighborhoods. Installing the Bikeshare station on Park Street while not designating Park Street as a Bikeable Route is not consistent with good multimodal planning.</p> <p>I ask the Town to revise the draft to include Park Street as an official Bikeable Route.</p>

Submitted: 19 November 2025, 6:33pm	
Full Name (required):	Heather Bodell
Address (required; street, city, state, zip):	[REDACTED]
E-mail Address (optional, for updates):	
Your Connection to Vienna:	Resident
What comments would you like to share about the draft comprehensive plan?	Regarding potential use of the Employment Center, I would suggest proposing a campus of the Northern Virginia Community College or other postsecondary institution.

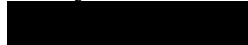
From: [Sandy Shinn](#)
To: [DPZ](#)
Cc: [TAC - Sandy Shinn](#)
Subject: Comments on Vienna's Comprehensive Plan
Date: Tuesday, November 25, 2025 9:58:08 PM
Attachments: [Comments on Comprehensive Plan.docx](#)

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

Hello Department of Planning and Zoning,

Please find attached in a Word document my comments on the Comprehensive Plan. Thank you for giving Vienna residents an opportunity to comment!

Sandy Shinn



Member of the Tree Advocacy Committee

Comments concerning the Town of Vienna Comprehensive Plan

Chapter 6:

p. 121: Under 442 Beulah Rd NE

I would like to see Beulah Rd NE designated as a Vienna Park. I would like to see the outer edges of the park that is forested remain forested with perhaps regular work on removing invasive plants and vines and possibly a dirt trail running through it. As for the central part that now serves as a launching zone for collecting leaves in the Fall, I would like the town to find an alternate location for that, and I think it would make a perfect spot for mini golf. There is mini golf as part of the Oakmont Rec Center as an example of this. Arlington also has mini golf at Upton Hill Regional Park along with a climbing wall. The central area is already completely open, so no trees need to be felled to create this. If space permits, there could be native plants used in the landscaping in and around the mini golf.

Chapter 7:

p. 144: Under #1 Annex

There has already been a lot of deliberation on this, so I'd just like to make two comments that apply regardless of the ultimate decision on Annex development:

1. As much as possible, preserve the existing mature trees on the property because they are an asset and the town is losing so many trees to development that we need to preserve every single possible healthy mature tree that we can.
2. After the development is finished, plant canopy trees in the surrounding green space to the extent possible. Especially plant trees adjacent or within the parking lot to reduce the addition to the heat island effect from hard surface parking lots. The parking lot at the Community Center is an environmentally friendly parking lot.

p. 144: Under #2 Maud Robinson Property

I would like to see this property designated as a Vienna Park. It could be a demonstration area for native plants, shrubs and trees. An interesting possibility might be to make the central part of the lot a place for adult exercise like the stations that are scattered throughout Nottaway Park (for pull-ups, sit-ups, etc.). The surrounding area could still have native plants, shrubs and trees.

Chapter 8:

p. 162: Under Composting

This paragraph needs to be updated to reflect that we now (just recently) have a composting site on Mill St. Add the following Goals related to composting:

1. Advertise the composting site to residents and encourage its usage.
2. Track the usage of the composting site to help determine if outreach to residents on composting is working.

p. 168:

1.3.1 is about the planting and maintenance of trees and it DOES mention public spaces, but I think a separate bullet is warranted about street trees, especially because we currently have a program to plant street trees throughout the town. It could be something like:

1.3.x Continue the project of planting and maintaining street trees throughout the town to aid in the restoration of the tree canopy, help absorb stormwater and reduce the heat island effect of the pavement.

p. 171:

Add a new Strategy:

Strategy 3.1.5 Gradually phase out the use of gas-powered leaf blowers by Town staff, replacing them with electric ones.

General comment (I'm not sure where this would go):

There is possibly no mention of deer anywhere. The overpopulation of deer is a threat to Vienna's future trees in our parks. They are also an impediment to residents who want to plant small trees. They are a threat for anyone who wants to grow native plants. They are also a risk for public safety because they are prevalent on our roads at night. I'm advocating add a Strategy or a Goal:

Reduce the deer population substantially in a safe manner.

From: [Miguel Ordonez](#)
To: [Levy, David](#); [DPZ](#)
Cc: [O'Brien, Kelly](#); [Clouatre, Lyndsey](#); [Murphy, Jennifer](#)
Subject: Robinson Community Service Memorial Park proposal details
Date: Tuesday, November 25, 2025 4:23:53 PM

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

David,

Thank you for your kind words.

The following has been authorized by unanimous vote of the Conservation and Sustainability Commission (CSC) vote on November 23, 2025 after the unanimous adoption of my park proposal which was unanimously approved by the CSC on October 23, 2025. The CSC empowered me to flesh out the ideas which will be sketched in the formal CSC consolidated statement to be submitted by the December 1 deadline along with ideas for the Beulah proposal and other substantive CSC comments and recommendations. I will finish this memo and then take a break for Holidays!!!

Whereas Charlie and Maud Robinson were decades-long, exemplary, and dedicated community members serving the Town of Vienna, the CSC has voted to recommend the "Maud Robinson property" located at 124 Courthouse Road SW be rezoned PC (Parks and Conservation) and named the Robinson Community Service Memorial Park in their honor.

The park should be held in perpetual trust as a quiet "pocket park" sanctuary near the hustle and bustle of the business district for all generations of the community. In this peaceful sanctuary, all visitors can pay honor to the Robinsons' spirit of service while contemplating how as an individual they might volunteer in that spirit of service to help keep Vienna the finest town in the United States.

Robinson Community Service Memorial Park should be left in or returned to as natural a condition as possible. The landscape should emphasize drought and flood resistant native plant species, shrubs, and trees, free of invasives. The park could be planned, manifested, and perhaps maintained through a public-private-voluntary mechanism to encourage community involvement.

In addition to being a memorial site, the park could become a regional educational and informational resource center on volunteer opportunities, planting native species, invasive management, and creating wildlife friendly habitat. A simple walking path through the property would also pay honor to the Robinsons' enduring legacy of efforts to make Vienna a walking and bicycle friendly community.

Respectfully submitted,

Miguel Ordonez for the Conservation and Sustainability Commission

26 November 2025, 11:58pm	
Full Name (required):	Maryam Dadkhah
Address (required; street, city, state, zip):	[REDACTED]
E-mail Address (optional, for updates):	[REDACTED]
Your Connection to Vienna:	Resident, Other
What comments would you like to share about the draft comprehensive plan?	<p>Here are my comments about comprehensive plan:</p> <ol style="list-style-type: none"> 1. Change current code to encourage and permit Native landscaping instead of lawn "Natural landscaping minimizes the environmentally detrimental effects of pesticides and fertilizers, as well as the noise pollution and the emission of air-polluting substances from lawn maintenance equipment. It virtually eliminates the need to use water for irrigation, as is required for turf grass lawns. While not maintenance free, natural landscaping requires less time and money for ongoing maintenance than conventional landscapes." A useful resource to consider examples of native landscaping from all over the nation: https://prairieup.com/talking-points/ 2. Add free electric car charging station at Vienna Community Center/Town Hall 3. Consider Low Emission Vehicle designated parking spot closer to entrance of Vienna Community Center/Town Hall 4. Consider Stormwater Utility Credit Program similar to City of Fairfax (residents who install rain barrels under their downspouts get water credits: https://www.fairfaxva.gov/Services/Water/Stormwater/Stormwater-Utility) 5. Consider to include Storm Drain Education and Labeling program as part of Town of Vienna efforts to help with stormwater management (https://www.fairfaxcounty.gov/soil-water-conservation/storm-drain-education) 6. Encourage Native landscaping as another mean for stormwater management as indicated in Town of Vienna 2024 report (https://www.viennava.gov/files/assets/town/v/1/dpw/pdfs/town-of-vienna-fy24-annual-report_deq-submittal_1012024_optimize.pdf) 7. Consider to work with VEPGA (Virginia Energy Purchasing Governmental Association) in demanding DarkSky compliant street lighting: Dominion Energy's catalogue of luminaires does not include enough lighting options that are approved by DarkSky International, Design Lights Consortium, and/or the Smart Outdoor Lighting Alliance. Please find attached a correspondence I had with Town manager regarding this issue.

	<p>8. Consider Deer management to be expanded in Town of Vienna and archery to be added as an option. Most young trees are suffering major bark rub, deer spread many invasive species so even spraying invasive species are useless unless we manage deer number to a healthy ecosystem.</p> <p>9. Consider native plant enclosures in the parks: Currently we cage many of trees and shrubs or only plant natives that are 100% deer resistant. That does not address loss of biodiversity nor the spread of invasive species. Many parks in Fairfax County like Ellanor C. Lawrence Park have deer enclosures for plants to survive deer browse and invasives so the plants can regenerate the urban forest in its natural way.</p> <p>10. Along with deer enclosure spraying herbicides at some areas are needed to eliminate some invasive species that are impossible to remove. Example is Lesser Celandine at Wildwood. Navy Federal Landscape crew are trained and already indicated their interest to help with this task.</p> <p>11. Promoting native landscaping in right of way and hell strips (https://mgnv.org/native-plants/hell-strip-a-heavenly-makeover/)</p> <p>12. Mandate use of cool roofs concept at any new construction or any house that goes through roof change to help with urban heat island. It does not cause any further cost to anyone while can benefit Vienna. (https://colonyroofers.com/learningcenter/atlanta-roof-code-updates)(https://coolroofs.org/)</p> <p>13. Make Native Plants more affordable: extend native plants sales to free community-run native plant/seeds exchange and events</p> <p>14. Include in Vienna Voice a short articles regarding Invasive Plant Species of the month, the way to control it and native alternatives</p> <p>Thanks for your consideration. I will be more than happy to help with any of these comments or provide support if and when needed.</p> <p>Regards,</p>
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Submitted: 1 December 2025, 12:40pm	
Full Name (required):	Maryam Dadkhah
	<p>1. Change current code to encourage and permit Native landscaping instead of lawn</p> <p>"Natural landscaping minimizes the environmentally detrimental effects of pesticides and fertilizers, as well as the noise pollution and the emission of air-polluting substances from lawn</p>

	<p>maintenance equipment. It virtually eliminates the need to use water for irrigation, as is required for turf grass lawns. While not maintenance free, natural landscaping requires less time and money for ongoing maintenance than conventional landscapes."</p> <p>A useful resource to consider examples of native landscaping from all over the nation: https://prairieup.com/talking-points/</p> <p>2. Add free electric car charging station at Vienna Community Center/Town Hall</p> <p>3. Consider Low Emission Vehicle designated parking spot closer to entrance of Vienna Community Center/Town Hall</p> <p>4. Consider Stormwater Utility Credit Program similar to City of Fairfax (residents who install rain barrels under their downspouts get water credits: https://www.fairfaxva.gov/Services/Water/Stormwater/Stormwater-Utility)</p> <p>5. Consider to include Storm Drain Education and Labeling program as part of Town of Vienna efforts to help with stormwater management (https://www.fairfaxcounty.gov/soil-water-conservation/storm-drain-education)</p> <p>6. Encourage Native landscaping as another mean for stormwater management as indicated in Town of Vienna 2024 report (https://www.viennava.gov/files/assets/town/v/1/dpw/pdfs/town-of-vienna-fy24-annual-report_deq-submittal_1012024_optimize.pdf)</p> <p>7. Consider to work with VEPGA (Virginia Energy Purchasing Governmental Association)</p> <p>in demanding DarkSky compliant street lighting: Dominion Energy's catalogue of luminaires does not include enough lighting options that are approved by DarkSky International, Design Lights Consortium, and/or the Smart Outdoor Lighting Alliance. Please find attached a correspondence I had with Town manager regarding this issue.</p> <p>8. Consider Deer management to be expanded in Town of Vienna and archery to be added as an option. Most young trees are suffering major bark rub, deer spread many invasive species so</p>
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	<p>even spraying invasive species are useless unless we manage deer number to a healthy ecosystem.</p> <p>9. Consider native plant enclosures(exclosures) in the parks: Currently we cage many of trees and shrubs or only plant natives that are 100% deer resistant. That does not address loss of biodiversity nor the spread of invasive species. Many parks in Fairfax County like Ellanor C. Lawrence Park</p> <p>have deer enclosures for plants to survive deer browse and invasives so the plants can regenerate the urban forest in its natural way. A new study provided more information about this.</p> <p>10. Along with deer enclosure spraying herbicides at some areas are needed to eliminate some invasive species that are impossible to remove. Example is Lesser Celandine at Wildwood. Navy Federal Landscape crew are trained and already indicated their interest to help with this task.</p> <p>11. Promoting native landscaping in right of way and hell strips (https://mgnv.org/native-plants/hell-strip-a-heavenly-makeover/)</p> <p>12. Mandate use of cool roofs concept at any new construction or any house that goes through roof change to help with urban heat island. It does not cause any further cost to anyone while can benefit Vienna. (https://colonyroofers.com/learningcenter/atlanta-roof-code-updates)(https://coolroofs.org/)</p> <p>13. Make Native Plants more affordable: extend native plants sales to free community-run native plant/seeds exchange and events</p> <p>14. Include in Vienna Voice a short article regarding Invasive Plant Species of the month, the way to control it and native alternatives</p> <p>15. Increase height of corner lot fences to 6 feet as long as does not obstruct visibility (see-through deer fence, etc)</p> <p>Thanks for your consideration. I will be more than happy to help with any of these comments or provide support if and when needed.</p> <p>Regards,</p>
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From: [Maryam Dadkhah](#)
To: [DPZ](#)
Subject: Commenting on Vienna's Comprehensive Plan
Date: Wednesday, November 26, 2025 11:59:36 PM
Attachments: [TOV VEPGA \(2\).docx](#)

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

My name is Maryam Dadkhah, I live in 609 Alma ST SE, Vienna, 22180.
 Here are my comments about comprehensive plan:

1. Change current code to encourage and permit Native landscaping instead of lawn
 "Natural landscaping minimizes the environmentally detrimental effects of pesticides and fertilizers, as well as the noise pollution and the emission of air-polluting substances from lawn maintenance equipment. It virtually eliminates the need to use water for irrigation, as is required for turf grass lawns. While not maintenance free, natural landscaping requires less time and money for ongoing maintenance than conventional landscapes."
 A useful resource to consider examples of native landscaping from all over the nation: <https://prairieup.com/talking-points/>
2. Add free electric car charging station at Vienna Community Center/Town Hall
3. Consider Low Emission Vehicle designated parking spot closer to entrance of Vienna Community Center/Town Hall
4. Consider Stormwater Utility Credit Program similar to City of Fairfax (residents who install rain barrels under their downspouts get water credits: <https://www.fairfaxva.gov/Services/Water/Stormwater/Stormwater-Utility>)
5. Consider to include Storm Drain Education and Labeling program as part of Town of Vienna efforts to help with stormwater management (<https://www.fairfaxcounty.gov/soil-water-conservation/storm-drain-education>)
6. Encourage Native landscaping as another mean for stormwater management as indicated in Town of Vienna 2024 report (https://www.viennava.gov/files/assets/town/v/1/dpw/pdfs/town-of-vienna-fy24-annual-report_deq-submittal_1012024_optimize.pdf)
7. Consider to work with VEPGA (Virginia Energy Purchasing Governmental Association) in demanding DarkSky compliant street lighting: Dominion Energy's catalogue of luminaires does not include enough lighting options that are approved by DarkSky International, Design Lights Consortium, and/or the Smart Outdoor Lighting Alliance. Please find attached a correspondence I had with Town manager regarding this issue.
8. Consider Deer management to be expanded in Town of Vienna and archery to be added as an option. Most young trees are suffering major bark rub, deer spread many invasive species so even spraying invasive species are useless unless we manage deer number to a healthy ecosystem.
9. Consider native plant enclosures in the parks: Currently we cage many of trees and shrubs or only plant natives that are 100% deer resistant. That does not address loss of biodiversity nor the spread of invasive species. Many parks in Fairfax County like Ellanor C. Lawrence Park have deer enclosures for plants to survive deer browse and invasives so the plants can regenerate the urban forest in its natural way.
10. Along with deer enclosure spraying herbicides at some areas are needed to eliminate some invasive species that are impossible to remove. Example is Lesser Celandine at Wildwood. Navy Federal Landscape crew are trained and already indicated their interest to help with this

task.

11. Promoting native landscaping in right of way and hell strips (<https://mgmv.org/native-plants/hell-strip-a-heavenly-makeover/>)

12. Mandate use of cool roofs concept at any new construction or any house that goes through roof change to help with urban heat island. It does not cause any further cost to anyone while can benefit Vienna. (<https://colonyroofers.com/learningcenter/atlanta-roof-code-updates>) (<https://coolroofs.org/>)

13. Make Native Plants more affordable: extend native plants sales to free community-run native plant/seeds exchange and events

14. Include in Vienna Voice a short articles regarding Invasive Plant Species of the month, the way to control it and native alternatives

Thanks for your consideration. I will be more than happy to help with any of these comments or provide support if and when needed.

Regards,

Maryam Dadkhah

ATTACHMENT : TOV VEPGA (2)



August 21, 2025

Mercury Payton
Town Manager
Town of Vienna

Dear Mr. Payton:

On behalf of the 5,000-member Northern Virginia Bird Alliance, I am writing to request that you urge the Virginia Energy Purchasing Government Association (VEPGA) to include improvements in streetlight offerings in its negotiations on its 2026 contract with Dominion Energy.

Northern Virginia Bird Alliance is a member of the Virginia Responsible Streetlighting Coalition (VRSC), a group of streetlighting advocates from all over Virginia. VRSC supports lighting policies, practices and standards that align with the Five Principles of Responsible Outdoor Lighting as developed by the Illuminating Engineering Society in partnership with DarkSky International. Alignment with these principles is critical to reducing light pollution. Many of the members of the VRSC have found that it is difficult to purchase streetlights from Dominion Energy that meet these five principles.

Dominion Energy's catalogue of luminaires does not include enough lighting options that are approved by DarkSky International, DesignLights Consortium, and/or the Smart Outdoor Lighting Alliance. In response to the efforts of the coalition, Dominion just this month begun offering several luminaires with Color Correlated Temperature (CCT) of 2700K (previously the catalog did not include any options below 3,000K). This is an encouraging incremental step in the right direction, and we and other coalition members appreciate Dominion's efforts. However, CCT addresses just one of the five principles. More options of 2700K and below are needed along with lower lumen options (to reduce overlighting), better optical design (to mitigate glare and trespass), and adaptive control for part-night dimming. Dominion Energy also continues to offer "acorn" lights and other luminaires with uplight ratings of 4 and 5. Those lights are substantial contributors to light pollution that

Dominion should phase out. In addition, Dominion's lighting webpages do not provide sufficient information for purchasers to make informed decisions, because it does not include the manufacturers' product names and specification sheets. Finally, it appears that Dominion Energy may be creating disincentives to the purchase of responsible lighting alternatives by pricing them at premium rates.

Light pollution is an increasing problem in northern Virginia and throughout the world. Excessive nighttime light disorients migrating birds and draws them away from their flight paths, causing them to waste critical energy reserves and to potentially collide with buildings. Light pollution harms the physical development of baby birds; causes adult birds to be wakeful at night and lose weight; and changes the availability of their insect food sources. Light pollution also harms other wildlife, including wildlife that is active during the day and nocturnal animals. Excessive nighttime light also harms plants, causing them to flower earlier, lose their leaves later, and in some cases change the structure of their leaves. Of course, light pollution also harms humans, leading to sleep disruption and research is increasingly suggesting correlative links to many disorders and diseases including some cancers.

NVBA asks that Town of Vienna as a member of VEPGA encourage VEPGA to do due diligence and incorporate lighting reform into its 2026 contract negotiations with Dominion Energy. It is vitally important that VEPGA's members ask VEPGA to negotiate with Dominion to improve the variety and transparency of its lighting offerings. Expressing interest in these better lights will help to increase their availability and bring down costs. Consequently, NVBA urges you to raise these issues with the VEPGA membership and to include them in contract negotiations with Dominion Energy.

I would appreciate the opportunity to meet with you to discuss these issues. I will contact your office shortly to set up a meeting with you.

Respectfully,

Maryam Dadkhah
Advocacy Committee Member
Northern Virginia Bird Alliance

From: [avril garland](#)
To: [DPZ](#)
Cc: [Maryam Dadkhah](#); [TAC - Sandy Shinn](#); [TAC - Lea Giovanniello](#); [Evan Clark](#)
Subject: Comprehensive Plan Update - comments
Date: Thursday, November 27, 2025 12:46:52 AM

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

Dear DPZ staff,

Thanks for your effort to update the Town's practices.

For chapter 6 - just 2 things:

42 Beulah Rd NE - designate it as a park, leaving the outside forest as is but remove invasives

Maud Robinson Property - turn it into a pocket park with model native plant garden

For chapter 7 on parks

Rat-proof trash cans, especially around picnic tables. Otherwise, if residents complain about rats, we'll start to see poison bait boxes as in some Arlington parks.

Signs reminding dog walkers to pick up after their dogs: The high N and P content of dog feces adds too many nutrients to the soil. (Va native flora prefer low-nutrient soil.)

In parks where sharpshooting is not safe, fence the perimeters to protect from deer browse.

As soon as possible, **switch to all electric landscape equipment**, not just leaf blowers; **stop the insane practice of blowing leaves off wooded trails** creating noise and air pollution in the one place whose main quality is peace and quiet. Leaves on the ground are more attractive than bare dirt or mud. Ideally, unpaved trails should be woodchipped. Has any town EVER been sued because a jogger fell over a tree root on an unpaved park trail? Afraid of tree roots? Then stay on your treadmill!

Convert the **Tapawingo water tower lawn into a pocket forest** with woodland plants.

I didn't see a section on darksky lighting. All residential and

commercial outside lights should be darksky-compliant.

Chapter 8, Environment and Sustainability

My suggested edits in red:

Policy 1.1: Promote diverse native vegetation

Strategy 1.1.4: ~~Where appropriate and likely to be successful,~~ encourage planting of native plants, shrubs, trees and pollinator gardens by residents and businesses.

Do not fine or threaten to fine residents over their choice of native plants or the general layout of their yard providing it consists of native plants and is not merely an excuse for not maintaining their property.

Strategy 1.1.5: Encourage residents and businesses to reach out to [Wildlife Sanctuary Program](#) to improve the design and habitat value of their yard plantings.

Strategy 1.1.6: Allow residents have up to 8 foot high wire fences, including, if safety permits, on corner lots, to protect from deer browse.

Strategy 1.1.7: Work on changing the Town Code to permit archery on private property.

Policy 1.2: Encourage the removal of harmful invasive species from publicly- and privately-owned land.

Strategy 1.2.3: Create a fund for removing invasive trees on both Town and private property.

Policy 2.2: Maintain effective stormwater management practices.

Strategy 2.2.7: Offer incentives for residents and businesses to install rain barrels.

Policy 2.3: Protect air quality by reducing emissions that are harmful to human health and the environment.

Encourage residents and businesses to switch to electric landscape equipment.

Sincerely,

Avril Garland

[REDACTED]

Vienna, Va 22180

30 November 2025, 9:59am	
Full Name (required):	Elizabeth (Bets) Thomas
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?	<p>Could the plan be updated to include links to the supporting documents it references such as in Chapter 5 Transportation:</p> <p>The Citizen's Guide to Traffic Calming,</p> <p>Maple Avenue</p> <p>Corridor Multimodal Transportation and Land Use Study,</p> <p>2023 Townwide survey</p> <p>(Vienna results from the National Community Survey),</p> <p>2017 Urban Land</p> <p>Institute Technical Assistance Panel (TAP),</p> <p>2019 Maple Avenue Multimodal Corridor Study,</p> <p>2019 regional feasibility study,</p>

30 November 2025, 10:10am	
Full Name (required):	Elizabeth (Bets) Thomas
What comments would you like to share about the draft comprehensive plan?	<p>In Chapter 5, Transportation, p. 93, the Capital Bikeshare map is out of date. The station at Nutley and Maple is being relocated to Patrick and Park.</p> <p>Also, on pages 95-96, the Bird scooter pilot has ended, and Bird is no longer supporting scooters in the Town of Vienna.</p> <p>The increased use of "e-motobikes" is a safety concern for riders and pedestrians. These devices can be easily modified to travel at speeds > 55 miles per hour and are being ridden by children. The Town needs regulations to prohibit these on sidewalks and anyone without a driver's license to ride them.</p>

30 November 2025, 9:44pm	
Full Name (required):	Melissa Dixon
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?	<p>I would like to comment on the future of the property called "The Annex". I am making the suggestion that this land be used as an outdoor pavilion with some parking. This would be a great place to hold the seasonal farmers market as the current farmer's market is being held from May-Oct in the parking lot of the Vienna Community Center. When events are occurring at Waters Field, the Community Center and the Fire Dept. it is difficult for people to find parking. I always thought this must be a temporary location and now with the new property it would be a great addition to our town.</p>

From: [Patricia Esswein](#)
To: [DPZ](#)
Subject: CSC--Comments from the Conservation & Sustainability Commission
Date: Sunday, November 30, 2025 3:48:25 PM
Attachments: [CSC.Comments for Comprehensive Plan Update.docx](#)

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


Dear David, Kelly, et al.,

Please find attached a Word file with the CSC's comments for the Comprehensive Plan Update.

Please contact me with any questions or concerns.

Best regards,
Patty

--

Patricia Mertz Esswein
Chairperson, Conservation and Sustainability Commission
Town of Vienna, Virginia


Comments and Proposed Changes to Chapters 3, 6, 7 and 8 of the Draft Comprehensive Plan

To: Town of Vienna Planning and Zoning

From: The Town of Vienna's Conservation & Sustainability Commission

Submitted: November 30, 2025

GENERAL COMMENT

The Town of Vienna should commit to the highest and best environmental practices known to scientists and engineers. Given the unknown future of the EPA and deregulation under the current federal administration, past and current requirements may be watered down or disappear.

CHAPTER 3, LAND USE

Policy 2.6

NEW: Strategy 2.64: Create an age-in-place requirement for all houses of at least 6,000 square feet. To fulfill this requirement, builders could create a bedroom suite with a full bath, or they could add plumbing and access that would allow eventual conversion of a space into an aging-in-place suite.

CHAPTER 6, COMMUNITY FACILITIES & INFRASTRUCTURE

Comment: It would be good to nod to the facts that a healthy natural environment includes tree preservation and that limited use of turf enhances stormwater drainage and water quality.

CHAPTER 6, GOAL 1

Policy 1.2: Town facilities provide for residents' needs for decades to come.

NEW: Strategy 1.2.2: Rezone the Beulah Road property (Mulch Yard and property) as a Parks and Recreation Area and create a park that models transition of industrialized wasteland to a Natural Area for residents' enjoyment with emphasis on reforestation with native species and elimination of invasives.

NEW: Strategy 1.2.3: Rezone the Robinson Property as a Parks and Recreation Area and create a pocket park that functions as a community educational resource modeling conversion from lawn to a more diverse ecosystem with drought-resistant native species, creation of wildlife friendly zones and invasive-free areas.

Renumber other Strategies, accordingly.

CHAPTER 6, GOAL 2

Policies 2.1, 2.2 and 2.3

If schools in town should “be of the highest quality possible” and The Vienna-Carter Library and public parking garage will be “state of the art,” shouldn’t environmental-impact considerations—such as energy efficiency, water conservation, tree preservation, and native landscaping—be specified? (See also Policy 3.2., Strategy 3.2.1).

CHAPTER 6, GOAL 3

Policy 3.1.9: ADD: “while minimizing light pollution to the maximum extent possible by making technical changes as recommended by the lighting consultant group and approved by Planning and Zoning and Town Council.”

CHAPTER 7, PARKS AND RECREATION

Page 141 (page 4), Signature Sites, Vienna Community Center: Correct spelling of Club Phoenix.

Page 149 (page 12), Maintenance and Natural Resource Management:

End of the 4th paragraph, ADD: “In 2024, the Town passed a new Tree Conservation Ordinance to codify the Town’s goal of enhancing the tree canopy.”

Page 153, Page 16, Policy 3.3: TAC hasn’t yet created an Urban Forest Management Plan. EDIT to read: “Proactively steward Vienna’s natural resources and urban tree canopy by implementing and updating the Town’s Natural Resources Management Plan **and create and implement an Urban Forest Management Plan**, while ensuring alignment with parks and recreation priorities.”

CHAPTER 8, ENVIRONMENT AND SUSTAINABILITY

Goals

2. Edit to say: “Reduce sources of air, water, litter, noise and light pollution, carbon-dioxide emissions, and excess energy use within the town.”

ENVIRONMENT

Second paragraph, 2nd sentence: “resulting in the loss of many **older** trees” Replace “older” with **mature**.

3rd paragraph, 2nd sentence: “resulting in the corridor **being** more impervious surfaces” Replace “being” with **having**.

WATERSHEDS

How is the stream along the W&OD trail, behind the Community Center and Whole Foods accounted for?

CLIMATE

In the last sentence, after “high-precipitation events” ADD “ as well as longer dry spells.”

TREES AND LANDSCAPING

First paragraph, DELETE last sentence. REPLACE WITH “However, between 2011 and 2021, extensive redevelopment led to a 13% decline in Vienna’s overall tree canopy. In some residential neighborhoods, the percentages were higher.”

Fourth paragraph, after last sentence, ADD: “The Tree Advocacy Committee intends to influence private actions on private land through outreach, advocacy, and education to overcome any lack of regulatory flexibility the Town may have under Virginia law.

NONPOINT SOURCES OF POTENTIAL POLLUTION

“Navy Federal Plans to enhance its current facilities with new environmental technologies.” What can the Town of Vienna learn from what Navy Federal has done or will do? The Town of Vienna should communicate with Navy Federal’s Sustainability Officer to learn about its efforts.

AIR QUALITY AND ENERGY

These sections mention federal and state legislation that either have been challenged or are undergoing challenge: The Clean Air Act, the Virginia Clean Economy Act, the Regional Greenhouse Gas Initiative and the regional Transportation Climate Initiative. Update?

ENERGY

Is the Town of Vienna, in concert with Fairfax County, preparing for/prepared for extreme demand for water and electricity from data centers?

Could we just say, “climate change,” instead of “future weather conditions”?

TOWN FACILITIES AND OPERATIONS

We can assume the 2018 energy use and greenhouse gas inventory for Town Facilities and Operations conducted by the CSC is outdated and should be updated, either by Public Works or the CSC. For purposes of the Comp Plan, we should state that the 2018 inventory should or will be updated.

WASTE DISPOSAL

Type-o: “bulk items in a pile **lo** larger.” Should be “**no** larger.”

First paragraph, last sentence: “Leaves temporarily stored at Beulah Road.” This must change if Beulah Road is rezoned and relaunched as a Parks and Recreation Area, as the CSC proposes.

COMPOSTING

Update to include the new, permanent composting drop-off on Mill Street, which opened November 17. Suggested language:

“In November 2025, the Town opened a permanent composting drop-off for food waste in the 400 block of Mill Street, next to the purple glass recycling bin. To start, the station features 10, 54-gallon bins, which will be swapped for clean ones weekly by the composting vendor hired by the Town. Composting is an easy and impactful way to keep organic waste out of local landfills and recycle it into a nutrient-dense soil amendment. The permanent drop-off was initiated by the Town’s Conservation and Sustainability Commission after a two-year pilot at the Vienna Farmers Market

demonstrated that residents would support the initiative. The Department of Public Works facilitated the permanent drop-off location.”

PARTNERSHIPS AND COLLABORATION

“The Town chartered the Conservation and Sustainability Commission (CSC) to guide efforts related to sustainability, conservation and resiliency. ADD: “and the Tree Advocacy Committee (TAC) to guide efforts related to trees.”

How does the Town of Vienna participate in sustainability efforts such as Fairfax County’s Community-Wide Energy and Climate Action Plan (CECAP) and the Local Energy Alliance Program (LEAP)? The CSC helps promote Solarize Virginia, which is sponsored by LEAP.

SOLARIZE VIENNA

DELETE: “Participants are offered a federal investment tax credit which has ranged over the years under federal law. In 2023, the Inflation Reduction Act (IRA) increased the tax credit for solar energy improvements to 30%.”

SUBSTITUTE: Federal legislation (the “Big Beautiful Bill”) eliminated the federal tax credit for solar energy improvements beginning January 1, 2026. Fairfax County still waives fees for solar permit applications, streamlined permitting, and a 5-Year Tax Exemption on the value of installed solar energy equipment.

ECO-EFFICIENT HOMES INITIATIVE

The CSC tabled this program in October 2025, but in November the CSC chair will propose to update it and relaunch it in 2026 under the guidance of a new commission member. The CSC will keep you posted.

Last sentence, DELETE: “...and achieving 30% of tree canopy coverage by 10 years after development.”

SUSTAINABILITY CHALLENGE

DELETE this, as the CSC has ended it.

GREEN EXPO, THERMAL CAMERAS AND NATIVE PLANT SALES

These efforts are all managed by the CSC. Please credit accordingly.

NATIVE PLANT SALES AND TREE GIVEAWAY

EDIT subhed as shown: Plant Sale should be plural: Sales

EDIT subhed as shown: Add “and Tree Giveaway

ADD: “...to acquire plants that are well-adapted to our area, require fewer resources and enhance...”

ADD: “At the fall Tree Giveaway, the Tree Advocacy Committee offers bareroot seedlings in well-adapted native species for free to Town residents at the Farmers Market.”

CHAPTER 8, GOALS, POLICIES AND STRATEGIES

Goal 1, Policy 1.1, Strategy 1.1.4

DELETE: “Where appropriate and likely to be successful...” Comment: Why are we qualifying this strategy?

Goal 1, Policy 1.3

NEW: Strategy 1.39: So that more homeowners can consider and install solar panels more effectively, suggest planting locations and tree heights to ensure sufficient sun exposure on roofs for the installation of solar panels.

NEW: Policy 1.4: Promote dark skies.

Strategy 1.4.1: Promote dark skies by regulation of exterior commercial and residential lighting. (New code in the works?)

Strategy: 1.4.2: Educate the public about the negative effects of nighttime light pollution on human, wildlife and insect health and promote best practices for reducing or eliminating light pollution.

NEW: Policy 1.5: Promote a quieter environment.

Strategy 1.5.1: Promote conversion of commercial and residential lawn equipment from gas-powered to electric-powered.

Strategy 1.5.2: Amend the Town's noise ordinance to prohibit commercial operations from beginning noisy work before a certain time on weekdays, weekends and federal holidays. New noise ordinance in the works.

Strategy: 1.5.3: Educate the public about the negative effects of excessive noise on human health.

NEW: Policy 1.6: Promote a wildlife friendly environment.

The Conservation and Sustainability Commission annually renews Vienna's status as a National Wildlife Federation (NWF) Certified Community Wildlife Habitat, which means it has satisfied many conditions to make the Town wildlife friendly. The Town and the CSC should maintain its certification by promoting the program to residents, giving native plant sales, and participating in NWF activities in certified communities.

Chapter 8, Goal 2

"Reduce sources of pollution and excess energy use within the town." Having read Chapters 6 and 8, it seems as though the current Comp Plan focuses only on air and water pollution. Amend the second goal to include light, noise, and litter, which negatively affect humans, wildlife, water quality and ecosystems.

Strategy 2.21: ADD: "except for walkways used for ADA access to allow for aging-in-place design."

NEW: Strategy 2.2.7: Encourage use of rain barrels and rain gardens for residential stormwater collection and mulching to slow and absorb runoff.

Strategy 2.3.3: "Take steps to reduce energy use and greenhouse gas emissions at sources identified in the CSC's energy use and greenhouse gas inventory." Do we want to refer to this, as it hasn't been updated since 2018 and was based on 2016 baseline information? Also, does that inventory account for CO2 emissions from homes?

Considering the annual construction of 60 to 80 new homes annually in the Town of Vienna and that gas-powered heating and hot-water heating systems are the largest residential sources of CO2, the Town of Vienna has the potential to reduce CO2 emissions by about 500 to 900 tons annually by offering existing homeowners and builders incentives to replace gas appliances and install electric ones instead. (HVAC produces 6 to 8 tons annually. A water heater produces 2 to 3 tons.)

The issuance of bonds, funded by new construction activities, is one potential method to finance the incentives. Proposed incentives could include \$1,000 for HVAC systems, \$250 for water heaters, and \$100 for ventless heat pump dryers. Transitioning to electric alternatives for any of those systems will contribute to a reduction in CO2 emissions.

Strategy 2.3.4: Is the Federal Highway Administration still funding the Congestion Mitigation for Air Quality program in 2026?

Strategy 2.3.5: Is the Town of Vienna encouraging the installation of electric vehicle charging stations? How? Will the Town install them on the Annex property?

Strategy 2.4.2: LEED, Energy Star and C-PACE aren't the only certification programs. This should be updated. Also, we don't know yet what will happen to Energy Star under the current federal administration.

Strategy 2.5.2: SUBSTITUTE: "Maintain the Town's food-waste drop-off site and work with the composting collection company to ensure cleanliness of the site.

INCLUDE a photo of the "accepted materials" sign?

Strategy 2.5.3: SUBSTITUTE: Educate the public about the benefits of composting food waste and how to use the drop-off site properly.

NEW: Strategy 2.5.4: Educate community members about how to recycle properly so that unacceptable trash and items don't enter the recycling stream and negate recycling efforts.

NEW: Strategy 2.5.5: Discourage raking of leaves to the curb. Encourage use of cut grass and ground-up leaves as organic lawn fertilizer and collection of leaves for use as organic mulching and composting.

NEW: Policy 2.6: Discourage use of single-use plastics by the Town of Vienna and at TOV-sponsored events.

Strategy 2.6.1: Provide water to Town employees by means other than single-use plastic bottles.

Strategy 2.6.2: Prohibit vendors at Town-sponsored events from serving water in single-use plastics.

Strategy 2.6.3: Encourage vendors at Town-sponsored events to serve food using compostable serveware.

Strategy 2.6.4: Provide means of recycling and composting to vendors and attendees at Town-sponsored events.

NEW: Policy 2.7: Encourage reduction of litter.

Strategy 2.7.1: Add more TOV waste cans along main thoroughfares (Maple Avenue and Church Street) where pedestrian traffic is heaviest and fast-casual dining is popular.

Strategy 2.7.2: Obtain grants to pay for additional trash cans, such as the Virginia Department of Environmental Quality's Litter Prevention and Recycling Grants.

Strategy 2.7.3: Educate citizenry about the environmental harm caused by litter.

CHAPTER 8, GOAL 3

Strategy 3.13: New CSC member, Mona Kamal, who is a builder and has built her own net-zero home, has a list of items that could be done here.

Policy 3.2: Mona can provide more detailed input on how to accomplish Policy 3.2.

Policy 3.3: Mona would like to hear more about what the Town is doing to promote green-building strategies in new construction and renovations. She notes that Susan Stillman, former chairperson of the CSC and owner of a passive-certified home is working with Fairfax county to update its building code. One option would be to offer incentives to homeowners and builders in the form of a bond when they choose to go all electric.

CHAPTER 8, GOAL 4

Policies 4.1 and 4.2

Holy cow! We would need everyone on the CSC to work full-time to accomplish all this. It's great aspirationally, but not practically.

Policy 4.3

Strategy 4.3.2: The CSC may have provided in-kind support for neighborhood-scale environmental projects, but who has ever provided mini-grants?

Strategy 4.3.3: DELETE. Program ended. #####

From: [Roxanne Paul](#)
To: [DPZ](#)
Cc: [TAC - John Shults](#); [TAC - Ken Foley](#)
Subject: Comments on Comprehensive Plan from 3 TAC members
Date: Sunday, November 30, 2025 8:42:10 PM
Attachments: [Comprehensive Plan comments final.docx](#)

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

Dear Vienna Planning Commission members,

Please find attached comments on the Comprehensive Plan from three Tree Advocacy Committee members, namely Chair Roxanne Paul, Co-Chair John Shults and Member Ken Foley. Just as background, Roxanne sent the whole committee her recommended comments the night before our last meeting (Nov. 20) and John and Ken sent some edits. But not everyone on the committee had had time to review all the comments, so we were unable to vote as a committee to submit the comments as the TAC's comments. So, these comments are just from the three of us. Sandy Shinn, another member, will be submitting comments as well on her own, since there was no time to incorporate hers into the attached document.

Thank you for the work that you do on behalf of our Town.

Sincerely,
Roxanne Paul, John Shults and Ken Foley

Comments from three TAC members concerning Town's Comprehensive Plan

Chapter Seven

Page 152 looks good, but Policy 3.3 acts like the Town already has an Urban Forest Management Plan, which it does not. Replace with:

“Proactively steward Vienna’s natural resources and urban tree canopy by creating and implementing a Natural Resources Management Plan and an Urban Forest Management Plan, while ensuring alignment with Parks and Recreation priorities.”

Chapter Eight

Page 155: Under Environment, second paragraph, replace “older trees” with “mature trees”. Also add the following boldened words: “reducing the Town’s overall tree canopy **by 13% between 2011 and 2021**, and increasing the amount of impervious surface in the Town.”

Page 158: Under Trees and Landscaping, replace the last paragraph with:

“Together, these provisions provide more incentives to developers to preserve existing trees and plant trees that are native to the region. Vienna’s Town Council has consistently indicated a desire to adopt stronger policies to protect and enhance the Town’s tree canopy. While Virginia law limits the Town’s flexibility in certain respects, the Tree Advocacy Committee will recommend options for the Town to consider, not only with respect to preservation but also planting initiatives.”

Page 163: Under Resiliency and Sustainability, line eight, replace “weather” with “climate”. Let’s not be afraid to use the word climate, when we know anthropogenic climate change is recognized by virtually all the leading climate scientists globally.

Page 167: Under Goal 1, add the following:

“In 2016, Vienna was also certified as a Community Wildlife Habitat by the National Wildlife Federation, recognizing its commitment to incorporating native plants into the community and gardening for wildlife.”

Add “Strategy 1.1.5: Under the auspices of the Conservation & Sustainability Commission, maintain Vienna’s status as a Community Wildlife Habitat by promoting gardening for wildlife, offering native plant sales and satisfying other recertification requirements. “

Page 168: Under Strategy 1.3.2, replace “Vienna’s tree ordinance” with “Vienna’s Tree Conservation Ordinance”.

From: [Susan Becker](#)
To: [DPZ](#)
Subject: comments on proposed comprehensive plan
Date: Monday, December 1, 2025 2:52:26 PM

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

To the Planning Commission:

Please include and strengthen all proposals to protect trees. I have lived in southeast Vienna for 39 years, and the quality of life here has greatly decreased in the past 10 or 15 years due to the destruction of trees in SE and SW Vienna. Trees have been clear cut from lot after lot, resulting in much more traffic noise from I66 as well as more particulate matter in the air, as evidenced by the dirt that accumulates in my screened-in porch. Particulate matter is a serious health hazard. The designation of Vienna as a Tree City has become a joke.

Therefore, I highly endorse all strategies listed in Chapter 8, Policy 1.3 (page 168) to preserve and increase our tree canopy. Of particular interest is strategy 1.3.8, to create a heritage tree ordinance. A 200-year old southern red oak stands on my property. Without heritage tree protection, it will likely be cut down by the next property owner. Many such large oaks remain in SE Vienna and we will all benefit by their preservation.

Best regards,
Susan W. Becker

From: [Pete's Yahoo](#)
To: [DPZ](#)
Subject: Response to Town Of Vienna's Proposed Update to the Town Plan
Date: Monday, December 1, 2025 9:12:32 AM

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

Dear Vienna Planning Commission:

I am completely opposed to the proposed revision of the Town of Vienna's transportation plan for Northeastern Vienna. In particular, the designation of Creek Crossing Road as a "Neighborhood Principal Street" is highly misguided. Creek Crossing currently is a preferred, tree-lined, pedestrian route which links Glyndon Park with Foxstone Park. The safety of these pedestrians, which frequently include foot-powered strollers, joggers and the occasional bicyclist and e-scooter, will be at increased risk from vehicular traffic if additional lanes - to include parking lanes - were built. Any increase in vehicular traffic volume and speeds enabled by increasing vehicular or parking lanes could only reduce the safety of these pedestrians and diminish their "walkability" which Vienna seeks to retain. Additionally, any increase in traffic volume, speed and size of vehicles using the street would diminish the esthetics for the residents and pedestrians, which also runs counter to Vienna's stated goals. Furthermore, any widening of the street would require the removal of the current significant tree population which attractively lines our portion of the street and protects the pedestrians during three seasons of the year, in stark contrast to the more sterile appearance of the portion of the street to the northeast of Foxstone Park. Finally, the potential loss of approximately half of our front yards to the proposed changes would drastically diminish the quality of life for the property owners affected by reducing the buffer between our houses and the vehicular noise and air pollution. Nor is it in the interests of any resident or business in Vienna to enact the proposed change. Increasing the vehicular capacity of this street would only add to the traffic congestion already threatening our town and its residents because the western end of Creek Crossing Road is a T-junction at Beulah Road. Since Glyndon Park is across Beulah from the western end of Creek Crossing and precludes any chance for the smooth flow of vehicles beyond Beulah, the proposal would guarantee another perpetual traffic bottleneck within the town limits and would not serve Vienna's - or even Fairfax County's - interests. For these reasons I strongly recommend the Town Council reject the proposed re-designation of Creek Crossing Road as a "Neighborhood Principal Street" and any measure to expand its vehicular traffic capacity. The current concept as it stands provides no benefit to anyone while significantly threatening the quality of life for the residents and voters in Northeast Vienna.

Sincerely:
Peter Sherman

From: [Thomas Aly](#)
To: [DPZ](#)
Subject: Irresponsible Land Use During a Housing Crisis
Date: Monday, December 1, 2025 11:46:41 PM

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

The single biggest issue with Vienna's Comprehensive Plan is the perpetuation of Single Family Home-exclusive zoning. This ensures Vienna will not be able to increase its housing supply to alleviate homeless and the housing crisis.

As other regional municipalities (City of Fairfax, City of Falls Church, and Arlington) try to move beyond this obsolete land use style, Vienna has been doubling down and approving new SFH developments.

The Comprehensive Plan also fails to properly address transportation issues in the town.

No mention is made of improving the town's poor public transit. The only bus that travels the full length of Maple Ave, Fairfax Connector 463, runs only every 30 minutes most of the time, running once an hour on Sundays.

Dedicated bus are also missing from the plan. This summer, the NVTa proposed several Bus Rapid Transit routes throughout the region. One route, number 15, travels the full length of Vienna via Maple Ave, utilizing curb bus lanes from the border with Tysons to Courthouse/Lawyers Rd. With frequencies of every 10 minutes and connections to McLean and City of Fairfax, this service opens significant opportunities for the town.

The Comprehensive Plan lacks specifics regarding bike infrastructure. The town must begin considering quality bike lanes as electric micro-mobility becomes more prevalent. Roadways such as Courthouse Rd, Lawyers, and Park St are all good candidates for consideration.

The existing plan suffers from significant deficiencies that, if not addressed, sets the town up for continued stagnation for the decades to come.

Submitted: 1 December 2025, 5:51pm	
Full Name (required):	Gulu Gambhir
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?	<p>Comment 1: Establish Time-Bound Metrics for Bicycle Network Expansion</p> <p>The plan identifies expanding bicycle access between the Vienna Metro station, the W&OD Trail, and Maple Avenue as "a top priority" but lacks specific, measurable targets. I recommend adding:</p> <p>Specific Target: Complete X miles of protected bike lanes by 2028, with Y miles by 2026</p> <p>Metro Connectivity Goal: Establish continuous protected bicycle facilities connecting Vienna-Fairfax-GMU Metro Station to downtown Vienna by [specific year]</p> <p>Annual Benchmark: Add at least [X] miles of bicycle infrastructure annually through 2031</p> <p>Question: What specific mileage targets and completion dates will the Town commit to for expanding the bicycle network, particularly for Metro station connections?</p>

Submitted: 1 December 2025, 5:53pm	
Full Name (required):	Gulu Gambhir
What comments would you like to share about the draft comprehensive plan?	<p>Comment 2: Protected Bike Lanes on Church Street and Neighborhood Streets with Capital Budget Allocation</p> <p>While the plan acknowledges that Vienna's "relatively small footprint, interconnected street grid, low speed limits, and generally low-volume residential streets create a favorable environment for everyday biking," it provides no specific projects or capital budget for protected bicycle infrastructure on key neighborhood streets like Church Street. The plan mentions over \$3 million in funding for adaptive signal control from VDOT</p>

	<p>SmartScale, CMAQ, NVTa, and developer proffers, but provides no capital budget allocation for protected bike lanes on residential and mixed-use corridors. I recommend:</p> <p>Specific Projects: Develop protected bike lanes on Church Street and other key neighborhood corridors that connect residential areas to schools, parks, the W&OD Trail, and the Vienna Metro station</p> <p>Church Street Priority: Given Church Street's role as a mixed-use corridor with commercial activity, e-scooter usage, and W&OD Trail crossings, prioritize protected bicycle facilities on Church Street</p> <p>Capital Budget Commitment: Allocate specific capital funding for protected bike lanes on neighborhood streets (e.g., "\$xxx,xxx over 5 years for neighborhood protected bicycle facilities")</p> <p>Funding Strategy: Pursue VDOT SmartScale, CMAQ, Transportation Alternatives Program (TAP), and NVTa funding specifically for neighborhood bicycle infrastructure, similar to the approach used for the \$3 million signal control project</p> <p>Network Approach: Identify and fund a network of protected bicycle routes on neighborhood streets that provide safe, low-stress connections between residential areas and key destinations</p> <p>Timeline: Establish specific completion dates for protected bike lane segments (e.g., "Church Street Phase 1 by 2027, additional neighborhood corridors by 2029")</p> <p>Safety Metric: Establish targets to reduce bicycle-involved crashes on neighborhood streets by X% by 2030</p> <p>Question: What specific capital budget allocation will the Town commit to protected bike lanes on Church Street and other neighborhood streets, what funding sources will be pursued, and what is the implementation timeline with expected safety improvements?</p>
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Submitted: 1 December 2025, 5:55pm	
Full Name (required):	Gulu Gambhir
What comments would you like to share about the draft comprehensive plan?	<p>Comment 3: Quantifiable Safety Targets, Bicycle Network Plan, and Wayfinding Signage</p> <p>Strategy 3.1.3 mentions developing a "Town-wide bicycle network plan" but the document lacks measurable safety outcomes and provides no information about bicycle route signage or wayfinding systems. Following the Safe Systems Approach mentioned in the plan, I recommend:</p> <p>Safety Metrics:</p> <p>Baseline Metric: Establish current annual bicycle crash data as baseline</p> <p>Reduction Target: Commit to reducing bicycle-involved crashes by X% by 2028 and Y% by 2031</p> <p>Vision Zero: Adopt a "Vision Zero" goal for eliminating fatal and serious injury bicycle crashes by [specific year]</p> <p>Annual Reporting: Publish annual bicycle safety reports tracking progress against these metrics</p> <p>Bicycle Route Signage and Wayfinding:</p> <p>Comprehensive Signage System: Develop and implement a branded bicycle wayfinding system with directional signs showing distances and travel times to key destinations (Metro station, W&OD Trail, downtown, schools, parks)</p> <p>Design Standards: Adopt bicycle wayfinding standards consistent with Manual on Uniform Traffic Control Devices (MUTCD) and best practices from successful systems in Arlington, Alexandria, and other regional jurisdictions</p> <p>Annual Budget Allocation: Establish a dedicated annual capital budget line item for bicycle signage installation and maintenance (e.g., "\$50,000-\$100,000 annually for bicycle wayfinding signage")</p> <p>Implementation Timeline: Install wayfinding signage on all primary bicycle routes by 2028, with priority routes to the Metro station completed by 2027</p>

	<p>Integration: Coordinate bicycle wayfinding with regional systems and ensure consistency with Northern Virginia trail networks</p> <p>Question: What specific, measurable targets will the Town establish for reducing bicycle crashes, what annual budget will be dedicated to bicycle route signage and wayfinding, and how will progress be publicly reported?</p>
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Submitted: 1 December 2025, 5:57pm	
Full Name (required):	Gulu Gambhir
What comments would you like to share about the draft comprehensive plan?	<p>Comment 4: Protected Bike Lane Network to Vienna Metro with Dedicated Capital Funding</p> <p>The Nutley Street Shared-Use Trail is mentioned as a funded project, but details are sparse and no capital budget is specified. The plan mentions a VDOT grant for Capital Bikeshare stations but provides no funding information for protected bicycle routes to Metro. Given the critical importance of safe bicycle access to Metro, I recommend:</p> <p>Capital Budget Commitment: Establish a dedicated multi-year capital budget line item for protected bicycle infrastructure to Vienna Metro (e.g., "\$X allocated over 2026-2030 for Metro bicycle connections")</p> <p>Funding Sources: Actively pursue federal (Transportation Alternatives Program, CMAQ), state (VDOT SmartScale, Revenue Sharing), and regional (NVTa) funding specifically for protected bike lanes to Metro, similar to the approach used for the \$3 million signal control project</p> <p>Specific Design Standard: Commit to physically protected bike lanes (not just painted lanes or shared-use paths) for primary routes to Vienna Metro</p> <p>Network Plan: Identify and fund at least three protected routes from different parts of town to Vienna-Fairfax-GMU Metro Station by 2028</p>

	<p>Completion Timeline: Provide specific completion dates and budget allocations for each route segment</p> <p>Ridership Goal: Establish target for increasing bicycle mode share to Metro station (e.g., "increase bicycle trips to Metro by X% by 2029")</p> <p>Question: What specific capital budget will be allocated for protected bicycle routes to Vienna Metro, what funding sources will be pursued, what are the timelines and design standards, and how will the Town track progress toward bicycle mode share goals?</p>
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Submitted: 1 December 2025, 5:59pm	
Full Name (required):	Gulu Gambhir
What comments would you like to share about the draft comprehensive plan?	<p>Comment 5: Measurable Objectives for Capital Bikeshare and Micro-Mobility</p> <p>While Capital Bikeshare stations are planned for 2025-2026, the plan lacks usage targets and expansion metrics. I recommend:</p> <p>Usage Targets: Establish annual ridership goals (e.g., "achieve X trips per station per day by 2027")</p> <p>Expansion Timeline: Commit to adding Y additional stations by 2028 and Z stations by 2031, with specific locations identified</p> <p>Integration Metric: Set target for percentage of bikeshare trips that connect to Metro or W&OD Trail</p> <p>E-Scooter Program Metrics: Establish measurable objectives for the permanent e-scooter program, including safety compliance rates and usage targets</p> <p>Question: What measurable usage and expansion targets will guide the bikeshare and micro-mobility programs, and how will success be evaluated?</p>

Submitted: 1 December 2025, 6:00pm	
Full Name (required):	Gulu Gambhir
What comments would you like to share about the draft comprehensive plan?	<p>Comment 6: Annual Progress Reporting and Accountability</p> <p>The plan spans through 2026 (and implicitly beyond), but lacks a framework for measuring and reporting progress. To ensure accountability, I recommend:</p> <p>Annual Bicycle Report Card: Publish annual progress reports on all bicycle-related metrics, including:</p> <p>Miles of new bicycle infrastructure added (by type: protected lanes, buffered lanes, shared-use paths)</p> <p>Bicycle crash statistics and trends</p> <p>Bikeshare and micro-mobility usage data</p> <p>Progress on specific projects (Maple Avenue, Metro connections, W&OD improvements)</p> <p>Bicycle wayfinding signage installations</p> <p>Five-Year Review: Commit to comprehensive review in 2031 to assess progress against all stated objectives</p> <p>Public Dashboard: Create publicly accessible online dashboard tracking progress on bicycle infrastructure projects and safety metrics</p> <p>Question: How will the Town publicly track and report progress on bicycle infrastructure and safety objectives, and what accountability mechanisms will ensure these goals are achieved?</p>

From: Lea <[REDACTED]>
Sent: Monday, December 1, 2025 9:25 PM
To: Levy, David <[REDACTED]>
Subject: Comprehensive Plan Input

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

Hello David,

I was able to create a color free background version, and made a minor edit to line 5 under the Beulah Road Site heading. Otherwise, the content is unchanged from the previous version I sent earlier today.

Thanks for your patience,

Lea Giovanniello

Comprehensive Plan Input
Lea Giovanniello

Beulah Road Site

- 1) Zone the Beulah Road site as a Park.
- 2) Create a task force involving the Town of Vienna Parks and Recreation staff, representatives from the Conservation and Sustainability Commission and the Tree Advocacy Committee, with the charter to conduct a comprehensive study to determine the best use of the site while prioritizing and maintaining the site's woodland character.
- 3) Remove the sound wall. The base is rotting out and it will cause damage to surrounding trees when it falls.
- 4) Remove all trash and the asphalt that was dumped by road work crews years ago.
- 5) Test and remediate the soil compromised by illicit dumping.
- 6) Consider adding a chain link fence to the Beulah Road frontage to reduce the opportunity for dumping.

Northside Park

- 1) Rehabilitate the stream bank. Reroute paths along the stream path as necessary.
- 2) Establish a MOU with Dominion for future consultation and consideration by the Town before Dominion acts to cut down trees.

Invasive Plants

- 1) Educate residents about the benefits of native plants. Promote, encourage, and incentivize residents to replace invasive plants with native plants.
- 2) Publish a list of invasive plants that should be avoided, describe the harm caused by them and identify native alternatives to replace them.
- 3) Ban the planting of the invasive plants that pose the greatest threat to to our local forests.

Water Quality

- 1) Educate residents about the harm caused by pesticide and herbicide use, and the negative impact on wildlife and stream water quality.

Noise

- 1) Establish a phase-out timeline to banish the use of gas blowers by contractors.