

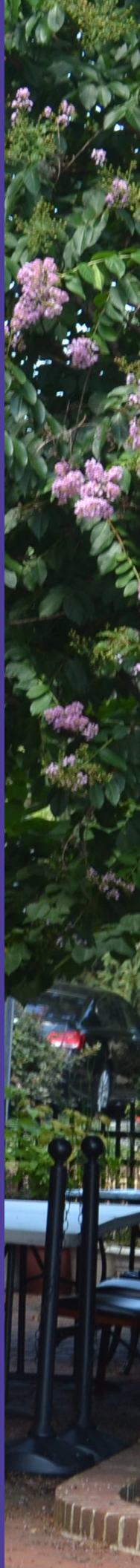


## ATTACHMENT 05

Staff has highlighted sections that are pertinent to this discussion.

The subject area is circled in red on the Future Land Use Map.

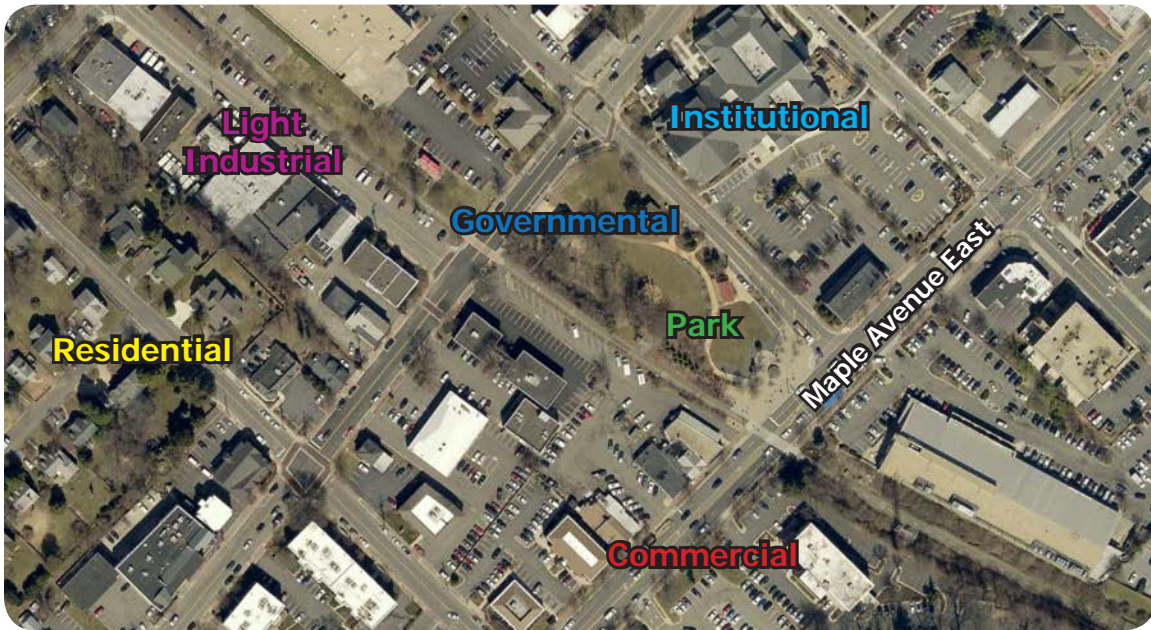
# CHAPTER 3 LAND USE





## Goals

- Maintain the balance of land uses
- Encourage a vibrant Central Business District
- Encourage housing for residents of all age groups
- Protect and preserve the natural environment
- Create a more walkable and bikeable Vienna
- Ensure that Vienna retains its unique single-family residential character and quality of life



## Introduction

This chapter provides an overview of Vienna’s development patterns and characteristics. It provides a reference point from which current and proposed land use policies can be assessed and evaluated. Recommended land use policies and plans are set forth in the Future Land Use section of this chapter.

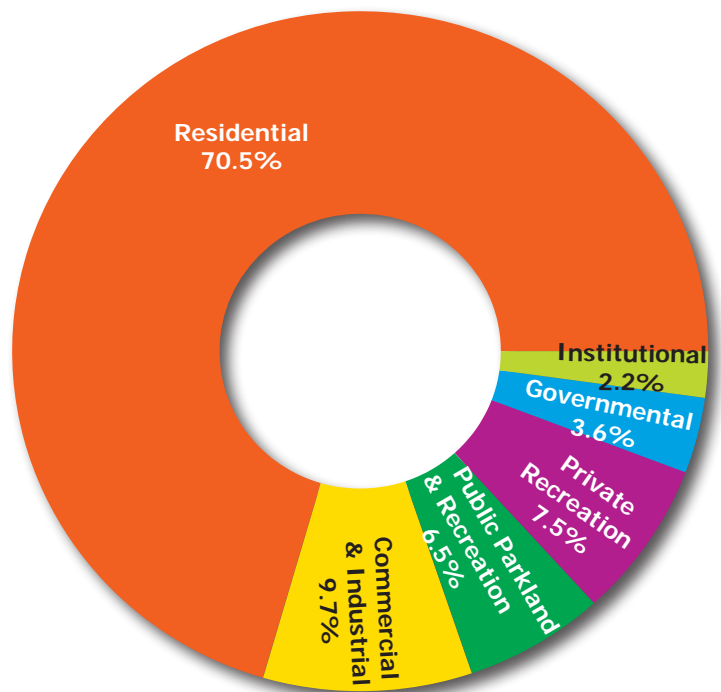
It is important to note that existing land uses are different from zoning districts. Zoning reflects authorized uses, and is a tool used to achieve the goals of a comprehensive plan; existing land uses depict actual uses, including any nonconforming or illegal uses.

### Land Use Patterns

Of the 2,376.3 acres (excluding rights-of-way) that constitute Vienna’s corporate area, 70.5% is developed for residential purposes. The remaining acreage is devoted to public/private recreational uses (14%), commercial/industrial uses (9.7%), and governmental/institutional uses (5.8%).

In accordance with the Town’s long-established planning practices, townhouse and multi-family zones provide a transition between the high-density commercial/industrial zones and the

low-density areas of single-family detached homes. This practice has buffered commercial activities and residential neighborhoods.



**Breakdown of Land Uses in Vienna (by Acres, Excluding Rights-of-Way)**

Source: Department of Planning and Zoning, Town of Vienna, May 2014

# Residential Land Use

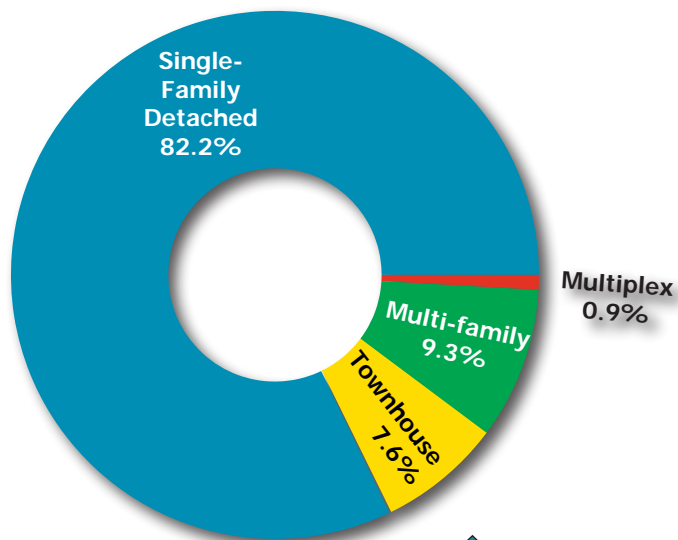
Single-family detached housing is, and will remain, the predominant land use. Future townhouses and multi-family housing may be considered in certain situations to provide a transition between higher density commercial/ industrial areas and single-family housing. The transition area will be an option for current residents seeking to remain in Vienna as their needs change.

## Existing Uses

Of the 70.5% of the residential land in Vienna, single-family detached dwellings account for approximately 82% of all residential units. Townhouses comprise almost 8% of the Town's total residential units. Multi-family units, representing around 9% of all residential units, include apartments, duplexes, and condominiums.

Vienna has one major apartment complex, Vienna Park Apartments, with 300 units; it surrounds the Cedar Park Shopping Center at the northwest corner of Park Street SE and

Cedar Lane SE. Most of the remaining multi-family units are clustered in the center of the Town along Locust Street SE, between Park and Glyndon Streets.



## Breakdown of Residential Units in Vienna

Source: Demographic Report 2013, County of Fairfax, Department of Neighborhood and Community Services



Village Square townhouse development



Newer single-family detached home



Condos on Locust St SE



Renovated single-family detached home

### Affordable Housing

In the past decade, housing costs have escalated more rapidly than incomes, making affordable opportunities less plentiful. The 2015 median total assessed value for a residential unit in Town (including all types of housing) was \$595,010. The median household income was \$129,652 (in order to compare, 2013 income was adjusted for 2015 inflation). Based on these numbers, the median value was 4.59 times median household income.

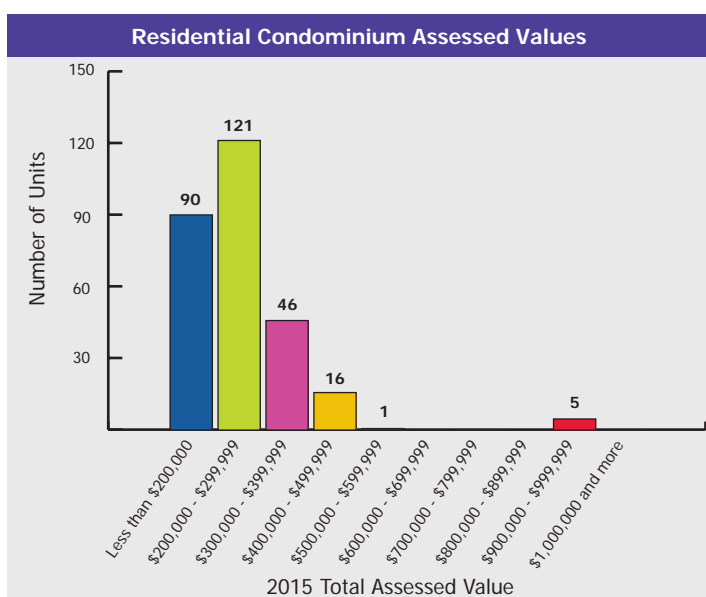
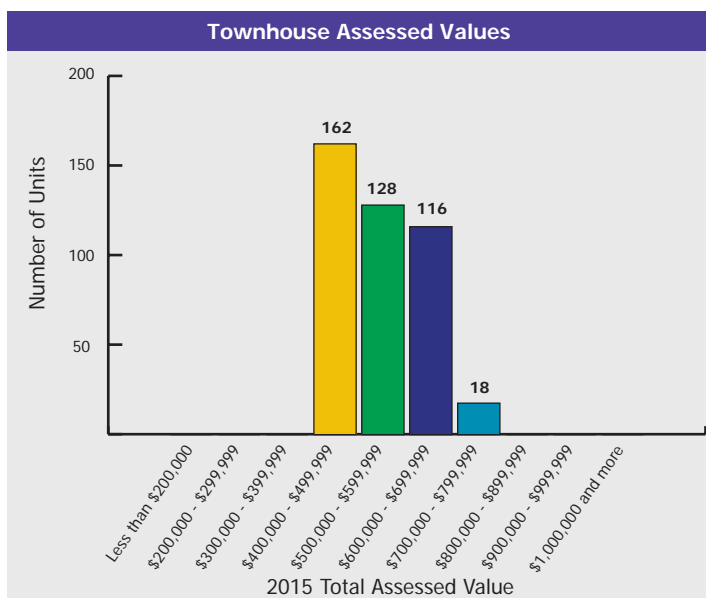
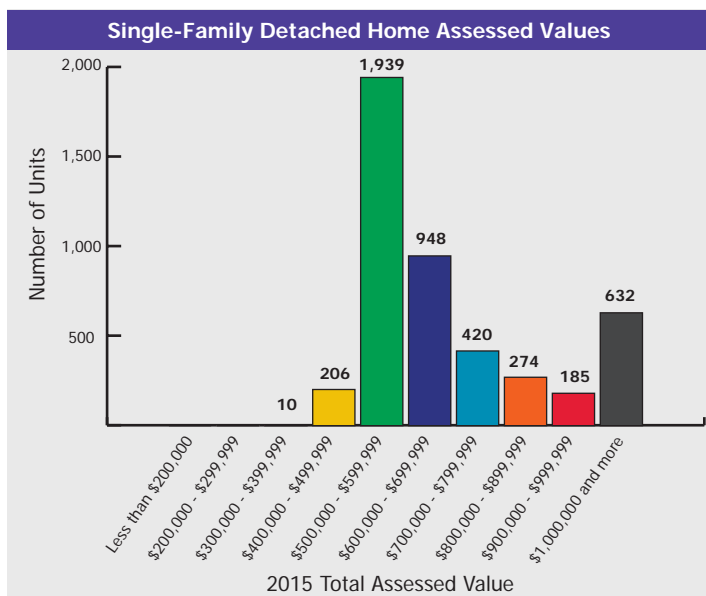
The Town should assess the long-term prospects for affordable housing in Vienna, and options for meeting Commonwealth of Virginia mandates, if such action is determined to be necessary with regard to affordable housing under [Section 15.2-2223 of the Code of Virginia](#).

Vienna has historically provided housing opportunities to households having a variety of income levels. Affordable housing, defined in [Section 15.2-2201 of the Code of Virginia](#), is housing that is affordable to households with incomes at or below the area’s median income, provided occupants pay no more than 30 percent of the household gross income for housing and utilities.

### Moving Forward

There are several alternatives that could provide housing for households with a variety of income levels. They include focusing on multi-family housing in the Maple Avenue Commercial (MAC) zoning district, using transitional areas for townhouses, multi-family housing, and village housing, and incentivizing and encouraging the renovation of existing, older houses. Benefits of a more diverse housing stock include the following:

- Increased neighborhood stability and increased housing market stability
- Ability to age in place
- Ability to attract a more diverse population



## Multi-Family Housing in the Maple Avenue Commercial Corridor

The Town may encourage multi-family units in the Maple Avenue Commercial Corridor. Implementation of the MAC zoning district was intended to increase the number of multi-family units. Based on the real estate prices of new multi-family housing in areas surrounding Vienna, multi-family housing is likelier to be more affordable than existing single-family housing.

## Housing in Transitional Areas

Transitional areas in the Town, in between commercial and single-family detached residential zones, provide opportunities to provide housing, such as townhouses, moderate-density multi-family buildings, and village housing.

Townhouses and multi-family housing have historically been used in Town to buffer the commercial and single-family detached residential zones. The Town should continue this practice, where appropriate.

Village housing is an option in which larger sites in transitional areas could be subdivided into lots smaller than what is currently required by the Town. For example, instead of a minimum size of 10,000 square feet per lot, smaller 5,000 square foot lots could be allowed in designated transitional zones, similar to the multi-family and townhouse zoning districts. These designated zones could then require a certain style of high quality but smaller houses (through zoning requirements) and, if the site was large enough, could require a portion of the land to be devoted to public open space, similar to the open space requirements for the townhouse zoning district.

## Renovating Existing Housing

The Town could choose to incentivize homeowners to renovate existing, older houses by allowing partial property tax exemptions.



Village housing could be an alternative to multi-family housing in transitional areas in Town, where it may be appropriate to have smaller sized lots with smaller sized single-family detached homes.

From 1998 to 2012, the Town provided a partial property tax exemption for certain rehabilitated residential structures.

Other options to be considered could include property tax relief for landlords in-lieu of direct rent subsidies and participation in Fairfax County affordable housing programs. The Town should also consider conducting a housing study to assess current and future housing needs and address affordable housing, as well as workforce housing.

While options are being considered, the Mayor and Town Council have the authority to provide incentives for inclusion of affordable housing in residential components of new mixed-use projects, such as projects in the Church Street Commercial Corridor, or the Maple Avenue Commercial Corridor, with MAC rezoning.



## Future Land Use

The goal for future land use is to ensure that Vienna retains its unique single-family residential character and quality of life amidst increased development activity at Tysons, MetroWest, and Merrifield. Vienna remains committed to a self-sustaining business community that provides retail, commercial, industrial, and professional services, and employment opportunities to the Vienna community.

### Future Land Use Map

The future land use map of the Town of Vienna is shown on [Page 38](#). This map incorporates the land use goals, objectives, and policies presented in this Comprehensive Plan, and reflects development trends within the Town and in surrounding Fairfax County.

This map, along with the goals, objectives, policies and indicators of this Plan, will guide future development in the Town. A principal feature of future land use is maintaining a

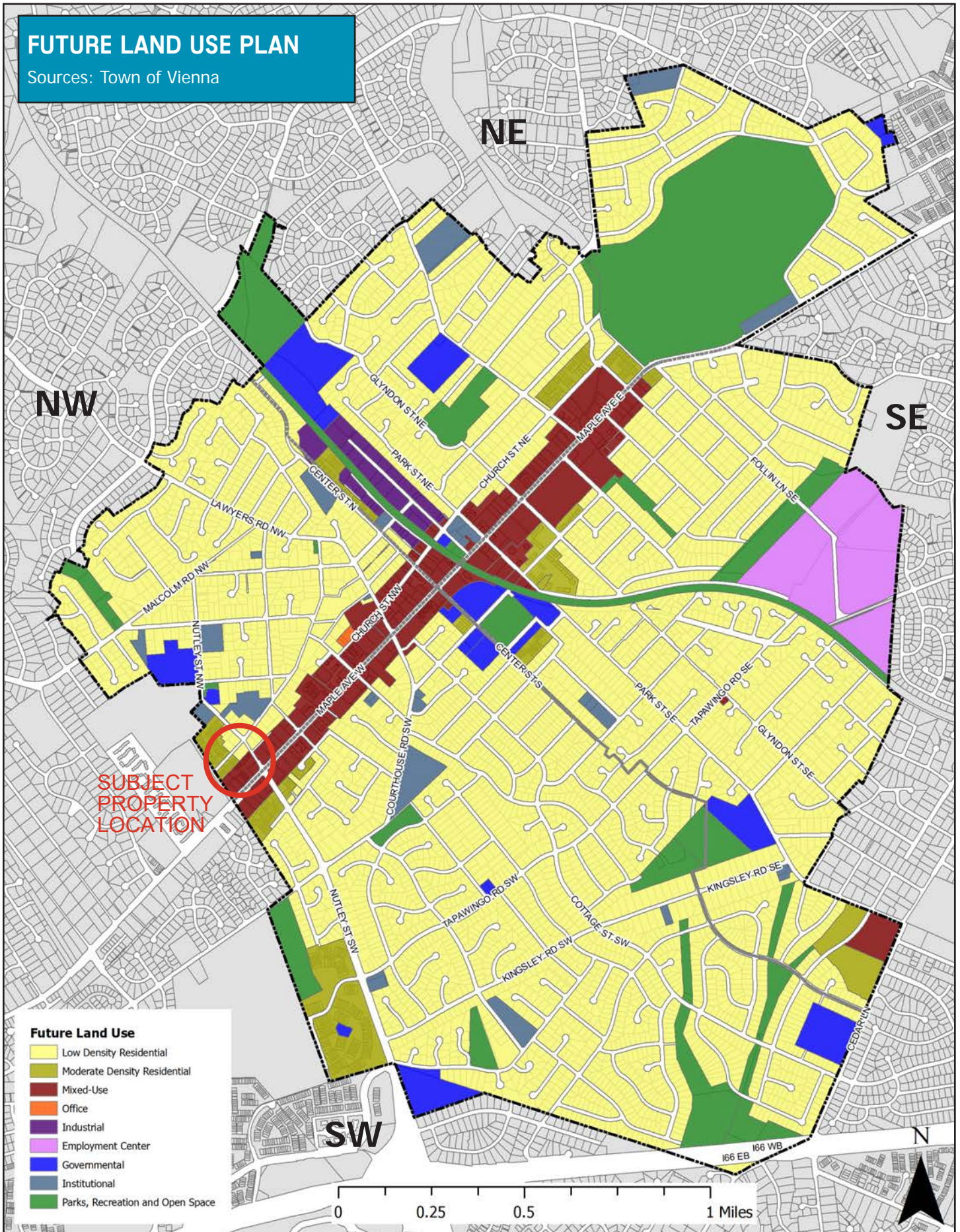
balance of land uses among commercial/industrial, residential, parks and recreational, and governmental/institutional uses.

Two key amendments to the land use map in the Comprehensive Plan update include the addition of two land use categories, mixed-use and employment center:

1. **Mixed-Use** land use category has been added to the plan to reflect the vision for the existing commercial areas to redevelop as mixed-use projects (versus just commercial projects). This will not only give developers more options but will encourage more active pedestrian-friendly streets in the downtown.
2. **Employment Center** land use category has replaced the “Industrial” land use classification for the Vienna Technology Park and more accurately describes the existing office land uses.

# FUTURE LAND USE PLAN

Sources: Town of Vienna



### Future Land Use

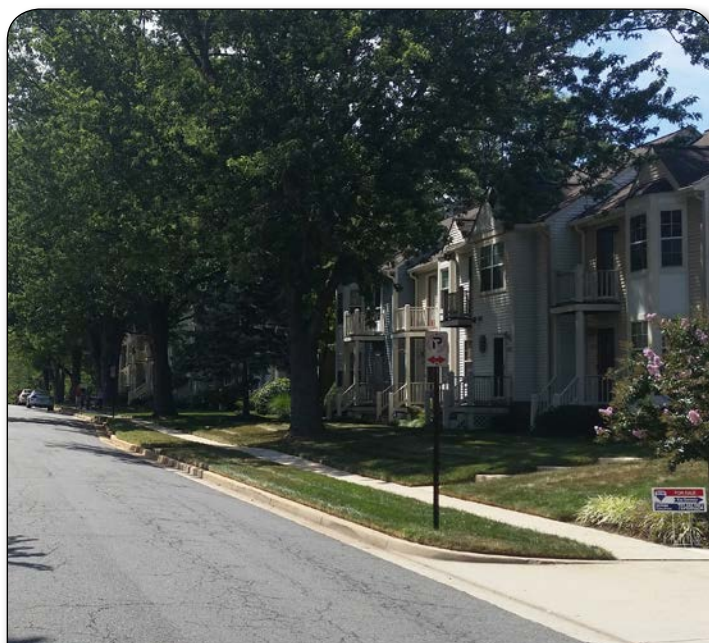
- Low Density Residential
- Moderate Density Residential
- Mixed-Use
- Office
- Industrial
- Employment Center
- Governmental
- Institutional
- Parks, Recreation and Open Space



### Objective 1 - Maintain the overall balance among residential, commercial, and industrial areas.

#### Implementation Strategies

- Keep the current residential zoning classifications and densities in effect.
- Where appropriate and necessary, and where established single-family residential neighborhoods will not be destabilized, consider townhouse or multi-family housing options to provide a transition between commercial and industrial properties and single-family neighborhoods.
- Land use for adjacent Town and county properties should, where possible, be coordinated and consistent.
- Monitor development patterns and revise the Town Code as necessary when development conflicts with land use objectives.



Condos located behind the Maple Avenue Shopping Center

### Objective 2 - Preserve established residential neighborhoods.

#### Implementation Strategies

- Promote and support historic and neighborhood preservation efforts.
- Maintain the Windover Heights Historic District.
- Allow the rezoning of assembled properties only when such action will not adversely affect established residential neighborhoods, and any impacts to public facilities may be mitigated.
- Encourage residents to maintain their property.
- Encourage and explore incentives for residents to improve their houses.



"Walk on the Hill" Event in the Windover Heights Historic District