

Town of Vienna Comprehensive Plan

Attachment 03



2015 Update

Adopted by Town Council on May 23, 2016
Amended by Town Council on February 3, 2020
Amended by Town Council on October 5, 2020



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



Employment Center Land Use

The Employment Center land use category covers the Vienna Technology Park in the southeastern quadrant. Employment Center (versus Industrial in the previous comprehensive plans) is a new land use category and encompasses large office buildings and campuses. This land use category is a more accurate description of the uses in the area.

Existing Uses

The Vienna Technology Park was designated and zoned CMP Industrial Park in 1961 to encourage the location of facilities that could meet design

criteria in a campus-like setting. The area is approximately 80 percent developed, and it includes the headquarters of the Navy Federal Credit Union, the Town's largest employer. Several other larger office buildings are also located in the area.

Navy Federal Credit Union is currently in the process of constructing a new annex building on Electric Avenue SE, across the street from its headquarters. The new building will occupy almost 235,000 square feet of professional office space.



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

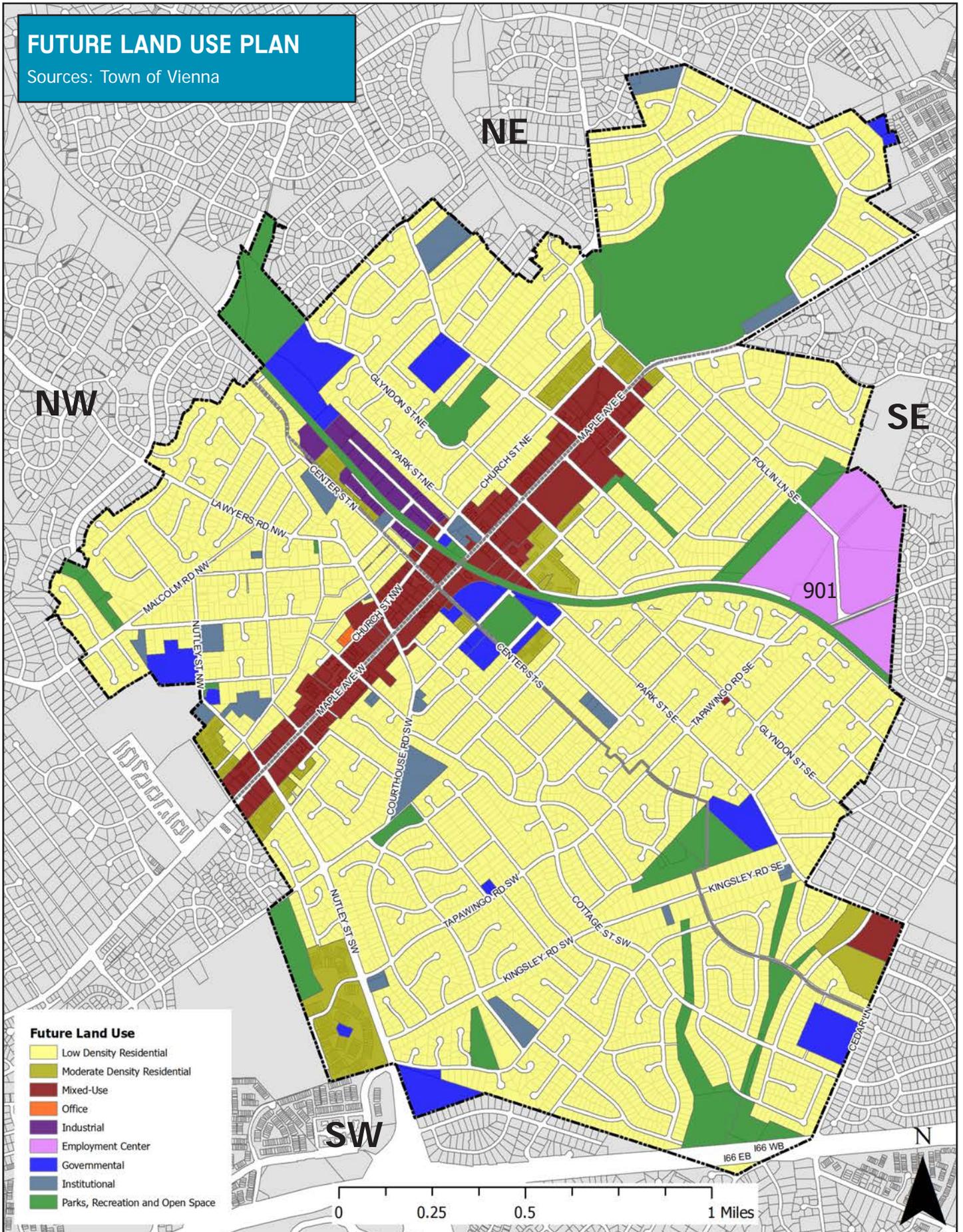
balance of land uses among commercial/industrial, residential, parks and recreational, and governmental/institutional uses.

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

Indicators

- **Maintain stability of established single-family residential neighborhoods**
- **Increase in number of affordable units, including increases in the number of condominiums and townhouses**
- **Increase in the number of MAC and Church Street Vision applications**
- **Increase in pedestrian foot traffic in the commercial corridors**