

TOWN OF VIENNA PLANNING COMMISSION

January 24, 2024

Recap

Planning Commission Meeting - December 13, 2023

- What is a comprehensive plan
- State Code provisions
- Summary of review work started and number of meetings and work sessions of the Planning Commission since 2021
- Staff directed to return with proposed work plan and schedule

Comprehensive Plan Review

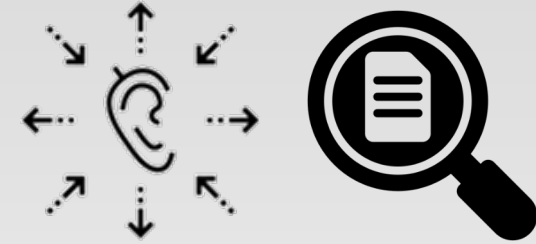
Group 1: Land Use Chapter & Economic Development Chapter

Group 2: Transportation Chapter & Community Facilities and Services Chapter

Group 3: Parks and Recreation Chapter & Environment and Sustainability Chapter

Proposed Process

Phase 1: Information Gathering



Phase 2: Compilation & Draft Development



Phase 3: Refine the Draft



Phase 4: Finalize the plan



Proposed Process

Phase 1: Information Gathering

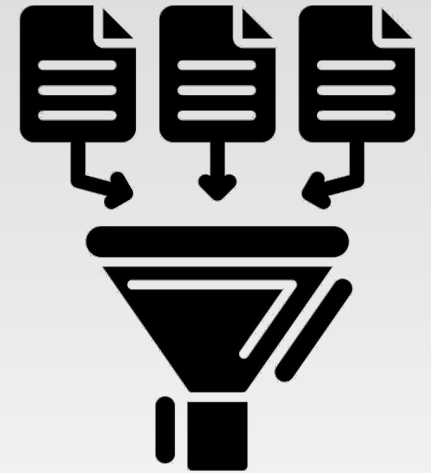
- Kick-off community meeting
- Input from Boards and Commissions
- Discussions with staff in relevant departments
- Data collection



Proposed Process

Phase 2: Compilation & Draft Development

- Staff brings together all input and organizes by element
- Planning Commission work sessions to review and provide staff with guidance
- Staff works with subcommittees to develop draft plan



Proposed Process

Phase 3: Refine the Draft

- Planning Commission reviews draft of entire plan
- Community Input meeting(s) to provide comments on the draft prior to formal hearings
- Planning Commission directs staff to make any edits based on community feedback and reviews draft for approval prior to hearing



Proposed Process

Phase 4: Finalize the plan

- Share the hearing draft of the plan with the community and advertise
- Planning Commission hearing(s)
- Planning Commission holds work sessions to review and direct staff to make any desired edits
- Planning Commission vote to recommend draft to Town Council
- Joint work session with Council and Planning Commission
- Town Council public hearing(s)
- Town Council work session(s)
- Town Council votes to approve and adopt; approve with edits; send back to the Planning Commission to make changes;....



Proposed Schedule

	2024												2025						
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
Phase 1: Information Gathering																			
Phase 2: Compilation & Draft Development																			
Phase 3: Refine the Draft																			
Phase 4: Finalize the Plan																			

Public Engagement

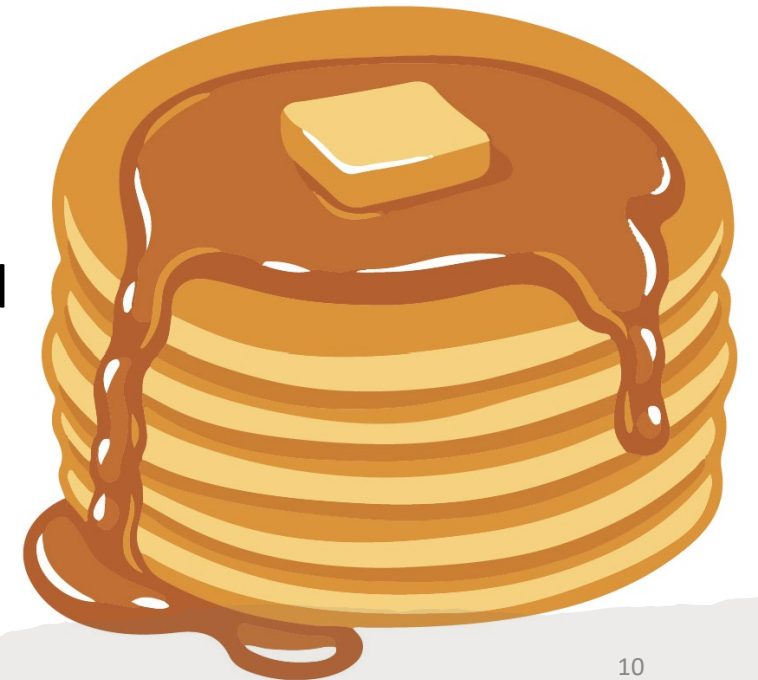
Public Hearing

Adoption

Phase 1 Public Engagement

“Pancakes with Planning Commissioners”

- Open House format at Community Center
- Late February – early March, Saturday starting at 10 am
- Boards around the room providing a summary of each current plan element
- Sticky notes around the room for comments
- Planning Commissioner and/or staff at tables to sit and listen to participants
- Pancakes encourage participants to attend and sit down to converse with others while eating
- Welcoming atmosphere for families



Stakeholders



Residents



Businesses &
Organizations



Board of
Architectural
Review



Conservation
and
Sustainability
Commission



Town Business
Liaison
Committee



Transportation
Safety
Commission



Vienna Public
Art Commission



Windover
Heights Board of
Review

Data Suggestions

☐ Community Profile

☐ Land Use

☐ Economic Development

☐ Transportation

☐ Community Facilities and Services

☐ Parks and Recreation

☐ Environment and Sustainability

- Population Historical Data and Projections (chart, Census and MWCOG)
- Age and Gender Distribution (chart, Census)
- Population Density (chart, Census)
- Percentage of Population by Ethnicity (chart, Census)
- Average Household Size (chart, Census)
- Percentage of Households by Type (chart, Census)
- Median Household Income (Chart, Census)

Data Suggestions

☐ Community Profile

☒ **Land Use**

☐ Economic Development

☐ Transportation

☐ Community Facilities and Services

☐ Parks and Recreation

☐ Environment and Sustainability

- Existing Land Use Map (map, TOV data)
- Current land use that conflicts with Future Land Use Map (map, TOV data)
- Housing Type by Decade Built (map and chart)
- Residential Lot Sizes (map and chart, TOV data)
- Housing Types (map and chart, TOV data)
- Housing Units by Type (chart, Fairfax County)
- Commercial Buildings by Decade Built (map and chart, TOV data)
- Real Estate Assessments (chart, TOV budget data)
- Average Assessed Value by Decade Built (chart, real estate assessments)

Data

- ☐ Community Profile
- ☐ Land Use
- ☒ **Economic Development**
- ☐ Transportation
- ☐ Community Facilities and Services
- ☐ Parks and Recreation
- ☐ Environment and Sustainability

- Office Market by class (chart, Costar)
- Commercial Vacancy Rate (chart, Costar)
- Shopping Center Leasing by Type of Tenant (chart, retail leasing plans)
- Office Lease Analysis (chart, Costar)
- Retail Lease Analysis (chart, Costar)

Data

- ☐ Community Profile
- ☐ Land Use
- ☐ Economic Development
- ☒ **Transportation**
- ☐ Community Facilities and Services
- ☐ Parks and Recreation
- ☐ Environment and Sustainability

- Road Network (map, TOV)
- Regional Trails (map, TOV)
- Resident and Worker Commute (chart, Census)
- Mode Split (chart, census)
- Vehicle Ownership (chart, Census)
- Commute Distance (chart, Census)
- Transit Coverage (map, WMATA, Fairfax Co)
- Sidewalk Network (map, TOV)

Data

- ☐ Community Profile
- ☐ Land Use
- ☐ Economic Development
- ☐ Transportation
- ☐ **Community Facilities and Services**
- ☐ **Parks and Recreation**
- ☐ Environment and Sustainability

- Public and Private Schools, K – 12 (map)
- School Enrollment (chart, FCPS)
- Cultural Facilities and Public Art (map)
- Public Facilities (map)
- Open Space and Parks by Type (map)
- Trails (map)

Data Suggestions

- ☐ Community Profile
- ☐ Land Use
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- ☐ Transportation
- ☐ Community Facilities and Services
- ☐ Parks and Recreation
- ☐ **Environment and Sustainability**

- Watersheds (map, Fairfax Co)
- Water Resources (map, Fairfax Co)
- Floodplain (map, FEMA)
- Topography (map, Fairfax Co)
- Soils (map, USDA-NRCS)
- Land Cover (map, VGIN)
- Tree Canopy (map, TOV)
- Solar (map, TOV)
- Electric Charging Stations (map, TOV)
- Greenhouse Gas Emissions (chart, MWCOCG)

Next Steps

Today:

- ☐ Confirmation of process and schedule

Post Meeting:

- ☐ Schedule Community Open House (Pancakes!)
- ☐ Coordination with Boards and Commissions to present at their meetings
- ☐ Staff begin collecting data