



# CHAPTER 9 IMPLEMENTATION





## Implementing the Comprehensive Plan

This chapter describes the series of tools and actions which will allow the Town to successfully implement the recommendations found throughout this plan.

### Zoning Ordinance

The primary way to implement the Comprehensive Plan is by updating and amending the Town's Zoning Ordinance (Chapter 18 of the Town Code).

Updates and amendments to the Code are approved and implemented by the Town Council, the Town's legislative body.

The Town should complete a comprehensive review and update of the Zoning Ordinance to incorporate standards as needed to implement the recommendations of this plan.

The following actions should be taken as they relate to the Zoning Ordinance:

- Codify incentives for preserving mature trees for redevelopment and infill development projects.
- Require inter-parcel access connections and shared parking entrances when possible, for commercial redevelopment.
- Allow outdoor dining as a by-right for restaurants in the commercial corridors.

### Other Ordinances

Aside from the Zoning Ordinances, there are other ordinances that will need to be updated and amended in order to implement recommendations included in this plan. These ordinances include the Subdivision Ordinance (Chapter 17).

The following actions should be taken as they relate to the aforementioned ordinances:

- Require a minimum of 10% tree canopy coverage for each individual lot in a subdivision and 20% for the whole subdivision.
- Require placement of utilities, including electric and cable, underground for any new or redevelopment project so that over time the Town can meet the goal of eliminating utility poles in the Town of Vienna.

### Coordination Efforts

Implementation of this plan will likely require coordination with local, state and federal agencies and jurisdictions. This includes Fairfax County, Virginia Department of Transportation and the Virginia Department of Environment Quality.

### Capital Improvements

Some of the recommendations will require the Town to update the Capital Improvement Plan. Examples include the following:

- Acquisition of land for and construction of a municipal parking structure.
- Acquisition of new parks to alleviate service gaps.
- Improvements and maintenance of existing parks.
- Construction of new sidewalks and bike paths/lanes and shared paths.
- Renovation and/or expansion of existing police station.
- Finish the implementation of the Maple Avenue streetscape project from Lawyers Road to the western edge of Maple Avenue.

### Comprehensive Plan Updates

Planning is the best proactive activity the Town can undertake to prepare for the future

based on best available data and trends. The Comprehensive Plan helps establish a framework for decision making, but must be a living, flexible document in order to be successful. The Town should monitor the success of the plan and benchmark its achievements but also note any areas that may need to be updated.

The Comprehensive Plan is long-term in nature and looks 15 to 20 years ahead. However, some recommendations of the plan may be achieved before that time period is over. Changes in development trends, local economy, or other unforeseen factors may also change the way the Town wants to vision the future. In such cases, the Town should complete and update the plan to keep the document relevant and applicable to the challenges the Town faces.

The Comprehensive Plan, as regulated by the state legislature, needs to be reviewed by the Planning Commission every 5 years.

### Special Studies

Several recommendations in this plan will require either Town Council or various Departments to initiate special studies. Studies should be initiated on the following:

- Market studies showing potential to develop Maple Avenue Commercial Corridor and Church Street Commercial Corridor.
- Central Business District Master Plan study.
- Design guidelines for commercial zones.
- Affordable housing in the Town of Vienna.
- Park Master Plans.
- Periodic updates to the Pedestrian Master Plan.
- Implementation of a Complete Streets Policy.
- Initiate a Maple Avenue Commercial Corridor study to examine intersection and roadway design as well as traffic control technologies and strategies.