

TOWN OF
VIENNA
since 1890

2026 Comprehensive Plan Update

Planning Commission
Recommended Draft
(Under Review by Town Council)

April 20, 2026

What the Comprehensive Plan Is (and Isn't)

IS



- Long-range policy guide
- State requirement
- Guidance for zoning, Capital Improvement Plan (CIP), parks, facilities, and other Town actions

IS NOT



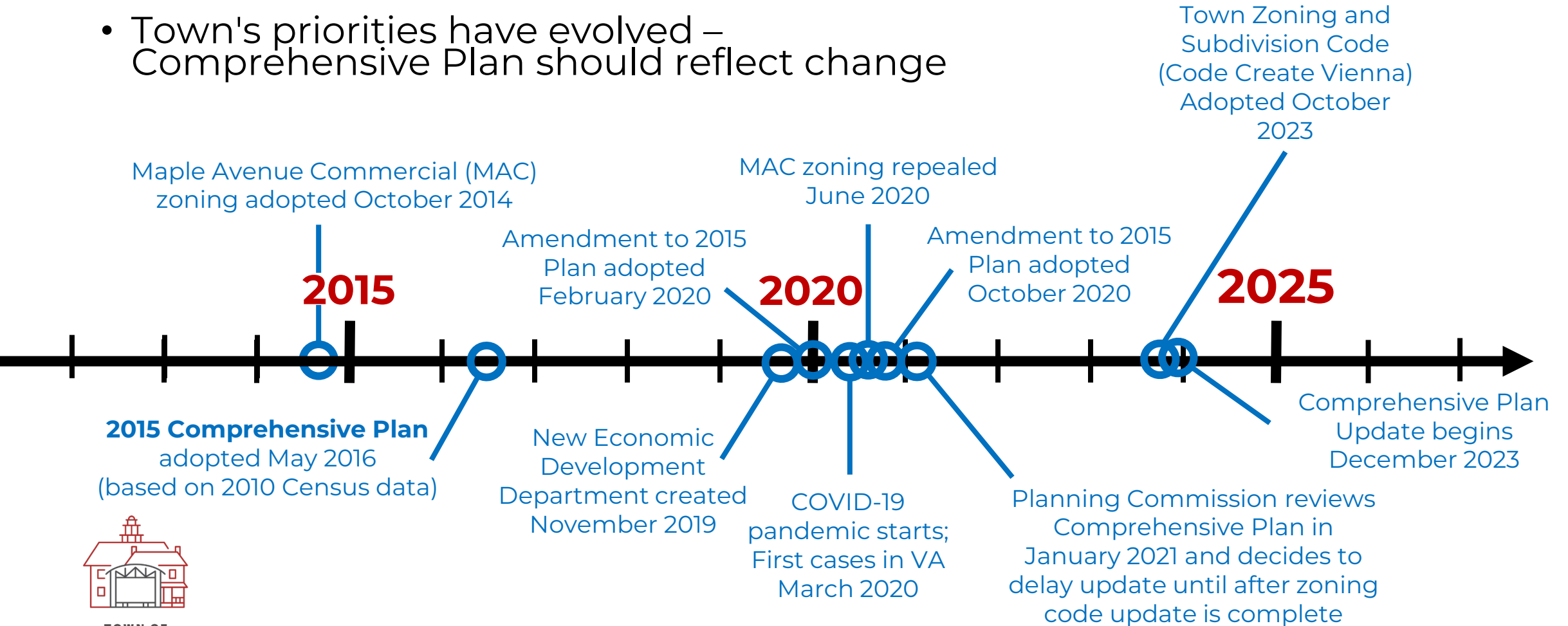
- Zoning or project approvals
- Approval/funding of specific capital projects
- Property-level or block-by-block analysis



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Why Update Now?

- State Code requires review every 5 years
- Town's priorities have evolved – Comprehensive Plan should reflect change



Planning Commission Recommended Draft Compared to Current Plan

2015 Plan (Current Plan) 2026 Update (PC Draft)

- More aspirational & less defined implementation
 - More descriptive and less directive on transportation, environment, parks, and facilities
 - Strong emphasis on Maple Avenue (MAC corridor), with supporting focus on Church Street and employment areas
- Clear policies, strategies, and approach to implementation
 - Town-wide approach
 - Targeted, context-sensitive mixed-use
 - Multimodal transportation + priority intersections identified
 - Stronger environmental focus (tree canopy, resiliency)
 - Economic development elevated (dedicated function and strategy)



How the Plan is Organized



PLANNING COMMISSION DRAFT 02.25.26

- 9 chapters
- Chapters 3 – 8 have
 - Vision
 - ↳ ○ Goals
 - ↳ ○ Policies
 - ↳ ○ Strategies
- Implementation
(progress report to track implementation of goals, policies, strategies)

Ch 1: Introduction
Ch 2: Community Profile
Ch 3: Land Use
Ch 4: Economic Development
Ch 5: Transportation
Ch 6: Community Facilities and Infrastructure
Ch 7: Parks and Recreation
Ch 8: Environment and Sustainability
Ch 9: Implementation
Appendix

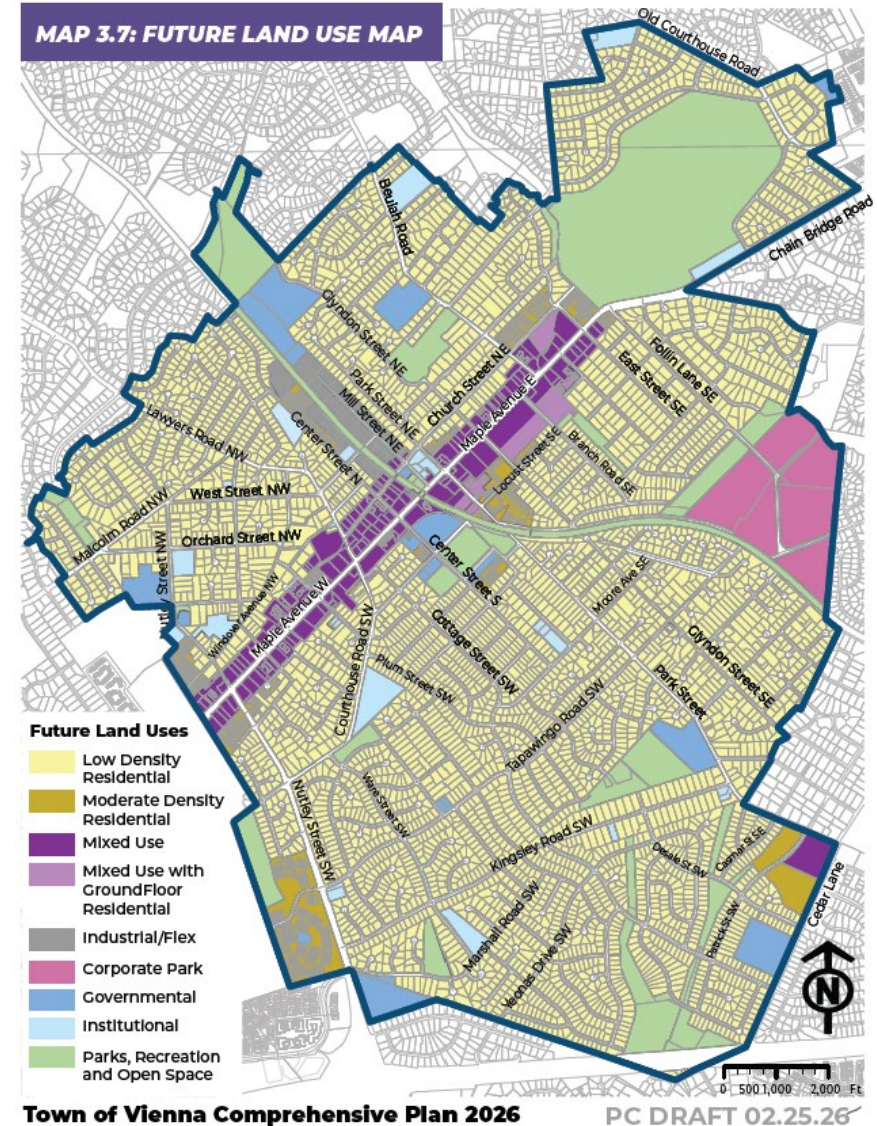


What the PC Draft Proposes for Land Use

- Retains single-family housing nature of Vienna
- Identifies potential locations for diverse housing types, but does not limit it to those locations
- Adds criteria for assessing rezoning
- Retains the Corporate Park area (name changed to match zone)
- Recasts Industrial zone as Industrial/Flex
- Identifies Special Planning Areas
- Recommends revisiting Church Street Overlay
- Calls for regular review and updating of zoning code, including for zoning enforcement



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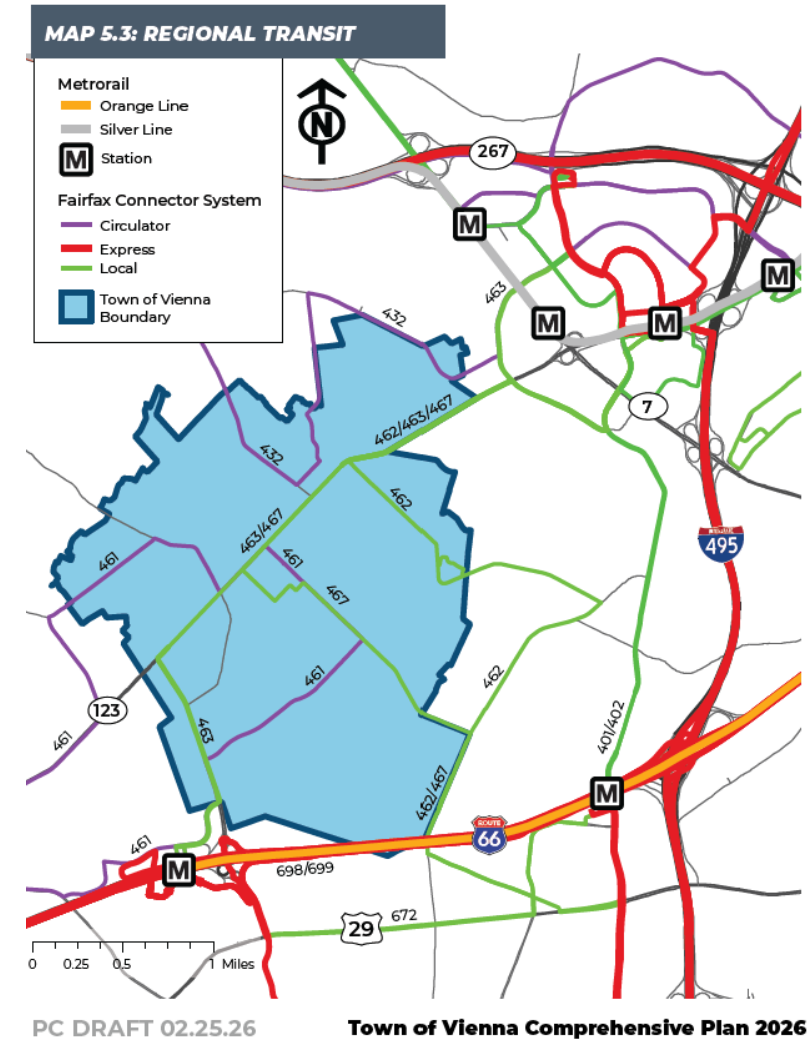
What the PC Draft Proposes for Transportation & Economy

■ Transportation

- Embraces safety as the highest priority
- Multimodal system (walk, bike, transit)
- Identifies priority intersections for further study

■ Economic Development

- Reflects the Town Council's economic strategy and the Department's existence
- Stronger focus on local business and placemaking
- Regional positioning (Tysons, Merrifield)



What the PC Draft Proposes for Community Facilities & Infrastructure

- Tied to capital planning + resiliency
- Identified need for better cell coverage
- Reflects updated State and other standards for water, stormwater, and wastewater
- Reflects need to improve functionality and working conditions in Town Hall and other Town facilities

MAP 6.1: TOWN OWNED AND OTHER COMMUNITY FACILITIES

TOWN OWNED FACILITIES

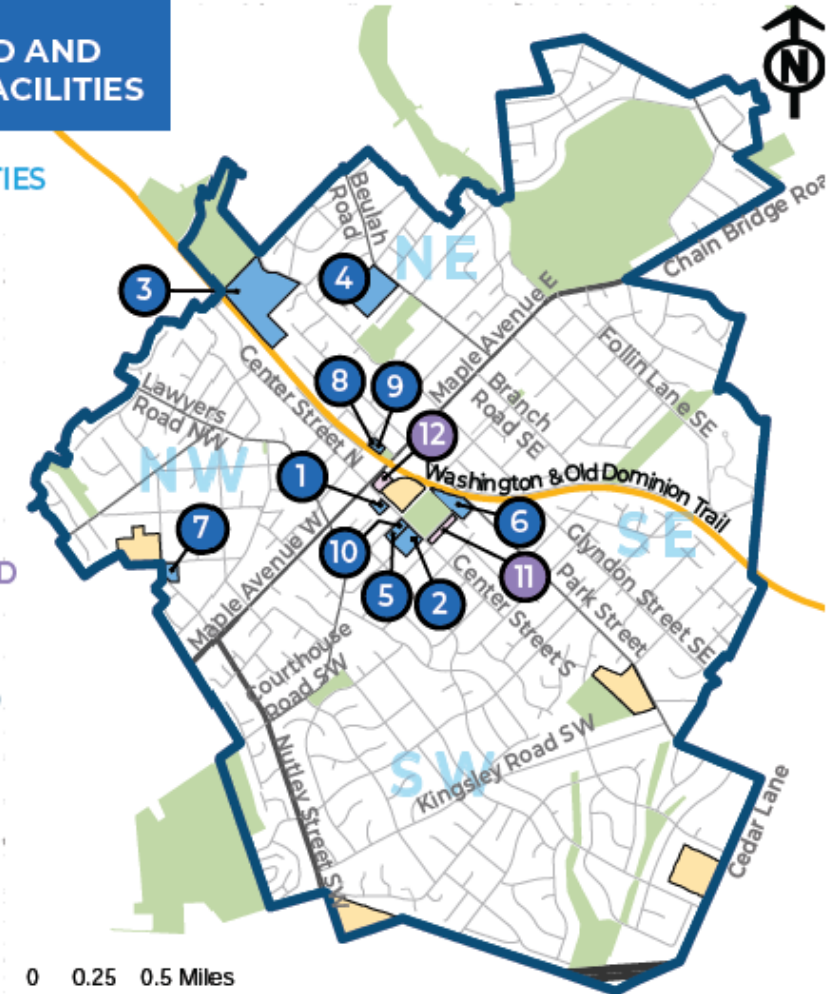
- 1 Town Hall
- 2 301 Center Street S
- 3 Northside Property Yard
- 4 442 Beulah Road NE
- 5 Police Station
- 6 Community Center
- 7 Nutley Street Property Yard
- 8 Freeman Store and Museum
- 9 Little Library Museum
- 10 Bowman House

FACILITIES NOT OWNED BY THE TOWN

- 11 Fire Station
- 12 Vienna Carter Library (formerly Patrick Henry Library)

■ Parks and Recreation sites (see Map 7.1)

■ School sites (see Map 6.2)



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What the PC Draft Proposes for Parks & Recreation and Environment

■ Parks & Recreation

- Guided by the “Our Plan to Play” Parks and Recreation Master Plan
- Strengthens W&OD Trail as a major asset
- Supports environmental stewardship and resilience through parks

■ Environment

- Elevates importance of tree canopy
- Recognizes importance of climate resiliency
- Addresses stormwater, water quality, and watershed management



What the PC Draft Proposes for Implementation

Action	Work Type	Lead Dept.	Completion	Status
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Goal 3: Integrate transportation with land use.

Metrics: • Percent of residential units within 4,000 feet of an Activity Center via street or trail network - 44% existing

• Pedestrian counts at key crossing locations (Reference 2012 movement counts)

• Number of new secondary and tertiary streets (public and private)

• Number of intersections without pedestrian crossings across all approaches and locations where distances between pedestrian crossings exceed 500 feet in Activity Centers

exceed 500 feet in Activity Centers

OUTCOME MM3.1: On- and off-street parking and curbside uses are effectively managed.

MM 3.1.1	Effectively locate, design and manage parking facilities to provide context-appropriate parking availability and accessibility to the surrounding destinations.	Base Work	Trans.	Ongoing	Projects that support this action include new signs indicating parking available at the Old Town Garage and TransitScreen information displays. Conceptual locations for public or shared parking facilities are included in the adopted Old Town Fairfax and Northfax Small Area Plans. The Old Town Parking Study is complete.
MM 3.1.2	Explore opportunities for reduced parking requirements in transit-oriented developments and activity centers.	Specific Project	CDP	2026	
MM 3.1.3	Enhance wayfinding and information, with an initial focus on Old Town.	Base Work	Trans., ED, CDP, P&R, PW	Ongoing	New signs indicating parking available at the Old Town Garage have been installed.
MM 3.1.4	Explore parking pricing and other parking management strategies for public parking spaces and facilities throughout the City.	Base Work	Trans.	Ongoing	The Old Town Parking Study is complete and does not recommend parking rates at this time. Future efforts may be needed Citywide.
MM 3.1.5	Explore the creation of parking management districts in Old Town and other Activity Centers to maximize parking resources while minimizing excess parking supply.	Specific Project	CDP	2028	The Old Town Parking Study is complete. Future efforts may be needed for other activity centers.
MM 3.1.6	Develop funding mechanisms to support public parking or other forms of access infrastructure.	Base Work	CDP	Ongoing	This action requires initial research by staff and/or a consultant. Staff intends on evaluating this through review of the Zoning Ordinance, recommended as part of Small Area Plans, in conjunction with analyses of parking management strategies in other actions. The recently completed Old Town Parking Study did not identify a future need for an additional dedicated public parking structure in Old Town assuming future development support by the adopted Small Area Plan and following current parking requirements. Future demand should be accommodated through shared parking.
MM 3.1.7	Develop travel marketing material to reduce the demand for long-term commuter/ employee parking in the City.	Specific Project	Trans.	2030	Initial discussions on travel marketing materials have occurred, though nothing additional is underway at the moment.

City of Fairfax 2035 Comprehensive Plan Implementation Guide Updates - July 28, 2025 23

- Plan establishes goals, policies, and strategies (Town Council adopts these as part of the plan)
- After adoption, staff develops an Implementation Guide
- Guide identifies:
 - Responsible departments
 - Timeframes (short/medium/long)
 - Ongoing vs. project-based work
- Used to track progress and support annual review (not regulatory or directive)



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Example from City of Fairfax

What is **NOT** proposed to change

Core values remain the same:

- Preserve single-family neighborhoods and traditional community feel
- Support local businesses
- Protect parks and open space
- Ensure safe drinking water and safe transportation systems



Important Takeaways

1. Land Use Approach Updated

Reflects current Town priorities and policy discussions
Removes outdated frameworks (e.g., MAC)

2. Transportation Emphasis Expanded

Builds on prior multimodal goals + adds focus on implementation and prioritization

3. Economic Development Elevated

From background topic → active Town priority

4. Stronger Environmental Emphasis

From compliance → resiliency, tree canopy goals + climate response

5. Incorporates Other Town Studies and Plans

Parks & Recreation Master Plan, Multimodal Plans, Parking Study, etc.

6. Implementation Framework Established

From ideas → accountability + tracking



Role of Town Council

1. Review the Planning Commission recommended draft
2. Receive and consider public input at the public hearing (May 4)
3. Make decision to
 - a) Adopt as presented,
 - b) Adopt with Council directed revisions, or
 - c) Send back to Planning Commission requesting revisions.



What questions or comments do you have?

Possible discussions:

- Does this plan reflect the Town's priorities?
- Are we planning for the community you want to see in 10–20 years?
- What's missing—
or what needs to be stronger?

