



Town of Vienna

Charles A. Robinson Jr.
Town Hall
127 Center Street South
Vienna VA, 22180

Meeting Minutes - Draft Town Council Work Session

Monday, April 20, 2026

7:00 PM

Vienna Police Department Community Room,
215 Center St. South

Joint work session with Planning Commission

1. Regular Business

A. [26-5534](#)

Joint Town Council and Planning Commission Work Session - Draft 2026 Comprehensive Plan Update

The Mayor called a joint work session of the Town Council and Planning Commission to order at 7:00 p.m to review the Draft 2026 Comprehensive Plan Update. All Council Members were present, joined by Planning Commissioners Matt Glassman, Jessica Plowgian, Steve Kenney, and Doug Noble. The Mayor thanked the Planning Commission for its work in preparing the draft and outlined the format for the evening's discussion. Planning Commission Chairman Matt Glassman provided introductory remarks, stating that the draft reflects several years of work, including subcommittee review, public outreach, and coordination with Town staff and boards and commissions. He noted that the draft places greater emphasis on organization and clarity, with content structured around vision statements, goals, policies, and implementation strategies to improve usability and public understanding. Staff, led by Director Levy, provided an overview of the Comprehensive Plan, describing it as a long-range policy guide required under state law to inform land use decisions, zoning, and capital planning. Staff noted that the current update reflects both the passage of time since the 2016 plan and changes in conditions, including evolving transportation priorities, increased focus on multimodal safety, housing affordability considerations, environmental priorities, and changes in retail and workplace patterns. Staff emphasized that the draft maintains the Town's core values, including preservation of single-family neighborhoods, support for local businesses, and protection of parks and open space, while incorporating updated policy direction where appropriate.

Staff reviewed the organization of the draft plan, noting that it includes nine core chapters, each structured around a vision statement, supporting goals, and associated policies and strategies. Staff explained that the implementation approach has been revised to allow for a future tracking system rather than embedding detailed implementation tables within the document. Key topic areas addressed in the draft include land use, transportation, economic development, community facilities, parks and recreation, and environmental sustainability. Staff highlighted updates including an increased emphasis on multimodal transportation and safety, identification of intersections for further study, alignment with the Parks and Recreation Master Plan, and expanded focus on tree canopy, storm water management, and resiliency.

Council and Planning Commission members discussed land use policies, including proposed updates along the Maple Avenue corridor. Staff and Commission members explained the introduction of areas designated as "mixed-use with ground-floor residential," which would allow consideration of residential uses in portions of redevelopment sites not directly fronting Maple Avenue. Discussion clarified that

such concepts would be implemented only through comprehensive redevelopment and future zoning actions. Council also discussed proposed criteria for evaluating residential rezoning applications, with general support for establishing a clearer framework, as well as the Neighborhood Mixed-Use designation, emphasizing the need to maintain compatibility with surrounding neighborhoods.

Additional discussion addressed housing affordability and diversity, including policies that build on prior Code Create initiatives such as mixed-use development and accessory dwelling units. Members also discussed potential future impacts of state-level housing policy and the importance of maintaining local control while planning for long-term changes. Other topics included economic development, infrastructure considerations such as wireless coverage, and alignment between the Comprehensive Plan and future capital planning. The work session concluded with discussion of next steps, including the upcoming public hearing and continued Council review of the draft plan.

2. Meeting Adjournment

The work session was adjourned at 9:57 p.m.

Draft