

TOWN OF
VIENNA
since 1890

Comprehensive Plan Update

Key Changes:
2015 Plan vs. 2026 Draft

Department of Planning and Zoning

What is a Comprehensive Plan?

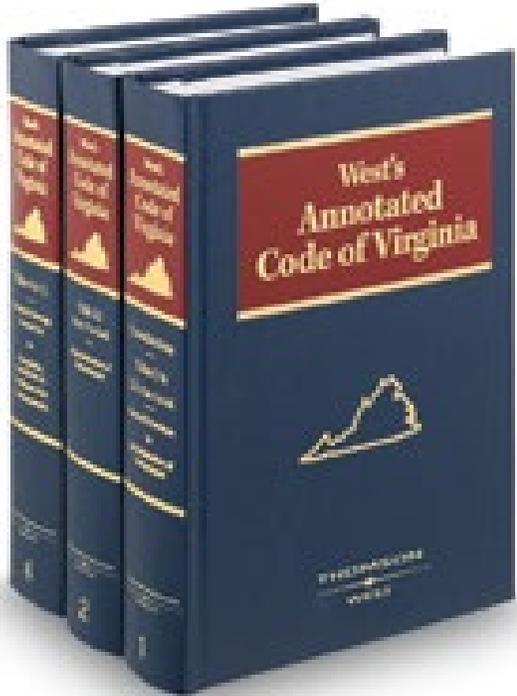
A comprehensive plan is a community's long-range guide for how it wants to grow and change. It sets direction for:

- Land use & development
- Transportation & mobility
- Natural resource protection
- Public facilities & infrastructure
- Housing, sustainability, and other priorities

It provides the high-level policy framework that shapes decisions over the next 20+ years.



Why have a Comprehensive Plan?



✓ **Required by State Law**

Virginia Code mandates every locality adopt and regularly update a Comprehensive Plan.

✓ **Defines the Community's Vision**

Sets the long-term direction for how Vienna grows, develops, and protects what matters.

✓ **Guides Decisions & Policies**

Provides a consistent framework for zoning, land use, development review, and capital planning.

✓ **Supports Future Investments**

Aligns transportation, utilities, facilities, parks, and infrastructure with community goals.

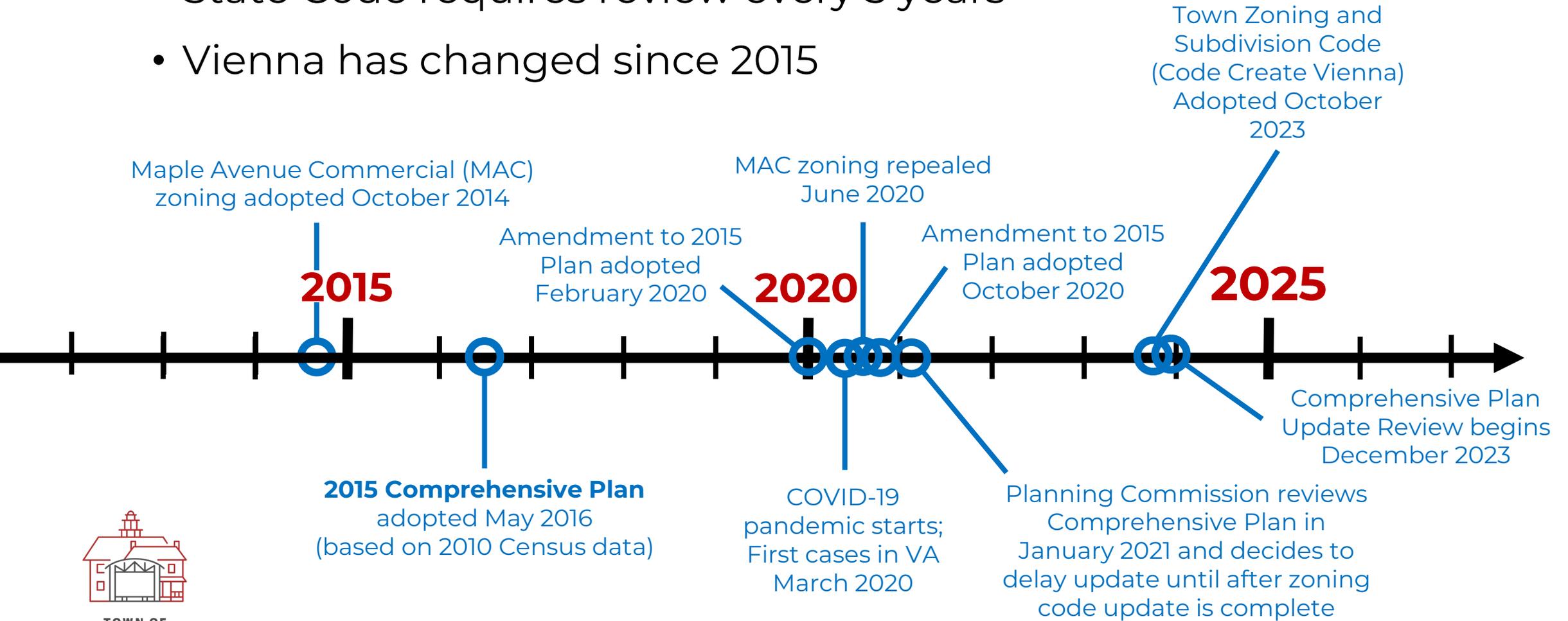
✓ **Keeps Pace with Change**

Responds to shifts in demographics, economy, redevelopment, and regional pressures.

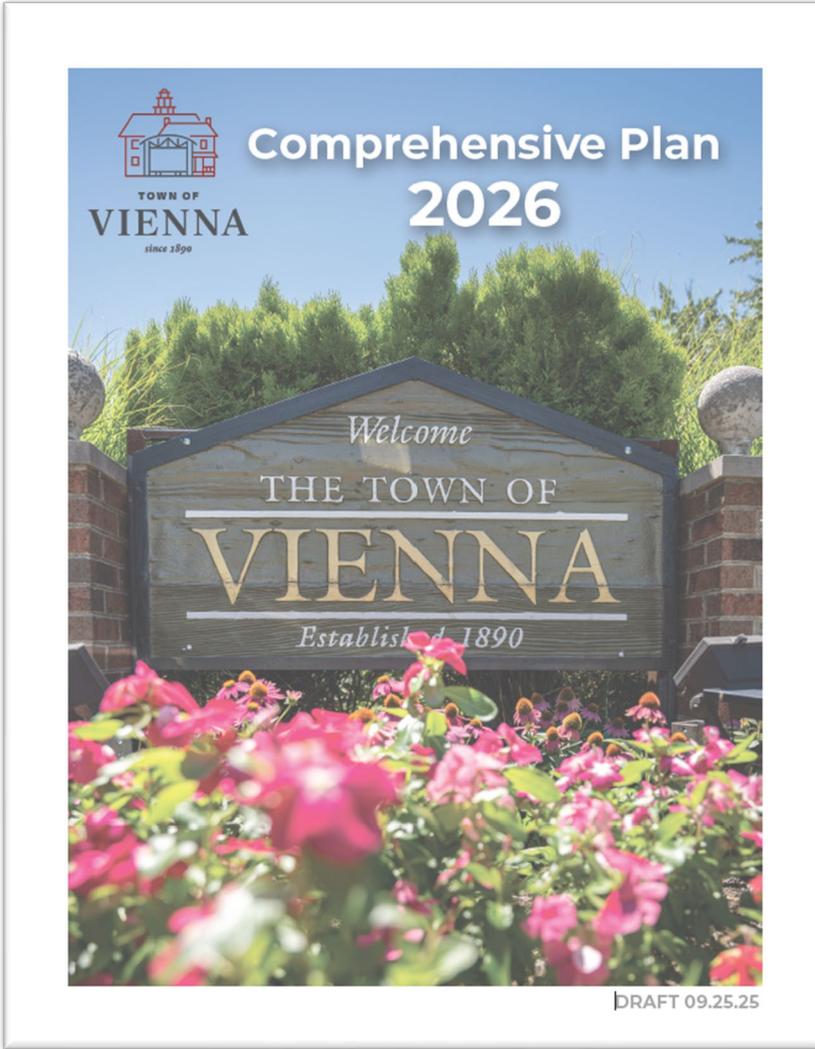
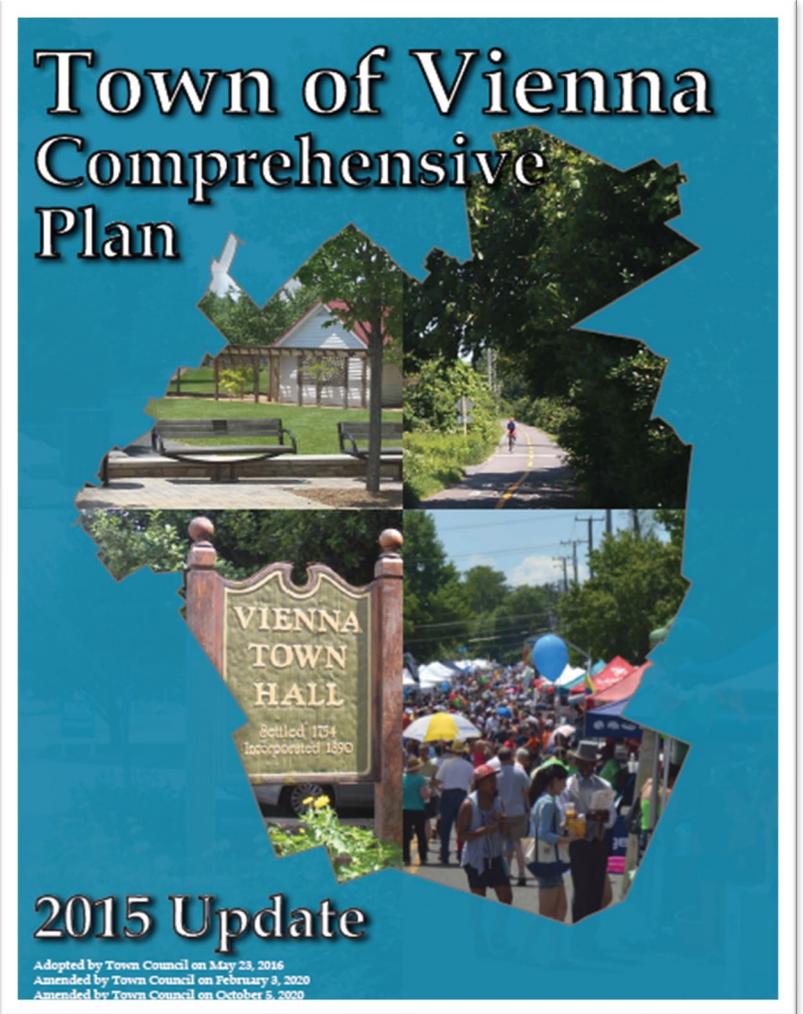


Why Update Now?

- State Code requires review every 5 years
- Vienna has changed since 2015



Comparing the Plans – 2015 Adopted vs. 2026 Draft



Comparing the Plans – High-Level

2015

- Built around Maple Avenue Commercial (MAC) zoning
- Descriptive rather than directive
- Based on 2014 town-wide survey and 2010 Census data

2026 Draft

- Reflects repeal of MAC & insights from Code Create Vienna
- New format for Goals, Policies, Strategies
- Shaped by extensive community engagement & updated state requirements
- Uses updated maps, graphics & 2024 demographics



How the Plans are Organized

2015

- 9 chapters
- Vision Statement for overall plan
- Goals, Objectives, Strategies, Indicators

2026 Draft

- 9 chapters
- Vision for each chapter
- Goals, Policies, Strategies
- New Implementation Guide (living document)



Land Use

2015

- Centered on Maple Avenue (MAC) redevelopment
- Transitional housing used only as a buffer
- Limited focus on housing diversity or affordability
- No policy direction on Corporate or industrial areas
- Special planning areas limited to Church St and Maple Ave

2026 Draft

- Code Create Vienna zoning framework
- New sections: housing affordability/diversity, corporate park, industrial/flex
- Special Planning Areas expanded (Church St, W&OD Trail, Windover Heights)



Economic Development

2015

- General business climate, small business retention
- Maple Avenue (MAC) redevelopment as primary revitalization strategy, with recognition of Church Street Vision
- No Economic Development Department
- Minimal reference to regional economic context
- No strategies around events, branding or placemaking

2026 Draft

- Aligns with new Economic Development Department and Strategies
- Recognizes Vienna's role in regional economy (Tysons, Merrifield, etc.)
- Supports business retention, recruitment & diversification
- Emphasis on placemaking, events, & tourism as economic tools
- Coordinates with updated zoning (Code Create)
- Addresses Maple Ave, Church St, Mill/Dominion, Corporate Park, & Cedar Lane
- Recommends revisiting the Church Street Vision standards while continuing vision



Central Business District

Legend

- Central Business District
- Maple Avenue Commercial Corridor
- Church Street Commercial Corridor

Sources: Town of Vienna

MAP 4.2: COMMERCIAL DISTRICTS



Transportation

2015

- Focused on Maple Avenue traffic and vehicle flow
- Parking addressed mainly through supply and counts
- Bicycle/pedestrian mobility based on 2014 resident survey
- No curbside management or street typologies
- Limited regional coordination beyond VDOT requirements

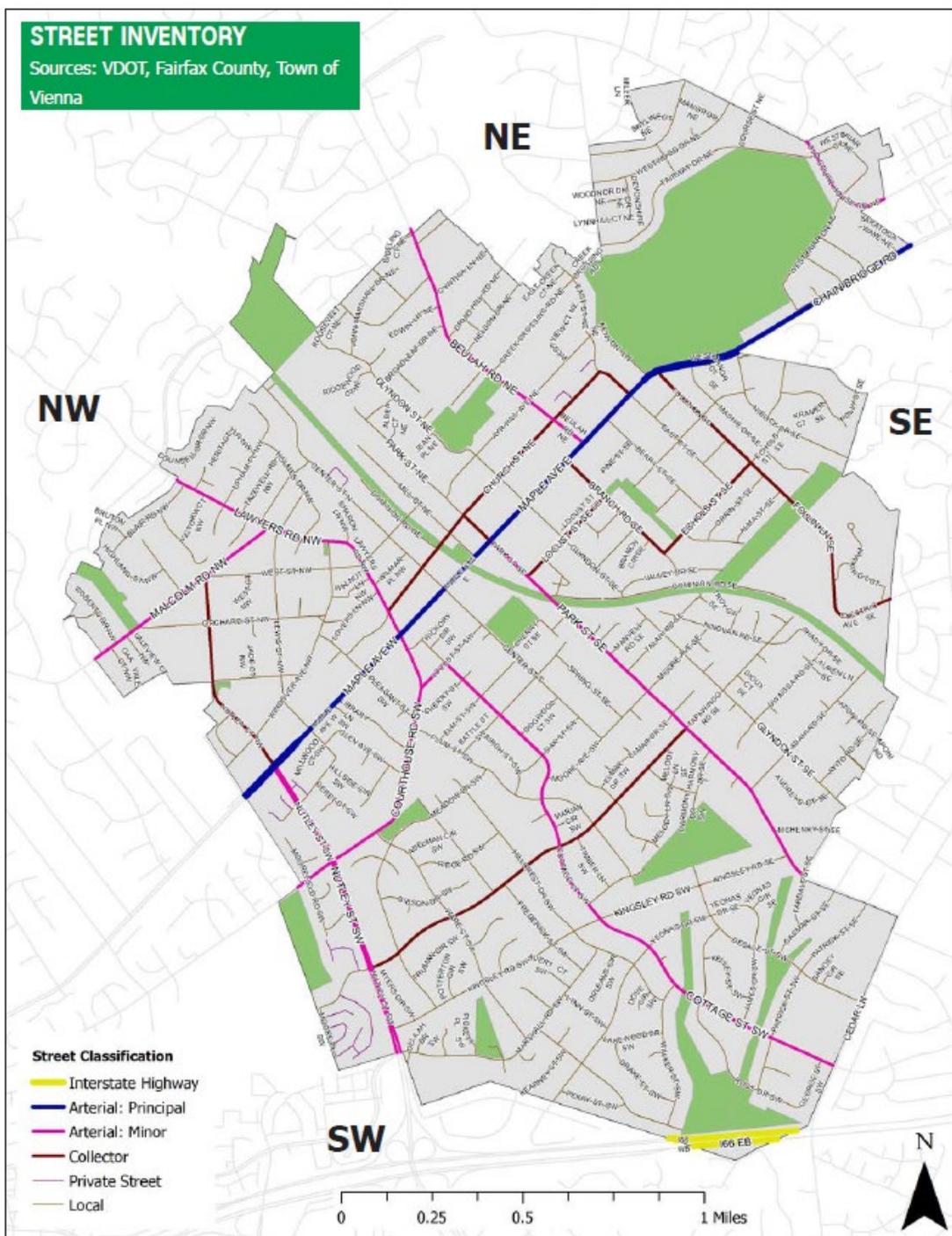
2026 Draft

- Uses updated studies for parking, traffic, and mobility
- Adds street typologies and complete streets framework
- Introduces curbside management strategies
- Prioritizes walkability, bikes, and sustainability
- Considers regional trends and multimodal connections



STREET INVENTORY

Sources: VDOT, Fairfax County, Town of Vienna



- Street Classification**
- Interstate Highway
 - Arterial: Principal
 - Arterial: Minor
 - Collector
 - Private Street
 - Local

MAP 5.1: STREET TYPOLOGY



- Arterial Retail/
Mixed Use
- Arterial Residential
- Neighborhood Retail/
Mixed Use
- Neighborhood
Principal Street
- Neighborhood
Minor Street
- Pedestrian & Bicycle
Priority Streets
- ⋯ Windover Heights
Streets
- - - Private Roads
- Windover Heights
- Buildings

DRAFT 09.24.25

Town of Vienna Comprehensive Plan

Community Facilities & Infrastructure

2015

- Focused on facilities, utilities, and schools
- Stormwater and infrastructure discussed in maintenance terms
- Telecommunications limited to appendix map
- Town-owned sites not mapped until later amendments

2026 Draft

- Adds broadband and telecommunications strategies for improved service
- Emphasizes stormwater resilience and adaptation to future weather events
- Includes detailed mapping and guidance for Town properties
- Treats infrastructure as part of long-term strategy, not just inventory



Introduction

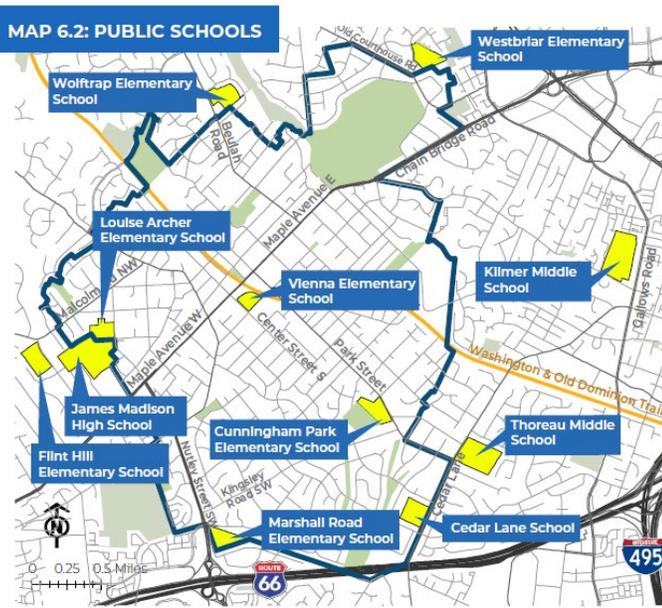
This chapter of the Comprehensive Plan discusses the public buildings and utility infrastructure and services serving the Town. Town residents, businesses, employees, and institutions depend on this infrastructure and the activities they support. Keeping facilities in good working order, modernized, and responsive to the Town's needs is crucial. Though Vienna owns and maintains some of its own facilities and infrastructure and other elements are provided by Fairfax County or utility providers, it is equally important that all are properly functional, which requires frequent collaboration between the Town government and outside entities.

Community Facilities

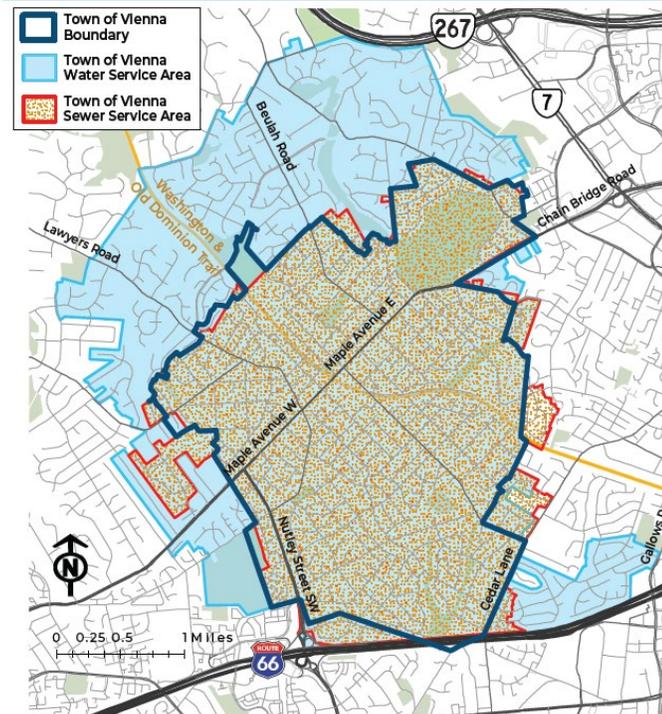
Town-Owned Facilities

The Town owns many properties that are used as workplaces and recreation sites or are being held until such a time as their future uses are determined. This section discusses some of these sites, and a map of all Town-owned properties and facilities can be found in Map 6.1 below.

MAP 6.2: PUBLIC SCHOOLS

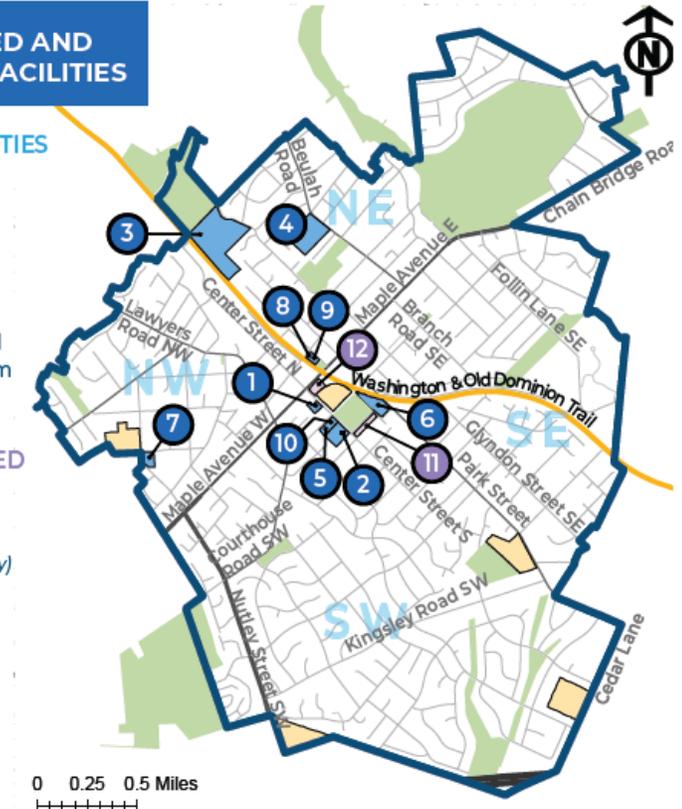


MAP 6.3: TOWN OF VIENNA WATER AND SEWER SERVICE AREAS



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)



Parks and Recreation

2015

- Cataloged facilities, programs, and participation indicators
- Descriptive inventory with limited future planning
- Minimal focus on natural resources or open space strategy

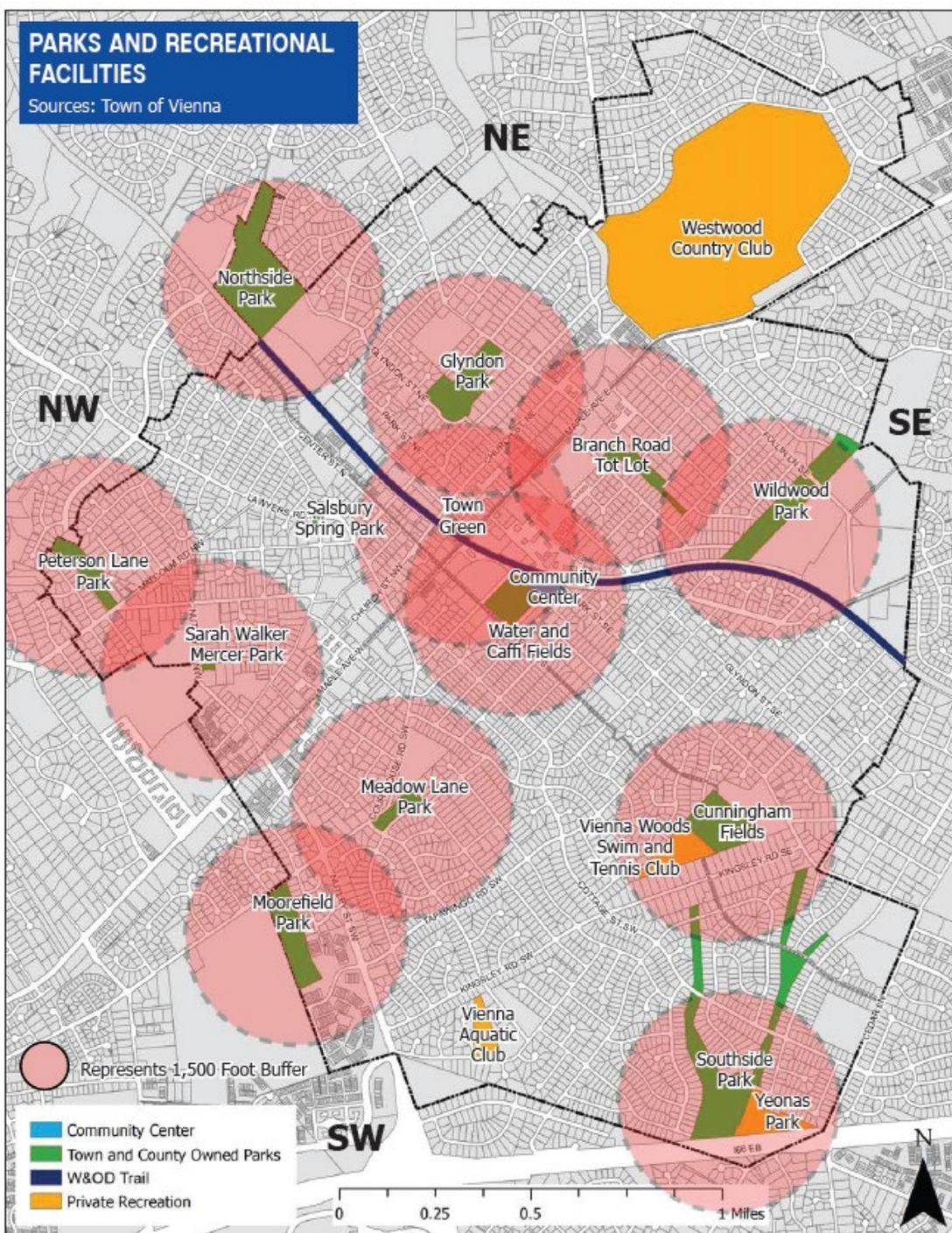
2026 Draft

- Builds on 2025 Parks Master Plan (*Our Plan to Play*)
- Introduces park typologies, events, natural resource management
- Emphasizes connectivity and community engagement



PARKS AND RECREATIONAL FACILITIES

Sources: Town of Vienna



Vienna Parks and Recreational Facilities by Typology

The Town of Vienna currently manages 262 acres of open space, including 11 parks that are owned and operated by the Town. To better understand the range and roles of parks within Vienna, these spaces, facilities, and amenities are categorized by typology to reflect their design intent, scale, and function within the community. This section is divided into two parts: first Town-owned and Town-managed facilities; and second, non-Town-owned parks and recreational amenities located within the Town's boundaries. These categories are outlined below and shown on Map 7.1.

MAP 7.1: PARKS & RECREATION FACILITIES BY TYPOLOGY



DRAFT 09.24.25

Town of Vienna Comprehensive Plan

Environment and Sustainability

2015

- Focus on stormwater, trees, air quality, and energy
- Compliance-oriented (e.g., Chesapeake Bay standards)
- Limited resiliency discussion; no climate adaptation framework
- Minimal programs, metrics, or implementation direction

2026 Draft

- Expands resiliency to include future weather uncertainty, infrastructure, ecosystems
- Adds sustainability programs, partnerships, and adaptation strategies
- Integrates environmental goals into land use, facilities, and transportation
- Emphasizes implementation, education, and long-term stewardship



Implementation & Accountability

2015

- Relied on existing tools: Zoning Ordinance, Capital Improvements Program, other ordinances, plan updates, and special studies
- No measurable goals, timelines, or accountability framework

2026 Draft

- Uses a living implementation matrix designed for regular updates
- Identifies responsible departments/partners and target completion timeframes
- Enables tracking, transparency, and accountability



Appendix

2015

- Glossary
- Resources and links by chapter
- Demographics
- Typology for Town Streets
- Parking Counts and Bus Ridership
- Telecommunications Map
- Environmental Features Map

2026 Draft

- Expanded Glossary
- Street Typology moved from Appendix to Transportation chapter for usability
- Environmental Features Map moved to Environment & Sustainability chapter
- Telecommunications policies identified in Community Facilities and Infrastructure Chapter for better policy integration
- Data-heavy content (e.g., ridership, demographics) now integrated into chapters rather than left in appendix



Why This Matters to You

Vienna's future doesn't happen by accident.

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



Your Voice Shapes the Final Plan

In writing:

- Scan the QR code to submit comments online
 - Email your comments to dpz@viennava.gov
- Comment deadline: Monday, Dec. 1, 2025, at 11:59 p.m.

In Person:

- **Planning Commission Public Hearing**
Wednesday, Nov. 12, 2025 • 7:30 p.m.
Vienna Town Hall Council Chambers
127 Center St. S

