



City of Manassas, Virginia
9324 West Street, Manassas, VA 20110

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City of Manassas Negotiates Land Sale for 21st Park

City of Manassas, VA . . . The City of Manassas is negotiating the acquisition of the former 20-acre Marsteller School property at 8730 Sudley Road for the city's 21st public park, which will include a future community center, athletic fields, open land, and a fire station. "In one transaction we were able to address multiple needs that have been identified in our community survey and long-term planning: green space/fields, an indoor community center, and a location for a future fire station. Community discussions and a space needs analysis will help us determine additional uses of the existing building," said Interim City Manager Douglas Keen.

The proposed \$9.9 million purchase from the Manassas Baptist Church, which bought the property in 2002, addresses a longstanding deficit of park and recreation facilities in the City. It also offers a cost-effective solution for indoor athletics and for the City's first community center, without the need to redevelop commercial real estate. The sale does not include Manassas Baptist's church building and surrounding six acres.

The former school facilities are immediately usable in a limited capacity. The addition of two diamond fields, a rectangular field, and an outdoor running track will help accommodate increasing demand and keep the City's commitment to provide fields for youth recreation leagues.

The purchase also provides an optimal location for the planned replacement of Fire Station 1 that will reduce response times to the northern side of the city, and bring public safety operations closer to UVA Health Prince William Medical Center.

Manassas Baptist Church will continue to operate its warming shelter, and can continue some programming during a transition period. The church's other essential services will relocate to its existing church building.

Planning and design for the new park facilities will begin immediately so that some outdoor programming may begin in the summer of 2024. The purchase is expected to be complete in July or August.

Funds for the purchase are being budgeted for fiscal year 2025, which begins on July 1st. A public hearing on the budget is scheduled for April 22nd.

Mayor Michelle Davis-Younger noted that the purchase is important not only to meet present needs, but for future generations. “I have long been an advocate for a community center in the City and am glad we have this unique opportunity to re-acquire a former public property in an important partnership with one of the city’s most historic churches. We will be able to offer more recreational opportunities and more open space as our residents have requested. We will also be able to keep everyone safer with the future relocation of Fire Station 1.”

Visit www.manassasva.gov/marsteller to track the project and provide input about future activities and programs.



The former Marsteller School property with a proposed location for Fire Station 1 and a Community Center.

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