

RECREATION ART NEIGHBORHOODS JOBS SERVICES  
PUBLIC SAFETY TRANSPORTATION BUSINESS SCHOOLS  
BICYCLING MUSEUM  
WALKABILITY EVENTS HISTORIC DOWNTOWN

# WHAT'S GOING ON IN MANASSAS?

SHARE YOUR VOICE. SHAPE YOUR CITY.

SWIMMING POOL UPDATES  
 TRANSIT STATION IMPROVEMENTS  
 PUBLIC SAFETY  
 PLAYGROUND IMPROVEMENTS  
 STREET VIEW IMPROVEMENTS  
 STREET VIEW IMPROVEMENTS  
 STREET VIEW IMPROVEMENTS  
 STREET VIEW IMPROVEMENTS

# 2021

## ANNUAL REPORT



## Community Development

## Message from the Director

On behalf of the Department of Community Development I am pleased to submit the department's Annual Report for the period of July 1, 2020 through June 30, 2021. The past year was another exceptionally active period of recovery and transition. Despite the ongoing challenges of the pandemic the department has supported the advancement and completion of significant private and public development projects and the Division of Parks, Culture and Recreation continued to provide beautiful spaces and quality programs for the community to recharge and reenergize.

In FY21 the department:

- Maintained plan and permitting operations during the COVID-19 pandemic and continued to remain available to homeowners and businesses for their various construction needs and questions.
- Completed upgrades to the City's permitting system allowing online submission of all plan and permit applications and electronic plan review.
- Completed permitting and inspection work for several major projects including The Landing at Cannon Branch (residential), Tru Hotel, Chantilly Air, and Fire and Rescue Station 21.
- Issued a temporary certificate of occupancy for the Micron expansion.
- Continued plan review, permitting, and inspections for the new Public Safety Facility, the Jefferson Square and Kings Landing residential projects, and the Harris Building addition.

- Continued implementation of the City's first Transportation Master Plan (TMP) and continued to seek funds for capital projects. Awarded \$1.2 million in transportation dollars for capital improvements.
- Continued Property Code Enforcement (PCE) goal of abating violations within 45 business days (94% success rate).
- Adopted new civil penalties for property maintenance code violations.
- Completed the Annaburg Park Master Plan.
- Completed and opened Lucky's Dog Park to the public.
- Advanced the Manassas Museum expansion and Dean Park Ph. 1 improvements into final design.
- Developed partnerships with Prince William County Public Defenders and Bar Association to provide a series of lectures that shed light on some lesser-known aspects of African American history in Manassas.
- Collaborated with MCPS and implemented Primary Source workshops for over 120 students. Through these workshops, students explore museum collection items and learn important visual literacy and critical thinking skills.

None of this progress would be possible without the hard work and dedication of the Community Development team. They are the true heart of this department and it is an honor and pleasure to serve alongside them each day as we strive to deliver exceptional customer service and beautiful places to live, work, and play in the City.

**Matthew D. Arcieri, AICP**  
*Director, Department of  
Community Development*

# Long-Range Planning

The *Long-Range Planning Division* is responsible for articulating the community's long-range vision for land use and implementing that vision through policies and ordinances, planning studies, capital project planning, and development review. The division is dedicated to improving the quality of life for City residents through appropriate land use policies and regulations while fostering a competitive business environment.

The focus of the Long Range Planning Division is to provide planning support for new development and redevelopment and to enhance neighborhoods and the supply of quality housing options through the implementation of the 2040 Comprehensive Plan. In FY21 the division completed work on the Annaburg Master Plan and began a comprehensive review of City housing policies in support of improving the affordability and quality of the City's housing stock.



In October 2020 the Virginia Chapter of the American Planning Association awarded the City of Manassas the Commonwealth Plan of the Year Award for its 2040 Comprehensive Plan.



*Pictured above is the adopted Annaburg Master Plan.*

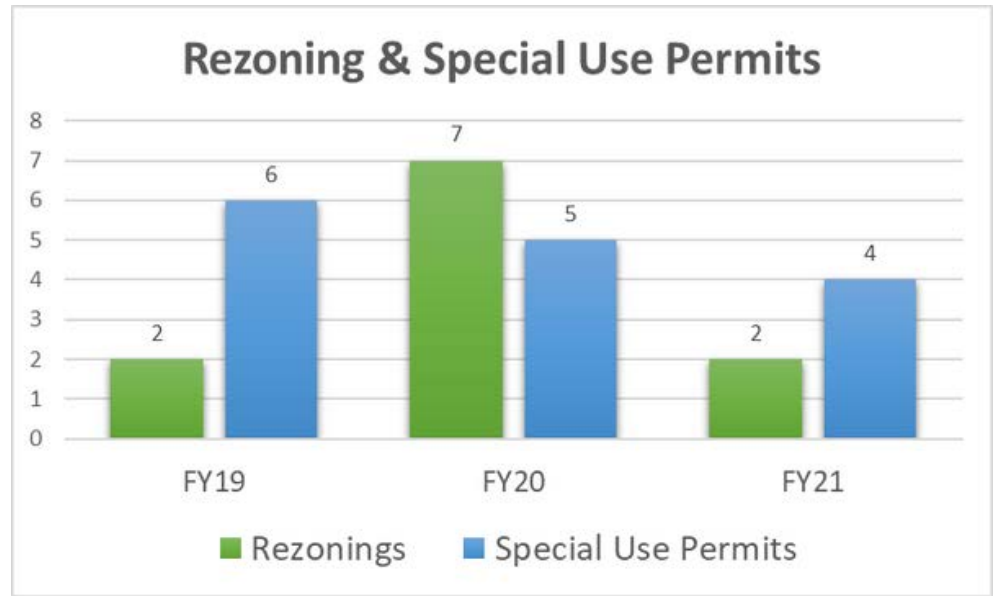
# Land Use Cases

Review of special use permit cases continued to decrease reflecting current market conditions. While only one rezoning, Van Metre Homes at Manassas, was under review in FY21, this project required significant staff resources and represents a significant private investment in the Downtown “South” area. This project complements City investments in the area including the new Public Safety Facility and Grant Avenue Streetscape project.

The Planning Commission met in eight regular meetings to act on land use cases. The Planning Commission acted on two special use permit cases and two rezoning cases recommending approval for:

- A special use permit and rezoning for a funeral home on Center Street.
- A special use permit for a medical care facility and an adult day care on Sudley Road.
- A rezoning for a town home community on Godwin Drive.
- A proffer amendment for an office building on Center Street.

In FY21, there were no cases before the Board of Zoning Appeals.



# Transportation Planning

This year the department secured grants that are funding existing CIP Projects to move those projects forward to completion. In FY21, a total of \$1.2 million in state and federal funding was awarded adding to an overall total of \$10 million in the last four years.



## Scooters:

The City's first shared mobility device permit was issued in April 2021. (pictured above)



## Bike Facilities:

- Supported the installation of 2.0 miles of new bike facilities to include bike lanes, sharrows, and shared use paths.
- Bike friendly station including 10 bike lockers, repair station, & air pump were installed near the VRE station in Fall 2020. (pictured above)
- Bike racks were installed in Spring 2021 at the new City library located at Wellington Station on Dumfries Road. (pictured below right)

## Events:

- Bike to Work Day May 2021 (pictured below left)
- Supported the City/NVTA/VDOT groundbreaking ceremony for the Route 28/Nokesville widening project.



# Development Services

*Development Services strives to provide thoughtful, knowledgeable, timely, and reliable plan review, permitting and inspections to the development community, property owners, other City departments, and other public agencies. They proactively monitor project progress and strive to resolve outstanding issues.*

## **Greg Bokan**

Land Development Manager/Zoning Administrator

## **Eric Lowe**

Building Development Manager/Building Official

The division reviewed **122 site plans**, issued **1,173 permits** and completed **2,881 inspections** in support of residential and commercial projects in FY21.

Work was completed on major development projects including:

- The division continued to support the \$3 billion expansion of Micron Technology Inc.'s semiconductor plant with plan reviews and inspections. The Micron project received its temporary Certificate of Occupancy in April 2021.
- The Tru Hotel project was completed in February 2021.
- The 40-acre 274-unit Landing at Cannon Branch residential community was issued its final occupancy permit in April 2021.



- APP Hanger No.5 at 10520 Wakeman Drive (pictured above) received their first permit in September 2020. The project was completed in June 2021 and is over 20,000 square feet.



- Chantilly Air at 10660 Skyview Terrace (pictured above) received the first permit in August 2019 and the project was completed in June 2021. The project consists of 68,000 square feet of hanger space and 30,000 square feet of office space.



Two downtown restaurant projects, both including rooftop dining, were completed this past year (*pictured above*):

- Battle Street Bistro at 9402 Battle Street remodeled office space to create a new restaurant. The project was completed in April 2021.
- Zandras at 9114 Center Street received a building permit in July 2020 and completed work in August 2021.

## Projects Under Development



- The Harris II Building Addition at 9117 Center Street (*pictured above*) received approval from the Architectural Review Board in March 2021. This project is under construction and will include a 4-story addition onto the existing buildings at 9117 Center Street and 9414 Battle Street.



- A new residential project, Jefferson Square, (*pictured above*) has begun construction on Prince William Street. The project includes 85 townhomes and 20 single family homes.
- Mariachi's Enclosed Porch at 9428 Battle Street was approved by the Architectural Review Board and has plans under review.
- A new office building and warehouse for Didlake at 8651-8661 Breeden Avenue has been issued permits and construction is underway.

# City Projects



- Fire and Rescue Station 21 on Dumfries Road received a building permit in November 2019 and was finished in April 2021.



- The new Public Safety Facility is under construction at 9608 Grant Avenue. The building permit was issued in November 2020.



- The newest branch of the Prince William County library system opened in Manassas City at 10104 Dumfries Road. The new branch received a building permit in August 2020 and was completed in January 2021.



- The new Manassas Customer Service Center at 9800 Godwin Drive began construction in Spring 2021 and opened in November 2021.



# Property Code Enforcement

Property Code Enforcement (PCE) staff is responsible for enforcing the City's nuisance codes, including tall grass and trash ordinances, the Virginia Property Maintenance Code, the Building Code for work without permits, and the Zoning Ordinance. This type of complaint-based and proactive code enforcement is critical to our city's neighborhood preservation and revitalization efforts.

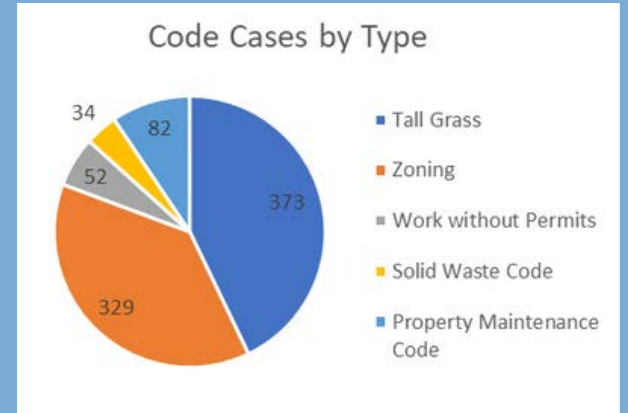
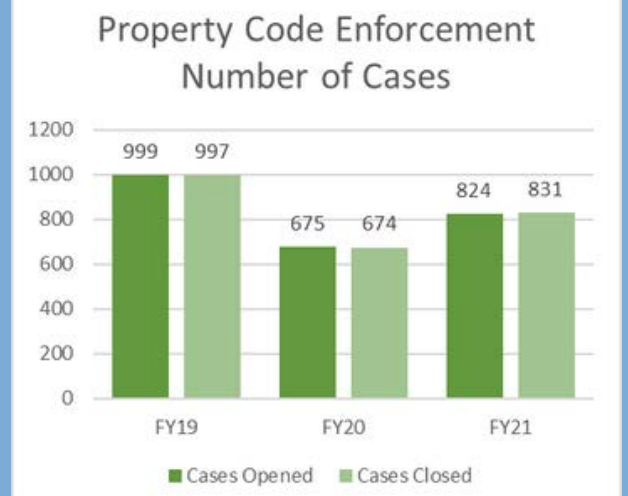
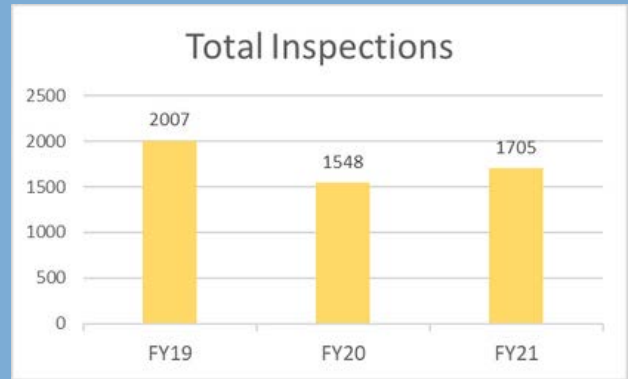
**Carlos Perez**  
**Property Code Enforcement Supervisor**

PCE maintains an aggressive goal that within 45-business days a case:

- Should be abated;
- Should be under an abatement plan; or
- Transferred to the City Attorney or Public Works for court action or clean-up.

In FY21, 94% of cases were abated within the 45-day goal. PCE focused its efforts on neighborhood maintenance issues, including tall grass and inoperable vehicles. Additionally, the division focused on abating blighted properties and properties with significant maintenance issues.

*Pictured on right is the Wagner House on the corner of Church and Battle Streets during and after repairs.*



Parks

Programs



Parks, Culture & Recreation

FY2021

Exhibits



Collections



Echoes

Recreation

# Parks



This year the parks continued to be a safe place for the community to recharge and reenergize outside during the pandemic. Lucky's Dog Park located in Dean Park did just that, opening as a place for all dogs and their owners to socialize and play.



*Dean Park Phase One improvements have moved into final design with construction anticipated to begin in Fall 2022.*

For the first time, the athletic fields became available, for online reservations by using the newly launched RecDesk software.

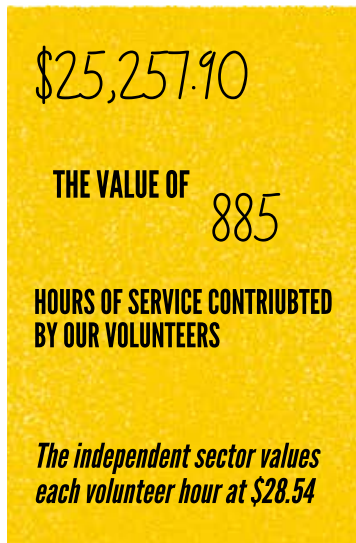
Finally, new message centers installed in the parks became a way to get the news out about COVID awareness and upcoming happenings in the Parks, Culture & Recreation division.



Phase One of the Jennie Dean Memorial update was completed in October with the dedication of the new statue and plaza.

Many local and state dignitaries were on hand to recognize and celebrate this achievement. Other amenities at the site include bronze reliefs around the base of the statue, benches, enhanced lighting, and an updated exhibit that provides information about the history of the school. More than 130 donors met the \$175,000 goal for the two year-long project. Work was also funded by a \$350,000 appropriation from Capital Improvement Project funds. Donors who sponsored benches and the five bronze reliefs were recognized on the City's Facebook page.

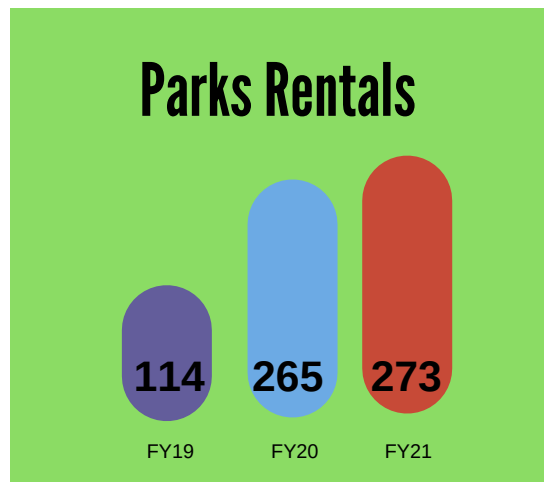
# Park Volunteers:



- \$25,257.90 = the value of volunteers serving 885 hours in the parks (Independent Sector rates the value of each volunteer hour at \$28.54)
- Eagle Scout Projects at Liberia House included a pedestrian bridge and two additional trail extensions
- 102 bags of trash collected during park cleanups
- Other park service projects included spreading safety surfacing on playgrounds, gardening, landscaping, and park inspections.



*Volunteers from Micron completed tree pruning and mulching at Mayfield Fort.*



## Other Notable Highlights:

- Harris Pavilion was refreshed with a new coat of paint and sun shades sporting the *Historic Heart, Modern Beat* logo.
- Baldwin Elementary School playground upgrades included rubber safety surfacing, sensory trail, new play equipment, and shade pavilions for outdoor classrooms.



# Recreation

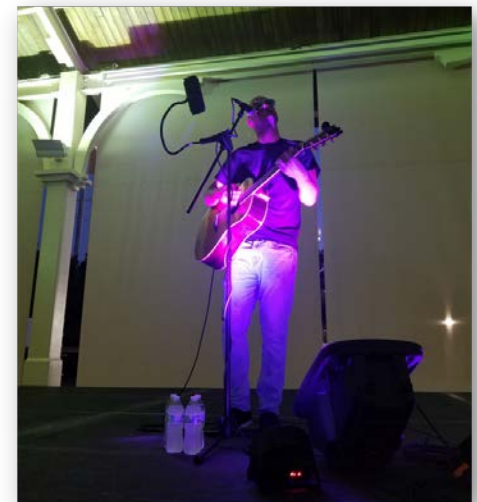
## Harris Pavilion:

A return to safe outdoor events meant another busy season at the Harris Pavilion. This venue hosted many of the long-standing events in the City, as well as many new ones that are here to stay! The Pavilion and the nearby train cars underwent a major renovation and repainting during the year with little impact to the overall use of the site.

With a new look and an eager public, the Acoustic Tuesday summer concert series resumed at the Harris Pavilion. This series brought 20 concerts and over a dozen unique artists from the Northern Virginia and Washington, D.C. areas to Manassas to play music before enthusiastic audiences.

Summer Sundays at the Harris Pavilion means big band concerts filling the streets with sound. 2021 saw performers such as the Prince William Community Band, Washington Balalaika Society, and Manassas Symphony play before large audiences. In addition to local groups, the City was honored to host some of our country's top military bands such as the U.S. Navy Sea Chanters and the 257th US Army Band.

Finally, on select Saturday Nights at the Harris Pavilion, top local favorite bands such as the Special Occasions Entertainment Group played before capacity crowds.



## Manassas Museum Expansion

In FY21, GWWO Architects and Capitol Museum Services were engaged to create dynamic spaces that will allow us to serve the community in new and exciting ways. The goal is to reopen in 2023 as part of the City-wide celebration of our 150th anniversary and the Museum's 50th anniversary. Designs for the museum include:

- Newly renovated exhibit galleries with displays designed to change regularly
- A special hall for book talks, lectures and other programs
- A new outdoor courtyard for gatherings, concerts and rentals
- An updated space for family-friendly programs



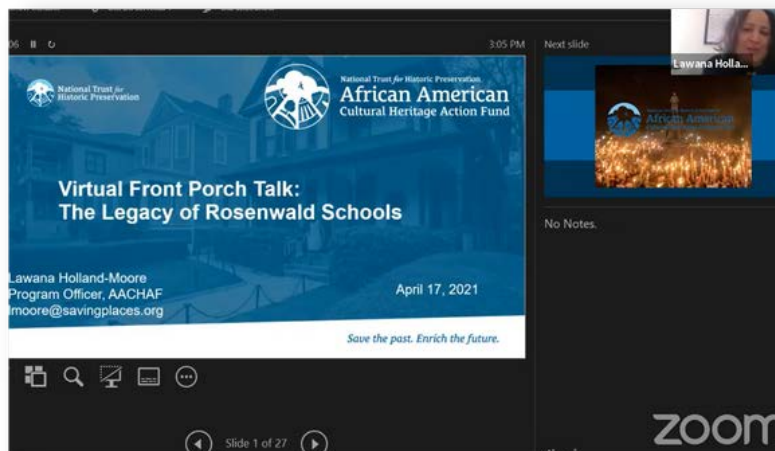
# Programs



This year, Museum programs transitioned back to in-person programming, while continuing some offerings online. The museum welcomed a number of esteemed guest speakers, including Joe McGill of the Slave Dwelling Project, Lawana Holland-Moore, Program Officer at the National Trust for Historic Preservation, and Bly Straube, curator at the Jamestown Yorktown Foundation, as well as local superstars such as Ken Moorman, author and owner of Jirani Coffeehouse.



*Joe McGill's Front Porch Talk at Liberia house was offered as a Facebook live due to the COVID-19 pandemic.*



*Lawana Holland Moore's presentation about Rosenwald schools included information about the Brown School in Manassas.*



*Due to Covid restrictions regarding indoor gatherings, Stories of Preservation and Progress talks were held as Facebook Lives during the colder months, giving us the opportunity to engage with speakers who would not normally be able to make the journey to Manassas. Bly Straube joined us from Jamestown Yorktown Foundation.*

## Other program highlights:



- Halloween programs continued to be popular with well attended programs at Manassas City Cemetery and Liberia House.
- Program staff gave away around 250 take-and-make craft activities related to objects in the collection through Museum at the Market, a monthly hands-on program at the Thursday Farmers' Market.
- In July 2021, the Museum kicked off an ongoing series of Zoom lectures focusing on African American history in Manassas for the Prince William County Public Defender's office and the Prince William County Bar Association.
- The Museum bolstered K-12 learning through bespoke in-person programs at the Museum and historic sites, as well as through our traveling education trunks.



- 1) Museum at the Market was an opportunity to showcase objects from the museum's collection while offering take-and-make craft kits for families.
- 2) Program Attendant Victoria Liantonio led Pod Programs for multi-family groups who were looking for educational, hands-on experiences to have in person during the summer.
- 3) Pam Pampe of the Virginia Quilt Museum spoke in conversation with Curator Mary Helen Dellinger at a very popular Stories of Preservation and Progress in June.
- 4) Pastor Savage of First Baptist Church spoke about the history of Black churches in Virginia at the September 2020 Stories of Preservation and Progress.
- 5) Downtown walking tours offered an educational and leisurely stroll through historic Downtown while highlighting the diverse history of the area.

6) Tours of Liberia house were popular and included an occasional guest appearance from historic interpreter John Meyers as Colonel Rice.



1



2



1 & 2) Pictured above from the exhibition *The Power of Play* with toys and entertainment from the mid-20th century.  
 3 & 4) Introduction section of *Manassas Faces* and one of the sections depicting individuals from the various groups represented.

3



4



## Exhibitions

The Museum offered three exhibitions in our galleries in FY21. *The Power of Play* focused on toys and other forms of entertainment from the mid-20th century. For this show, staff included pieces from the museum collection and partnered with local business Kerbobble Toys to create a visually rich and activity-filled exhibit. For the eighth year in a row, *Artistic Expression* led off the spring season. Created in partnership with Osbourn High School, this display featured the work of talented student artists. The final exhibit of the year was *Manassas Faces*. This exhibit was created by asking the community to nominate individuals who work behind the scenes in a variety of ways to make Manassas special. Of the 50 nominations submitted, staff chose 26 to feature on the wall while the rest were included in a video made specifically for the exhibit.

## Collections

FY21 saw an uptick in donations to the museum's collections that covered a wide range of topics from Civil War to the present day. There were fifteen donations from nine different donors, with all but one of these being local residents who wanted to support our efforts to preserve local history. Several great acquisitions that stand out from among the objects donated include nine propaganda posters from the World War II period and three protest signs left behind on the museum lawn after a social justice rally in the summer of 2020. In addition, the Museum Curator asked for and received two campaign signs from each candidate in the groundbreaking 2020 Mayoral race, and

documents related to the COVID-19 pandemic. These and the other objects acquired add nicely to the outstanding collection of materials in the museum's collection and position us to tell modern stories when we open our new exhibit galleries in the renovated building.



## Recognition

### With the Help of MAP, the Manassas Museum Met Its Changing Community's Needs

During FY21, the Museum was selected to participate in a Museum Assessment Program (MAP) through the American Alliance of Museums. Through the MAP process, museums gain perspective on how to improve core areas of operations, with a combination of guided self-reflection and close consultation with an expert Peer Reviewer. This most recent MAP study focused on Education and Interpretation and gave Museum staff a deeper understanding of how to meet the needs of our community.

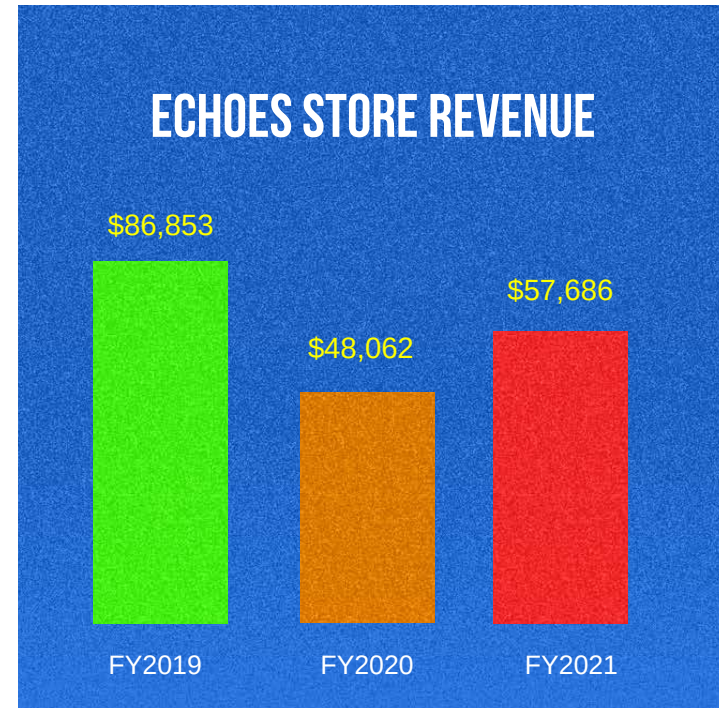


*Through two Museum Assessment Program studies, the Manassas Museum reversed a trend of diminishing relevance and reached out to new demographics.*

# Echoes

Echoes' revenue increased 20% in FY21 due to:

- Safely reopening the shop in July 2020 with extra cleaning and sanitizing measures to meet COVID-19 guidelines
- Additional promotions and sales including:
  - Two sidewalk sales in August and September 2020 and one in June 2021
  - Selling merchandise at each Thursday Farmers' Market at the Harris Pavilion, the Holiday Farmer's Market in December 2020, and the Lucky Dog Park opening ceremony
- Having the biggest sale weekend of the season on Black Friday, Small Business Saturday, and Museum Store Sunday totaling \$2400 - a 4% increase from Black Friday weekend 2020



*Echoes participates in Lucky Dog Park opening ceremony.*

## Other Echoes Highlights:

- Our inventory focuses on local products, made in Virginia or Manassas, and custom-made products and souvenirs. The inventory also includes more of the subjects found in the long-term and temporary exhibits.
- Echoes prepared to move the gift shop in FY22 to the train depot in the space next to the Historic Manassas Visitor Center by placing much of the gift shop's merchandise on sale.
- Weekly Facebook posts were added to increase knowledge of specialty products related to the season/occasion.



*Jennie Dean merchandise.*



*Danay Lewis, Business Services Supervisor, modeling items from the shop for a Facebook post.*



*Bowtie collection from Ellis Tie Company, a local company.*

