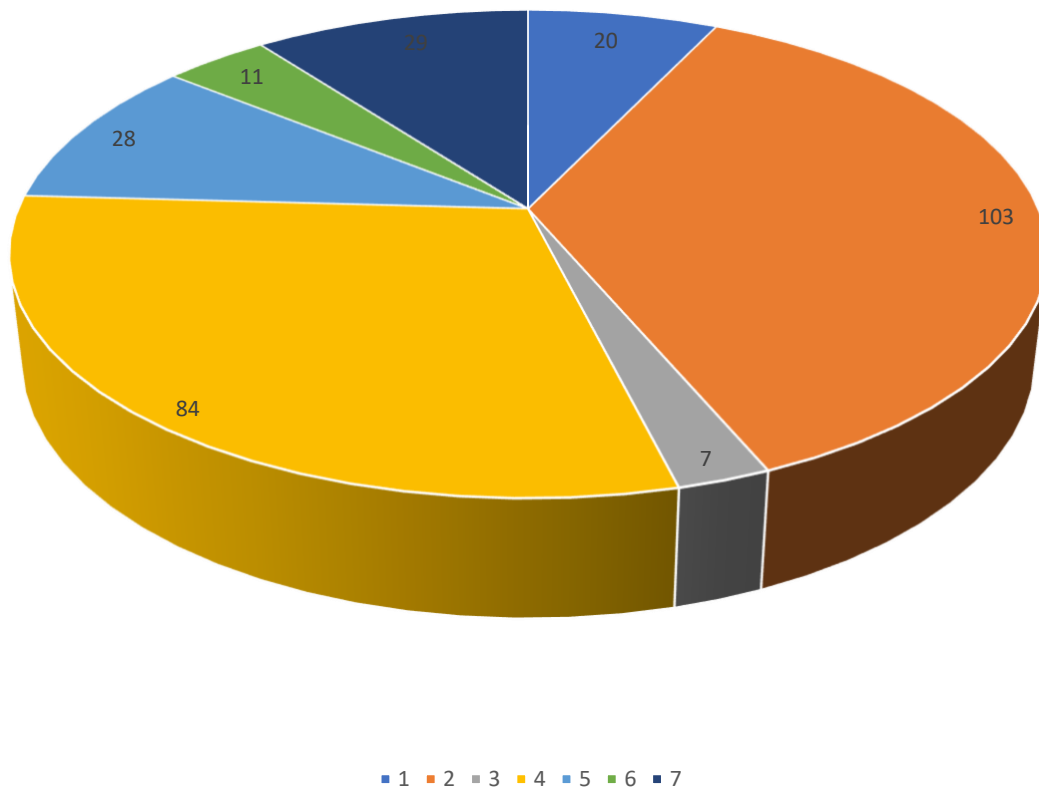


Olde Towne Inn Survey Responses



1. Residential (Apartments/Condominiums) / Residencial (apartamentos/condominios) (20)
2. Hotel/Boutique Hotel / Hotel/Hotel boutique (103)
3. Office Building / Edificio de oficinas (7)
4. Ground Floor Retail & Restaurants / Ventas al menudeo y restaurantes en la planta baja (84)
5. Public Facilities (meeting space/event venue) / Instalaciones públicas (espacio de reuniones/lugar de eventos) (28)
6. Parking Deck / Garage de estacionamiento (11)
7. Open space/Public Park / Espacio abierto/parque público (29)

Open Ended Comments:

The event facility should consume much or all of the ground floor. The upper floors should be a hotel and parking.

I suggest a food hall type space similar to Ballston Quarter, in Arlington

I understand the the minority-owned shops attached to the Old Towne Inn are under threat of eviction and/or demolition. Please give these businesses the opportunity to remain operational in Old Town Manassas. I began buying hemp oil from District Hemp Botanicals a couple of months ago and deeply appreciate the convenience of their current location, their customer service, and the relief I've experienced from their products. I would regret very much if their business became collateral damage from the city's redevelopment plans.

perhaps the purchase price of \$5.75 million was reasonable, however in my opinion the timing of the purchase did not make sense to me. Especially not having a pressing need for it. In the same envelope with utility bills was a slight monthly increase in trash pickup. Also, recently real estate assessments were significantly increased (meaning having to pay more taxes).

Will the city be creating a community board to offer assistance during the development of the new project, to ensure the new businesses and building design match the vision of the community?

Recommend we strive for an ROI that's commensurate with what is being paid for the property. A public park might look nice, but a small park shouldn't cost millions of dollars.

Manassas needs a good family oriented restaurant like the City Tavern that was in the Inn for many years. And please no more Hispanic restaurants. There are too many in the city. It is unfair to the ones in operation and dilutes their business.

I want District Hemp to stay in Manassas!

WE WANT DISTRICT HEMP BOTANICALS TO STAY IN THE HISTORIC OLD TOWN!!!!

I think Manassas needs to attract more unique small business and not chain business. Mix use would be best. Modern Hotel with small business and restaurants.

Please please please DO NOT tear down the other three businesses (District Hemp, Paqueteria Express, Flowers with Passion) on this block. Take down the hotel, and rebuild it, but displacing three minority-owned small businesses is fundamentally against what we stand for as a city and community.

"Lake Anne Plaza in Reston is an example of what I would like to see in this location. You could have townhouses or mixed use buildings of condominiums on top of businesses. These structures would surround an open plaza with a fountain or something architecturally interesting. Another related example would be the town square in Alexandria, where a large open area is surrounded by government offices.

A boutique hotel is an option, but I am not sure that the demand exists. Also, where would guests park?"

Reinvigorating the city block is great. Hopefully the existing small businesses are being taken care of and not just kicked to the curb. Manassas should attract unique small businesses and not chain stores and restaurants.

Have you visited the new Hilton in downtown Haymarket yet?

Anything but a parking deck. There is already more than enough parking

I'd love a mini walkable "square" with popular restaurants and stores similar to in Gainesville

"we already have residential apps/condos, office buildings, retail, public facilities (the pavilion), a parking deck, and open space (museum grounds) downtown.

assuming the demolition of the Olde Towne Inn, we will NOT have a hotel. Not even a bad hotel, like the Olde Towne was.

Please, see to it that a nice hotel is built Downtown"

Ground floor retail/restaurants with apartments above them.

"A nicely designed hotel with parking geared toward tourist and business travel. This would appeal to families wanting to visit our city and its many varied events. Additionally it would provide a, close spot for others needing to be near the courthouse complex , the municipal and public safety offices nearby as well as the Micron-Lockheed-BAE . The airport and battlefield and elsewhere.

The just steps away transportation options like Amtrak-VRE-Omnalink-Taxi

One thing to please keep in mind is in the design that should be carefully considered so as to be compatible with the traditional buildings that make Old Town so unique and cherished. Any remaining land on the parcel could be used for a small pocket park with benches for our cities guests."

"if building apartments/condo lower the property taxes that are way to high for the city or make more parking for old town for the events."

"I'm against the City purchasing this property for such a high price. These people forced the City Tavern out of it's premises there because they wanted to raise their lease. It wasn't a good decision for them and it left the City Tavern out of business for a long time.

I also think it is awful that the City is selling the Baseball field where generations of Manassas' children, I suspect low income children had a place to play and spend their time instead of being cramped into smaller areas like Georgetown South. Bad decisions in both cases."

Nothing residential. Too many cars and drain on school system.

I have numerous friends that come into town every year and they want to stay at the motel there cuz they are right in the middle of town and all the excitement. Leave it a hotel/motel and just modernize it. And improve the restaurant and reopen it.

Manassas needs a high quality hotel that fits in with the ambiance of Old Town such as the Hilton Garden Inn on Fayette Street in Old Town Haymarket.

"Please keep in mind that rent and utilities are drastically increasing for current residents every year, and certain types of redevelopment will surely increase those rates at a rate higher than the average YTY jump. A certain percentage increase is to be expected for a developing area, but when those percentages are significantly greater than average salary/wage increases, it prices out current residents who moved out to Manassas because they enjoy the community. If rental rates begin to match those of Fairfax, Woodbridge, and neighborhoods closer to DC, the benefit of living further away from the city will cease to exist. It is also important to maintain an area that is friendly for single adults wishing to live on their own (roommate free and without financial assistance from parents). Currently, one and two bedroom apartments are increasingly occupied by couples and families with several incomes, pricing out the single adult trying to afford to live and contribute to the community. This was not necessarily the case 3 or 4 years ago, when more single adults occupied the one bedroom apartments, and young couples were living in the two bedroom units (versus families with children). Our downtown area is becoming more vibrant and exciting for young adults to enjoy, but if those young adults are forced to live with several roommates to make ends meet, it isn't worth it. It's also an indication that families are struggling to afford buying over renting. Also consider the job opportunities in this area compared to the cost of rent. Development is exciting for current residents, but most of us commute because the job opportunities here do not match the cost of living. Part of the reason many people live in Manassas and are fine with lengthy commutes is cost-related. It's more affordable and the small-town vibe is charming. If affordability is no longer a benefit, many might choose to live closer to the city in which they actually work.

I'm all for redevelopment and invigorating the downtown area, I simply ask that all efforts are made to keep the cost-of-living from increasing too drastically over a short period of time. There's a balance between development and sustainable growth. We should aim for the latter."

I love the idea of a nice hotel and some parking for the hotel.

Ground floor retail/restaurants with apartments/condos upstairs makes the most sense to me. But the fact that you're asking this question after agreeing to buy the property for a price in excess of \$5 million with no apparent future plan is troubling.
Please no data center!!!!

I think a brand new hotel maybe a little more upscale would be a great addition to old town!
An outdoor gathering space surrounded on three sides by shops/eateries. See the Southbridge complex in Woodbridge or the spaces in National Harbor.

Pedestrian area with restaurant terraces or family areas or playgrounds
Please build an open space that can be used year-round for events, with playground like features(play domes, monkey bars,etc) to keep both adults and kids entertained.

4-5 story Hotel with ground floor restaurants and retail around the perimeter. Underground parking would be a bonus!

Would love to go for a higher end boutique hotel that's a part of the Marriott, Hilton or Hyatt chains to get people interested in Manassas. Ideally a couple of restaurant concepts with a higher end option and even a higher end whiskey bar. Would be SUPER cool to have an art gallery inside like 21c hotels have or a music space or something that would fit the overall vibe and be a destination for hotel guests as well as locals.

"If hotel - no to a place allowed to take in visitors sent from overcrowded shelters or those persons that shelters do not want. Maybe secured underground parking with some spots open for annual lease.
If park - consider the preteen, teen, young adult residents as the skate park was taken away from them, across from the Saturday Farmers Market, for the new school"

"Ladies and Gentlemen, it is a great honor to be speaking to you today about a vision that I firmly believe will transform the future of our city, Manassas. A vision that will make it the center of technology and education in the region, a hub for innovation, and a thriving university town. As we all know, the world is rapidly changing, and technology is at the forefront of this transformation. In order to remain competitive and relevant in this rapidly changing landscape, it is crucial that we invest in the education and training of our future workforce. And what better place to do this than right here in Manassas?"

Our vision to turn Manassas into a college town is not just a pipe dream, it is a necessary step towards progress. By partnering with a well-established technology school, we can provide our residents with access to quality education and training opportunities right here in their own community. This will not only benefit our future workforce, but it will also attract new businesses and entrepreneurs to the area, bringing with them new jobs, diversity, and opportunities.

Think about the impact this will have on the students. They will have the opportunity to receive a top-notch education, gain the skills they need to succeed in a rapidly changing world, and put those skills to work right here in their own community. This is truly a win-win situation for everyone involved. As we move forward with this vision, we must also address the concerns that some of you may have. Change can often be difficult, but we have seen the positive results of making a university central to a city in other communities, such as Athens in Georgia and Chapel Hill in North Carolina. And we can do the same here in Manassas.

The partnership with the technology school will bring with it the resources and expertise needed to revitalize old town Manassas and make it a hub for technology, education, and innovation. This vision will not only transform the future of our city, but it will also create a better tomorrow for generations to come.

In addition to the benefits of education and technology, a college town atmosphere will also bring with it a thriving cultural scene, a diverse community, and an increase in economic activity. The impact of a university on a city is far-reaching, and Manassas is poised to reap the benefits of this vision. So let us come together as a community and embrace this vision with open arms and a willingness to work together. Let us work to make this vision a reality. Together, we can shape the future of Manassas and create a better tomorrow for all of us.

In closing, I want to leave you with one final thought. Think about the pride you will feel when you tell your friends and family that you were a part of making this vision a reality. Think about the impact this will have on the future of our city and the lives of those around us. And then, I want you to close your eyes and imagine the sound of students walking down the streets, the smell of coffee and creativity in the air, and the feeling of community and growth that comes from a university town. This is our future, Manassas. And with your help, it will become a reality. Thank you -Andrew Cummins"

A combination park with some additional parking would be perfect! If it must be a parking garage, perhaps one with a park on the roof and designed to fit into the history of Old Town. Please please please don't let the ARB misread their rules to mean that whatever gets put there has to "look old." We'll end up with more cheap brick veneer. We can have nice looking architecture that fits the scope and scale of downtown without doing the faux old thing again.

"I have heard some like idea of affordable housing....absolutely wrong move if you want to increase revenue into the city. That area is prime for income producing properties.

Perhaps this is an opportunity for the city to increase its tax revenue/base and feel more comfortable appropriating the funds to the school board for the building they wish to purchase."

Hotel with a historic themed restaurant would be great.

There might not be enough room but I was thinking a convention hotel through the week and wedding venue on the weekend.

please do NOT build houses or office buildings there. Old Town needs more of the downtown feel and the ability to bring people in. Compared to areas like Old Town Warrenton or Fredericksburg, Old Town Manassas is struggling.

Good afternoon. A hotel/boutique hotel along the lines of the new Hilton Garden Inn in Haymarket would be wonderful. Hilton created a beautiful building aligned with the existing historic buildings with a fabulous restaurant. I believe a hotel would attract more visitors to stay inside the historic district. The visitors would support the local restaurants and shops especially during First Fridays and the many events the City offers throughout the year. Our City is also a central location with easy access to the Battlefield as well as Shenandoah National Park, local wineries and breweries. The City does not need more retail and/or residential space. The City has enough vacant spaces that I hope are rented/leased soon.

Thank you for finally getting rid of this eyesore and the people who are long term residents. I don't feel comfortable walking past there after dark.

Please do not put residences there. Another grocery store, or boutique shops would be more appreciated than more people living in such a small space. Not to mention parking is already hard there, adding more people would just make it so much worse.

We must have a nice hotel to encourage more visitors to old town. There should be some retail on the first level on church and center and the lobby area on main. As far as I am concerned there really are no other good options for that property. We desperately need this!

New hotel so family visitors of the Manassas city residents have a place to stay, as well as tourists. This would increase the revenue of all of our wonderful shops and restaurants, as well as the museum!

The fact that the owners wanted to sell to the City and allow for more input from the residents is amazing, but to have such a large plot in such a centrally located area is unlikely to happen ever again? Or at least not for many many years. So it is important that it is done RIGHT. Take time and go slow if needed to ensure that the best use for the plot has been selected.

A boutique hotel would strengthen Manassas as a destination city and increase foot traffic for small businesses, services and restaurants. There are no nice nearby hotels --- only chains out on the bypass. When families are celebrating graduation, weddings, anniversaries or any other notable events, there is no where in the city to stay! It is the perfect addition to create a more vibrant downtown. The existing buildings need to be demolished so the block can be redeveloped.

Manassas does not have enough affordable / workforce housing. It is so important that folks can live where they work. This includes law enforcement and teachers as well as folks on the lower income scale I think a hotel that mirrors the style of The Cannon House that was in Manassas in the late 1800's early 1900's.

More public parking needed in old town for residents too. As a blue permit holder, living in old town with no private parking, it's frustrating that those lots are closed so often during events, especially when we've paid for the permits.

I'd love to see maybe a suitable 3-4 story hotel downtown to accommodate visitors in Old Town Manassas! All of the hotels in the city are on the outskirts of town, I'd love one in that exact spot to welcome tourists.

Please don't build anything high rise! Keep the Old Town charm!

"Having a boutique hotel might be a good idea for Old Town, as it is walkable to the train station. There could even be an upscale restaurant inside. A mixed-use building might be good too- retail/restaurant on bottom floor, offices and residential on top floors.

I like the idea of a public park and a green or open space, but I completely understand that it cost millions of dollars to purchase the property and a park or open space would not earn enough money back for the city. I'm still curious how Annanburg Manor will develop, but I do love the open space.

I would still like a more accessible playground for toddlers and the disabled. There are parts of some playgrounds that are accessible but they are a bit lame and I have seen kids in wheelchairs go to that one part and turn around, like the ramp at Stonewall. Obviously this idea wouldn't need to be at this location, but it would be cool. It could even have a historic or civil war theme or something.

Having green space would just be ""nice."" Or, maybe it could be a hotel/office/whatever building with a courtyard or some smaller open public green space as part of the footprint.

I would prefer it not be parking, unless there's a way for underground garage parking. I just feel the location is so nice in the middle of town, it would be better as something other than only a parking lot or garage."

Build 5-story structure adjacent to West Street, stepping down to 3-story structure next to Main Street - with open space at corner of Center and Main.

We need more retail options. A Whole Foods, Wegmans or Trader Joe's would be great! Also, a gym or other multi-use retail.

Years ago, there was a nice meeting room in the facility. I attended several events there and was pleased with the service and facilities. There is no public place that I know of in Manassas that can house groups of 50+. As a result, one of the organizations I am a member of meets in Gainesville at Heritage Hunt Golf and Country club because it is the most convenient for members. We have several members who live in the Dumfries/Woodbridge/Triangle area who must travel clear across the county for our meetings. Manassas would be much more central.

No service industry (bank, insurance) at street level. Any hotel should include associated parking either below ground or in a small form parking garage. Architecture should complement Old Town but not necessarily mimic Old Town to allow for a mix of modern and traditional aesthetics.

"It seems like we already have nice outdoor spaces with the museum lawn, the pavilion, and updates to Annaburg Manor nearby.

Research shows that small towns with strong economic performance share several key traits, such as travel, tourism, and recreation as key industries; the prevalence of professional services; a culture of entrepreneurship; and research universities and 4-year colleges.

I've included some additional ideas below:

-Focus on elements of Manassas that make it unique (historical). For example, very little occurs with the nearby historical buildings like the courthouse. There is a really outdated sign in front of it that makes it look rundown and cheap. Why not focus on adaptive reuse? For example, host ghost tours or murder mysteries, turn it into a hotel, turn it into an art gallery, turn it into a high-class restaurant, or a bed and breakfast.

- Host Innovation labs
- Foster local business
- Partner with GMU

Below are some links that may be helpful.

<https://www.rd.com/list/small-towns-that-are-becoming-popular/>

<https://youtu.be/QrdVaYq1Cb0>

<https://lodgingmagazine.com/study-finds-hotels-beneficial-to-local-communities/>

<https://smallbizsurvival.com/2013/05/small-town-economic-development-idea-tour-empty-buildings.html>

<https://www.mckinsey.com/featured-insights/sustainable-inclusive-growth/future-of-america/growing-and-sustaining-prosperity-for-small-town-americans>

"If a facility, it must be complimentary to ""historic Downtown"" Manassas. We need meeting/event space, as well as, additional parking. An event center could be a draw for tourism."

Restaurants and shops on the first floor with apartments/condominiums on the second. With the possibility of using one of the parking spots as a large outdoor space for a bar. Something like Hook Hall in DC. Having that large of an outdoor area in downtown would be truly unique and bring in even more people to the city.

"I main concern is height. I do NOT want another messenger building that is just barely under the height limit. I also want whatever is put there to follow the design guidelines and make sure there is plenty of sidewalk and other recommendations are implemented.

While I listed several options there is a priority to them:

first - I would like open green space/park. We are below the recommended amount in the city and especially in the downtown area the only other place is the museum lawn.

second - would be to replace the hotel with a nicer hotel of about the same size (max double story) so that relatives have a nicer option when they come to visit

third - public facilities (like the harris pavilion)"

The property needs to be used to pull people into Old Town

The revitalization of this property will be such an incredible update to downtown Manassas. I do hope that it remains a hotel and can be upgraded to a more boutique style that will honor the history while being a great place to stay while visiting Manassas.