



Dean Park

Dean Park Master Plan Update & Manassas Industrial School
for Colored Youth Interpretative Trail Master Plan



RHODESIDE & HARWELL

Final Report
JUNE 2019

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Project Summary

The 2019 Dean Park Master Plan and Manassas Industrial School for Colored Youth (MIS) Interpretive Trail Master Plan involves three critical components.

- Finalizing the Dean Park Master Plan (a separate document completed in 2016)
- Documentation of the Jennie Dean Memorial Site Plan (Developed in 2018)
- Development of a new interpretive trail highlighting the history of the Manassas Industrial School (MIS).

The Updated Master Plan

The Dean Park Master Plan was developed in 2016 to provide a comprehensive vision for the future of Dean Park. Updating the master plan included a reassessment of the proposed location of the new MCPS school and proposed locations for additional recreation fields and courts.

Based on the feedback from Manassas city staff, the design team retained the two existing baseball fields in their present locations, and added several rectangular fields and eight pickle ball courts adjacent to tennis courts that could support a tournament. At the same time, the “great lawn” was moved to the site of the current school in order to preserve space for a future elementary school if necessary while adding unstructured play or event space in the short term. The updated master plan improves the proposed circulation with a few changes. The creation of a main



pedestrian promenade that connects the recreation areas of the park with the historical and memorial areas, and the creation of two trail loops intended as Interpretative Trails.

Key Elements:

- 4 Baseball fields (three in their current location)
- 4 Multipurpose fields
- 1 Multipurpose field with a running track (to be used for football or other sports as needed)
- 8 Pickle ball, 4 tennis, and 2 basketball courts
- A pedestrian promenade with interpretative elements as part of a larger trail loop network
- Bike and walking trails



- Connections to the Jennie Dean Memorial Site
- Picnic pavilions, concession, restrooms and storage in multiple locations
- Additional Parking
- Vehicular turn around to separate park visitors from the area for expected utility expansion with emergency/city access from the turn around that could also offer future access to central park drive and goodwin drive.

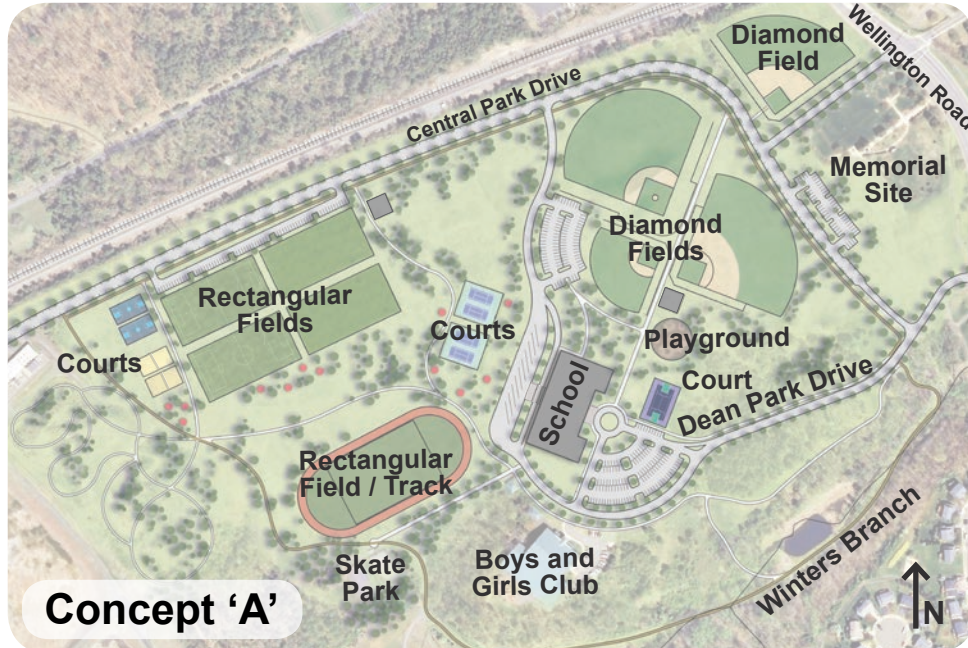
On the following pages the previous master plans for Dean Park (2016) and Jennie Dean Memorial (2018) are included.

2019 Updated Master Plan



2016 Master Plan

The design team carefully studied alternatives to program Dean Park in conjunction with the replacement of Jennie Dean Elementary School. Concept A is based primarily on community input and addresses the City's 2016 needs assessment while Concept B addresses the issue of the potential relocation of 8 diamond fields from E.G. Smith Ball field Complex. The final decision to relocate the ballfields is beyond the scope of this project and will be determined by the City Council following additional economic feasibility analysis. Concept A is identified as preferred in this master plan based on initial community input.



- Maximizes the number of multi-purpose rectangular fields (five fields shown)
- Includes current number of diamond ballfields at Dean Park and school (four diamond fields)
- Relocates Jennie Dean Elementary School to the park's center to maximize shared facility and parking opportunities with the Boys and Girls club
- Includes additional recreation amenities such as tennis courts, sand volleyball courts, basketball courts, multi-sport courts, trails and supportive amenities
- Provides vehicular access to Central Park / Godwin Drive and maximizes on-street parking



- Considers potential relocation of the Greater Manassas Baseball League (GMBL) to Dean Park (eight fields at E.G. Smith Complex; four fields currently on-site at Dean Park; ten fields shown)
- Relocates Jennie Dean Elementary School to the park's center to maximize shared facility and parking opportunities with the Boys and Girls club
- Includes additional recreation amenities such as tennis courts, sand volleyball courts, basketball courts, multi-sport courts, trails and supportive amenities.
- Provides vehicular access to Central Park / Godwin Drive and maximizes on-street parking

2016 Master Plan



2018 Jennie Dean Memorial Master Plan

MEMORIAL MASTER PLAN

In 1992, the Manassas City Council formally approved a master plan for the development of a five-acre archaeological memorial located on the original site of the Manassas Industrial School for Colored Youth. The original master plan included the outlining of the foundations of 3 original buildings, a statue of Miss Jennie Dean, landscaping, pathways, an information kiosk, parking, an amphitheater and future restrooms. Phase 1 of the master plan was dedicated in 1995 and included just the replicated foundations, an information kiosk and model of the original campus with associated parking and gravel walkways. The statue and amphitheater were proposed for later phases of the project. Now, in 2018 the City proposes to update the original master plan with a refreshed landscape plan, a more natural amphitheater, handicapped accessible walkways, new information kiosks and most significantly a plaza with the originally planned statue of Miss Jennie Dean.

The statue, with an accessible plaza and walkway, is proposed to be completed first, with new walkways, the amphitheater and enhanced access coming later in conjunction with improvements to Dean Park. If fundraising is successful, the City would anticipate installing the statue and plaza in the fall of 2019, 126 years from when the Manassas Industrial School was chartered on October 7, 1893.



MISS JENNIE DEAN SCULPTURE

ARTIST CHRIS HILL

"Jennie Dean was, above all, an altruist determined to elevate the welfare of her people through education, faith and tradesmanship. In order to convey this, I have designed Jennie Dean with an outstretched hand reaching towards viewers, as if inviting to lift them up. Her forward leg is bracing for the viewer to take her hand. She is bent slightly at the waist in order to lower her hand within reach. Her hand will be approximately eye level with the viewer. Her left arm is outstretched, forming a clear line between the head, the heart, and the hand. These are the three parts of the body Jennie Dean had wished to strengthen through academic education, participation in faith services, and training in trade and industry. Over time, I hope that people will take her hand and wear away its patina. When this hand begins to polish and shine, it will reflect the engagement Jennie Dean continues to inspire in the community.

Her forward movement symbolizes the progress Miss Jennie Dean made in overcoming challenges, and creates a dynamic pose with tension and flow from all sides of the sculpture. The ball of her back foot is seated on the base, but her heel is raised, suggesting her forward motion. She is in stride with her dress flowing behind her in such a way that it breaks into the space surrounding the sculpture. The hexagonal base will be adorned with six bronze reliefs of classroom scenes illustrating trades taught at the school.

Although Jennie Dean is seated in her only known photograph, this pose would not convey who she was. A seated pose would suggest she was an observer or witness to the world around her, a pose better suited for a judge or for a more monumental space like the Lincoln Memorial. Because the Jennie Dean sculpture is to be viewed in the round—unlike a seated sculpture that is typically viewed from the front only—I wanted to create a statue that engages the viewer, is in forward motion, and is visually interesting from all sides. I believe these design considerations will create an engaging Jennie Dean Memorial sculpture, and encourage viewers to learn about Jennie Dean and the impact she had. My hope is that this landmark will not only be a focal point for the community Jennie Dean served, but also draw in new visitors to this historic site."

Artist Chris Hill, June 1, 2018

DEAN PARK

PRINCE WILLIAM ST

WELINGTON RD

PHASE 1

JENNIE DEAN
ELEMENTARY SCHOOL

1. PEDESTRIAN PATHWAY
(AGGREGATE CONCRETE)
2. SCULPTURE PLAZA
(GRANITE - GEORGIA
GRAY)
3. BENCHES
- EXISTING TREE
- PROPOSED TREE
- EVERGREEN TREE/
BOXWOODS

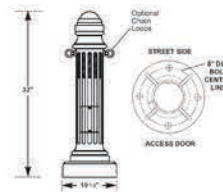
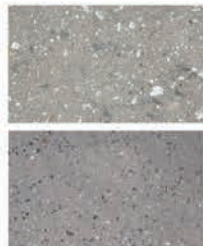
PHASE 1 MATERIALS

PEDESTRIAN PATHWAYS
AGGREGATE CONCRETE

SCULPTURE PLAZA
GRANITE

BENCHES
STEEL

BOLLARDS
CAST ALUMINUM WITH
INTEGRATED LED LIGHTING



2018 Jennie Dean Memorial Master Plan



CONCEPT IDEAS

CREATE A DEFINED VISITOR ENTRANCE PLAZA

LOCATE THE JENNIE DEAN SCULPTURE ALONG PRIMARY VISTA FROM ENTRANCE PLAZA

CREATE A TREE-LINED PATHWAY CONNECTING ENTRANCE PLAZA TO SCULPTURE PLAZA

OPEN VIEW CORRIDORS WITH STRATEGIC CLUSTERING OF TREES

CREATE A NATURAL AMPHITHEATER AREA FRAMED BY VEGETATION AND PATHWAYS

PROMOTE MULTIPLE PROGRAMMING OPPORTUNITIES AT THE AMPHITHEATER AREA - OUTDOOR CLASSROOMS, TEMPORARY ART INSTALLATIONS, ETC.

RELOCATE EXISTING PARKING TO PROVIDE SPACE FOR REALIGNMENT OF ROAD FOR BETTER ENTRY EXPERIENCE

REALIGN AND ADD PATHWAYS

ADD TREES AND VEGETATION FOR BUFFER AND BEAUTY

PROMOTE LIGHTING AND SEASONAL INTEREST

PROVIDE INTERPRETIVE ELEMENTS AND AMENITIES - BENCHES; INTERACTIVE ELEMENTS; DIGITAL EXPERIENCE WITH QR CODES, TOUCHPADS, ETC.

CONNECT TO DEAN PARK, HORSE BARN AREA WITH TRAILS

- | | |
|------------------------------------------------------------------|---------------------------------|
| 1. ENTRANCE PLAZA | ● EXISTING TREE TO BE RETAINED |
| 2. SCALE MODEL | ○ EXISTING TREE TO BE REMOVED |
| 3. INTERPRETIVE PANELS | ● PROPOSED TREE |
| 4. SCULPTURE PLAZA | ● EVERGREEN TREE/ BOXWOODS |
| 5. BENCHES | ■ PLANTING BED |
| 6. GRAVEL PATHWAYS | ■ SCULPTURE PLAZA (GRANITE) |
| 7. REALIGNED/NEW SHARED USE PATHS | ■ PATHWAYS (AGGREGATE CONCRETE) |
| 8. AMPHITHEATER/OUTDOOR CLASSROOM/ MULTIPURPOSE USE | ■ LAWN |
| 9. PLANTING BED | |
| 10. TREE CLUSTER | |
| 11. LAWN/MEMORIAL GARDEN | |
| 12. REALIGNED ROAD | |
| 13. DROP-OFF AREA/LIMITED PARALLEL PARKING | |
| 14. SIGNAGE/IDENTITY ELEMENT | |
| 15. PRESERVE THE CIRCULAR/OVAL CONFIGURATION AND EVERGREEN TREES | |

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2 SITE HISTORY

Site History

At over 77 acres, Dean Park is the largest park within the City of Manassas' parks, recreation, and cultural system. Dean Park encompasses the campus of the Manassas Industrial School for Colored Youth chartered in 1893. This unique history poises Dean Park as a cultural and historic anchor in the city. It is a significant, celebrated cultural resource, and a source of community pride and heritage. The city of Manassas is currently working with the curators of the Manassas History Museum, collecting oral histories, and conducting historic research to develop an understanding of how the campus was used.



2019 Master Plan with Historic Locations Overlay



A richer understanding of the MIS campus can inform the design of the interpretative trail and provide meaningful connections with the visitors to the park today. Our basic knowledge of how the overall sight was organized, what the land was used for, how the uses of the buildings changed over time, and what materials were used can provide insight that visitors can connect with.

For example, there was a distinction between the agricultural parts of campus and the academic/class-holding and residential side of campus. There was also a central street or road running lengthwise through the campus. Some formal paths that looked to be made of concrete or a similar material formed a connection between the academic and residential buildings. A dirt road connected the dairy barn to the other side of campus. Additionally, the school grew numerous subsistence crops in its attempts to be self-sufficient, and by 1931 the whole campus was over 200 acres. Its biggest crops were wheat, corn, and market garden items (fruits and vegetables, especially beets). * Information from Kathryn Lyons via email May 28, 2018.



View of the Dairy Barn and packed dirt road.

Manassas Industrial School Buildings

Written by Kathryn Lyons

(listed in chronological order)

Charter Cottage [built around 1893]

- first building of the school, where first classes were taught;
- 1908-10 – dorm;
- 1910-1 – Vice Principal's home;
- 1914-6 – teachers' home;
- Relabeled as Lodge Cottage in 1940 insurance building list, as it's named in the 1938 insurance survey map.

Howland Hall [built 1893]

- basement: dining room, kitchen, 1st floor: 4 recitation rooms, library, reading room, 2nd floor: girls' & female teachers' dormitories;
- dining hall seating 150 & kitchen added in new wing in 1910;
- post 1910: 1st floor: dining hall, kitchen, pantry, 2nd floor: girls' & female teachers' dorms.

Blacksmith & Wheelwright Shop [built before 1900]

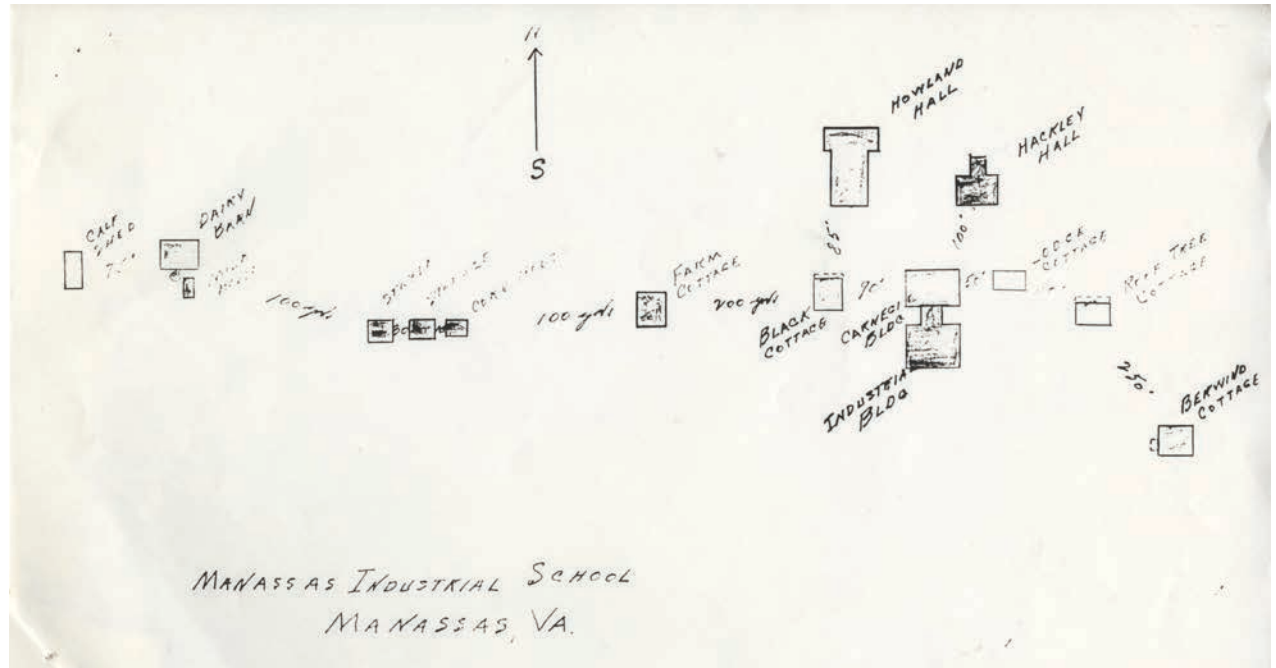
- 2 small buildings for blacksmithing & wheelwrighting;
- 1902 – wheelwright building added;
- 1910 – storage for vehicles, farm equipment, tools;
- Possibly later referred to as the Corn House & Storage in 1938 insurance map (the building type matches descriptions I found in school catalogs of the shop).

Bailey Building [built around 1900]

- carpenter's shop on one side of the small building, laundry & cooking department on other;
- not referenced in any documents the Museum has (at least under this name) after the 1902 catalog.

Hackley Hall [built 1901]

- 2 classrooms, assembly room, reception room, boys' & male teachers' dormitories;
- 1906 – 1st floor: chapel, Principal's office, 2nd floor: boys' & male teachers' dorms;
- 1908-10 – 1st floor: chapel, Principal's & Treasurer's offices, Millinery Department, permanent exhibition room, 2nd floor: dorms.



Storage Building [built around 1902]

- storage for farm products, commissary supplies;
- 1910-1915(at least) – temporary home for faculty member & his family;
- Unsure if this building indicated in school catalogs from 1900-15 is the same storage building listed in the insurance survey map, which the aerial map labeling is based on. It could be the building marked as possibly an un-named cottage on that labeled map.

Industrial Building [built around 1906]

- Lower floor: carpenter shop, laundry, Upper floor: shoemaking, cooking classes;
- 1910 – becomes boys' dorm.

Roof-Tree Cottage [built 1907]

- Principal's home.

Orchard Cottage [built around 1907]

- Farmer's home;
- Also called Farmer's Dwelling in some insurance documents.

Dairy Barn & Silo [built 1909]

- dairy & storage for feed;
- Milkhouse adjacent, used for cooling, handling, bottling the milk (kept it sanitary from the barn).

Carnegie Building/Library & Trades Building [built 1910]

- Library: 1st floor: Principal's office, Treasurer's office, Domestic Science Department, Dressmaking Department, 2nd floor: Academic Department classrooms, 3rd floor: Assembly Hall;
- Trades: carpentry, blacksmithing, wheelwrighting, & shoemaking shops; model laundry;
- 1915 – instead of Dressmaking Department, it's Domestic Arts Department.

Berwind Hospital/Cottage [built 1910]

- boys' ward, girls' ward, isolation rooms, nurses' rooms; medical facility on campus, sometimes serving locals as well.

Black Cottage [built around 1915]

- Treasurer's home; also used as a model cottage in conjunction with an 8-acre farm.

Calf Shed [unknown when built]

- close to dairy barn; likely for housing calves.

Stable/Horse Barn [unknown when built]

- 4 stalls for horses.

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3

INTERPRETIVE
APPROACH

Existing Interpretive Features at Jennie Dean Memorial



Information Kiosk



Information Panel



Interpretive site walls and foundation outlines



Interactive Site Map



Landmark Sign

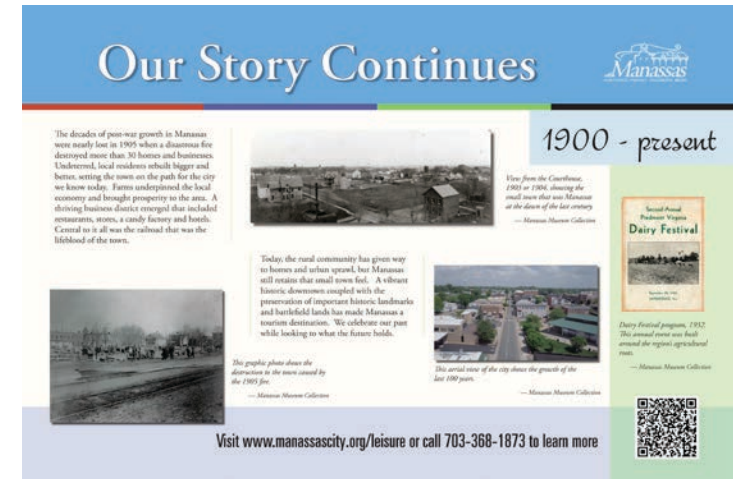
Potential Interpretative Features along the Manassas Industrial School Trail



Embossed paving or time line along Promenade



Stone Markers with Historic Photos



Interpretative panel similar to Historic Downtown Walk



Outdoor Gallery Walk



NPS Standard Mounted Sign Panels



Interpretative Stone Benches

Interpretive and Interactive Opportunities along Winters Branch and Dean Park Recreation Trails



Winters Branch is a major natural resource that spans the southern boundary of the park. This stream valley includes heavily wooded areas, wetlands, and ponds. Winters Branch Trail traverses the length of the stream corridor through the park, taking advantage of the accompanying scenic landscape. Topography across the site varies and, in many areas, significant vistas across the park and to its surrounding areas can be seen. Winters Branch Trail provides a great opportunity to teach the public about ecology and natural history. The proposed trail network connects Winters Branch with a recreation trail to create a 1.5 mile loop, that will be used for nature interpretation and fitness.



Wayfinding signage with native species icons



Ecological signage with tactile elements



Rustic fitness stations



Signage at significant vistas



Rustic fitness stations

Interpretive Opportunities for Future Collaboration with the School

A shared use agreement with the MCPS and Dean Park provides a unique opportunity for educational exhibits that can be seen both by students, teachers, and families as well as park visitors. Future collaborations could provide events or programs after hours and enriching educational and interpretive programming for the Park.



A long window display provides dedicated space for interpretive content.



At the Louisiana Children's Museum a 'Welcome Porch' allows for covered outdoor exhibits and content shown through the lobby windows.



Storefront style gallery allows school/park visitors to see exhibits from outside



'Front Porch' at Burgundy Farm Country Day School provides outdoor gallery and performance space.



Floor treatment with quotes

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A photograph of a paved trail winding through a grassy field. The trail is made of grey asphalt and curves from the bottom left towards the center of the image. On either side of the trail is lush green grass. In the background, there are several trees, some with bare branches and others with green leaves, under a clear blue sky. A wooden fence is visible in the distance.

4

TRAIL
CONCEPT PLAN

Trail Concept Plan

The development of interpretative trail loops led the design team to propose two loop trails with different purposes:

- A shorter historical trail that features interpretative elements and signage focused on the history and legacy of the Manassas industrial School for Colored Youth
- A longer nature and recreation trail that features interpretive signage focused on ecology and habitats, as well as fitness stations.

Trails

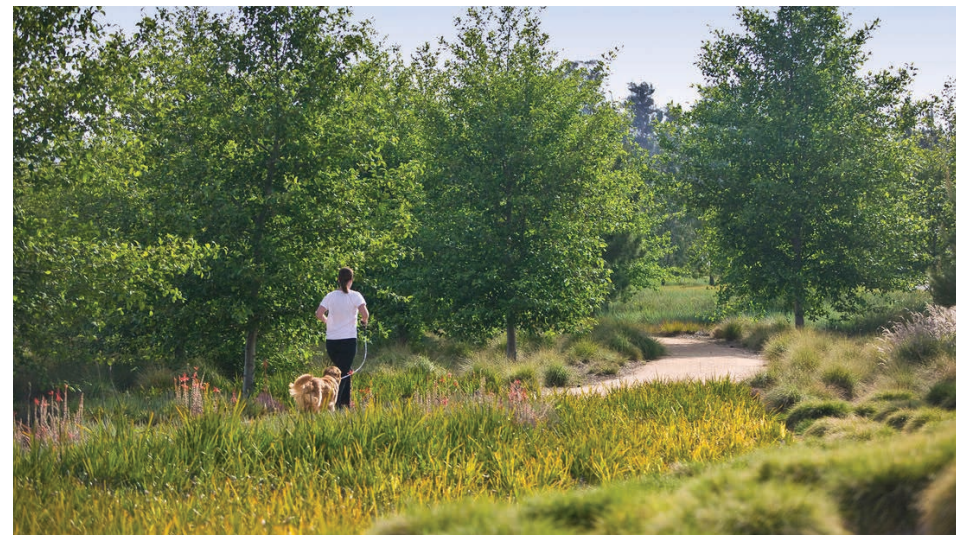
Trail connections will provide a means for people to experience all aspects of Dean Park, from its historic landmarks, to natural resources to its recreation areas. Amenities such as bike racks, benches, trash/receptacles, and pet waste stations would be included at strategic areas along walkways.

Historic Trail

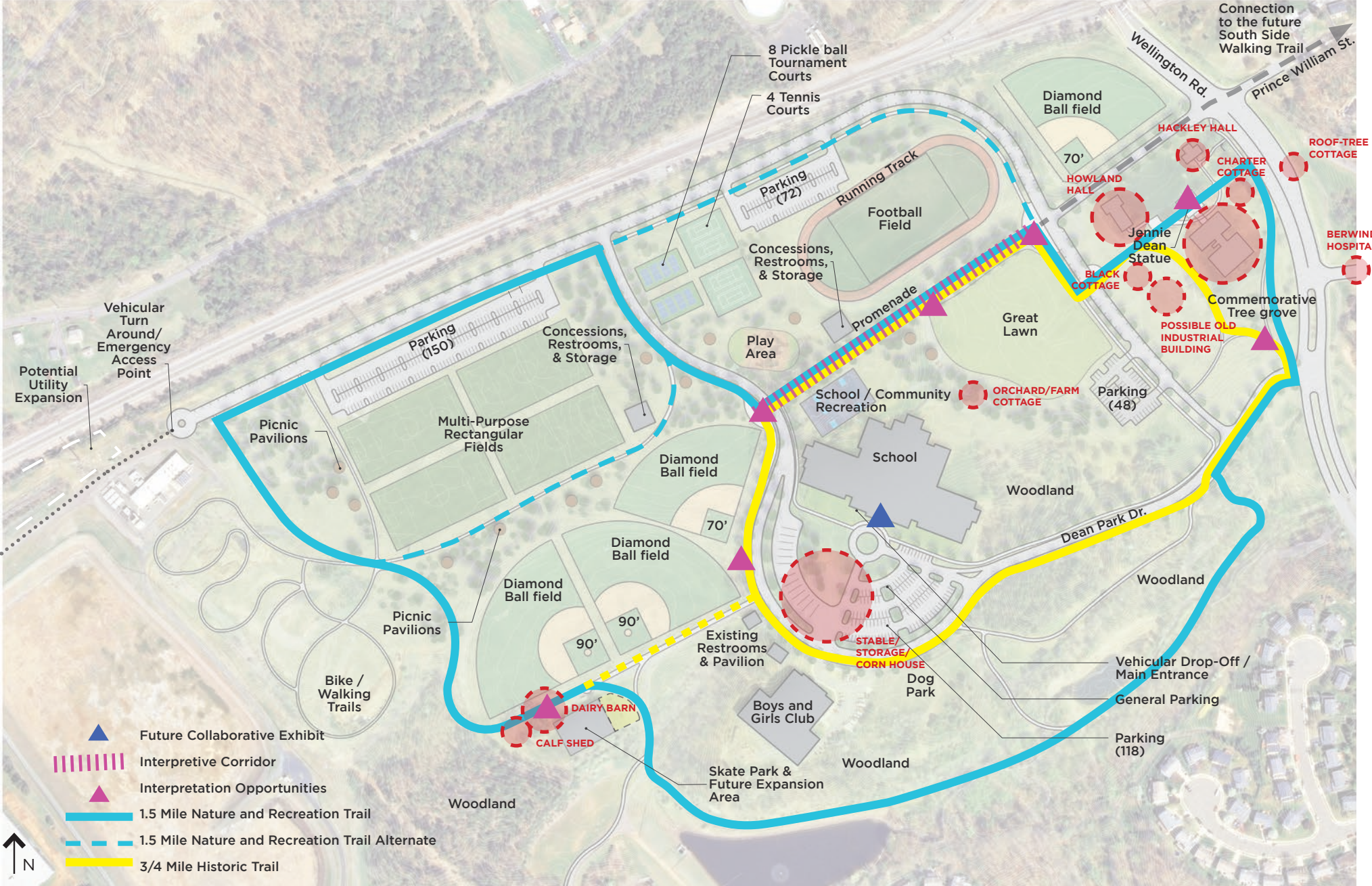
- 3/4 mile loop trail
- Interpretative corridor marked with signage, interactive elements, and enhanced amenities, special paving, benches etc.
- Aim to let visitors experience the history experientially with innovative interpretation programming and elements.
- Make connections to the future South Side Walking Trail and existing Downtown Walking Trail

Nature & Recreation Trails

- 1.5 mile main loop trail with alt. routes.
- Natural history, habitats, and ecological interpretation
- Fitness stations
- Mile markers
- Benches, bike racks, asphalt paving, painted animal tracks etc.



Trail Network



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TRAIL DESIGN DETAILS

Trail Design Details

- Materials, Signage, Furnishings, and Lighting



Benches and Entry Signage



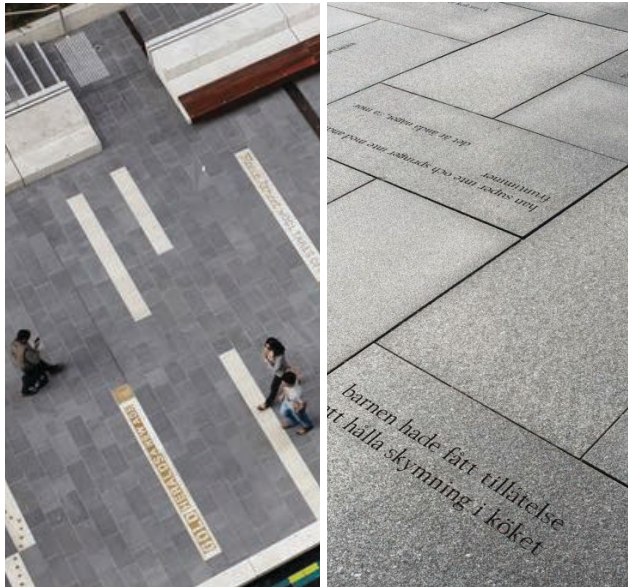
Asphalt Trail Paving



LED Bollards and Pole Mounted Lighting



Pole mounted lighting and public art



Unit Paver Promenade Paving



Fitness station equipment and Mile Markers



Action Plan 2019

The Master Plan detailed in this report constitutes a long-term strategy for improving Dean Park. To realize the recommendations outlined in this Master Plan, the City should complete the following steps:

KEY NEXT STEPS		Task	Task Description
	1	Identify funding sources	Secure potential funding sources to implement Master Plan recommendations including adopting the Master Plan as part of the City's Capital Improvement Plan (CIP).
	2	Continue coordination with Manassas City Schools	Discussions between City staff and Manassas City Schools representatives should continue to ensure that the redevelopment of Jennie Dean School and further park planning are continuously coordinated.
	3	Complete a Topographic Survey for Dean Park and Jennie Dean Elementary School.	Prepare a detailed topographic survey for both the Dean Park and Jennie Dean Elementary School sites.
	4	Refine the Dean Park Master Plan / 15% Schematic Design	The current master plan document outlines a preliminary framework for general park space configuration. Upon completion of the site topographic survey and final disposition of the E.G. Smith Ballfields location, the Master Plan should be updated and refined to include any site plan modifications, an order of magnitude cost estimate, and project phasing (if needed). It is recommended that 15% Schematic Design drawings be completed for the entire park to provide a more refined site plan that can be further developed in phases if needed.
	5	Prepare 100% Construction Documents for Dean Park & Jennie Dean Elementary School	Develop 100% Construction Documents for both the park and school sites.