

City of Manassas Development and Construction Update - November 2022



PROJECTS WITHIN THE CITY

1. WASHINGTON GLASS COMPANY

- 8320 Quarry Road
- Created a storefront glass company within existing building
- Finaled March 3, 2022

2. DIDLAKE

- 8651-8661 Breeden Avenue
- New office and warehouse
- 15,000 square feet total
- Final inspections and occupancy; anticipated completion end of 2022

3. NEW CHASE BANK

- 9560 Liberia Avenue
- New bank owner and interior redesign
- Finaled October 3, 2022

4. JEFFERSON SQUARE PROJECT

- Prince William Street and Jefferson Street
- New Residential Development
- Eighty-five townhomes and twenty single-family homes
- Thirty-two total homes completed; construction ongoing for remaining units

5. HOG SHACK RESTAURANT

- 10470 Dumfries Road
- New Interior Alterations
- Finaled July 16, 2021

6. TANG'S BRIDAL & ALTERATIONS BESPOKE

- 8675 Sudley Road
- Expanded Tenant Space
- Finaled September 13, 2022

7. MERIT SCHOOL OF OLD TOWN

- 8757 Signal Hill Road
- Exterior Renovations to Walkway
- Finaled October 15, 2021

8. NEW PIZZA RESTAURANT

- 9203 Prescott Avenue
- Commercial Tenant Improvements
- Currently on hold; anticipated completion end of 2022

9. HANGRY JOE'S

- 9740 Liberia Avenue

- New Restaurant Alterations
- Finaled August 11, 2022

10. NEW CHECKERS RESTAURANT

- 9500 Liberia Avenue
- New Restaurant
- Finaled August 25, 2022

11. CHICK-FIL-A RESTAURANT

- 9506 Liberia Avenue
- Small Building Addition, Revamp Drive-thru and Parking
- Finaled August 22, 2022

12. NEW ROAMING ROOSTER RESTAURANT

- 9221 Sudley Road
- New Restaurant Alterations
- Finaled July 22, 2022

13. DON JOSE'S

- 9676 Liberia Avenue
- New Interior Alterations
- Permit issued March 24, 2022; construction ongoing

14. HITTITE STEEL

- 9129 Euclid Avenue
- New Tenant Alterations with Bathroom
- Permit issued August 2, 2022; construction ongoing

15. BEHAVIORAL INNOVATIONS

- 9789 Phair Way
- New Tenant Layout for Counseling Center
- Finaled May 6, 2022

16. DOLLAR TREE

- 8697 Sudley Road
- Interior Alterations
- Finaled June 29, 2022

17. KRAV MAGA

- 10079 Market Circle
- New Tenant Alterations
- Finaled February 23, 2022

18. LEARNING EXPERIENCE ACADEMY

- 10219 Dumfries Road
- Two-story Child Daycare
- Ongoing construction; anticipated completion end of 2022

19. QUARRY STATION SENIOR APARTMENTS

- 8750 Quarry Road
- Resident Alterations to 80 units
- Ongoing construction; anticipated completion end of 2022

20. TOMMYS CARWASH

- 9850 Liberia Avenue
- New Car Wash
- Permit issued October 19, 2022

HISTORIC DOWNTOWN

21. HARRIS II BUILDING

- 9414 Battle Street
- Four-story Mixed-Use Residential and Commercial
- Permit issued August 12, 2021
- Ongoing construction

22. BENNY CAPOLAGO'S PIZZA

- 9209 Center Street
- Interior alterations for new by-the-slice pizza restaurant
- Finaled June 30, 2022

23. ZANDRA'S TAQUERIA

- 9114 Center Street
- Renovations with Rooftop Dining
- Finaled August 30, 2021

24. NEW RESIDENTIAL CONSTRUCTION

- 9511 Liberty Street
- New Construction Home
- Permit issued May 18, 2022; construction ongoing

CITY PROJECTS

25. PUBLIC SAFETY FACILITY

- 9608 Grant Avenue
- New Safety Building
- Permit issued April 6, 2021
- Ongoing construction; anticipated completion end of 2022

26. CITY HALL RENOVATIONS

- 9027 Center Street
- Interior and exterior renovations
- Permit issued October 24, 2022
- Construction ongoing

27. ANNABURG

- 9201 Maple Street
- New windmill and exterior renovations
- Construction ongoing; anticipated completion Fall 2023

28. MANASSAS MUSEUM

- 9101 Prince William Street
- Renovation and Addition
- Permit issued May 26, 2022
- Construction ongoing; anticipated completion Fall 2023

UPCOMING PROJECTS

29. MICRON TEAM MEMBER CENTER

- 9600 Godwin Drive
- New Construction
- Site plan approved; anticipated start at end of 2022

30. KING'S LANDING TOWNHOMES

- Intersection of Hastings Drive and Godwin Drive
- Twenty-eight Townhomes
- Site plan approved; anticipated start at end of 2022

31. GLEN GERY BRICK PLANT DATA CENTER

- 9905 Godwin Drive
- Removal of eight existing structures and replace with proposed data center
- Site Plan Under Review
- Existing building demolition and site clearing; anticipated start end of 2022

32. AWS DATA CENTER

- Intersection of Nokesville Road and Wellington Road
- Access from Dean Drive
- Three proposed new buildings for a data center
- Site plan Under Review

33. SUDLEY ROAD WAWA

- Approved on January 10, 2022
- Site Plan Under Review
- Anticipated to begin in 2023

34. VAN METRE HOMES AT MANASSAS

- Phase I Approved on January 10, 2022; Phase II Approved September 14, 2022
- Site Plan Under Review
- Anticipated to begin in 2023

35. DUMFRIES ROAD - SSZ SELF STORAGE

- Dumfries Road, south of Millic Street
- 96,000 SF Self Storage Building
- Anticipated to begin in late 2022

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November 2022

Department of Community Development



WASHINGTON GLASS COMPANY

8320 QUARRY RD.



- Created a storefront glass company within existing building
- Finaled March 3, 2022



DIDLAKE

8651-8661 BREEDEN AVE.



2021



- New office and warehouse
- 15,000 sq. ft. total
- Still progressing towards Final & Occupancy

OFFICE

2022



WAREHOUSE



JEFFERSON SQUARE PROJECT PRINCE WILLIAM ST. & JEFFERSON ST.



2021



- New Residential Development
- 85 Townhomes, 20 Single Family Homes
- 32 total homes completed
- 28 Townhomes Finaled;
- 4 Single Family Homes Finaled
- Ongoing construction

2022



MERIT SCHOOL OF OLD TOWN

8757 SIGNAL HILL RD.



- Exterior Renovations to Walkway
- Finaled October 15, 2021

PIZZA RESTAURANT 9203 PRESCOTT AVE.



2021



2022



- Commercial Tenant Improvements
- Project currently on hold
- Anticipated completion end of 2022



LIBERIA AVENUE



- 9560 Liberia Avenue
- New bank owner and interior redesign
- Finaled October 3, 2022



- 9740 Liberia Avenue
- New Restaurant Alterations
- Finaled August 11, 2022



- 9500 Liberia Avenue
- New Modular Restaurant
- Finaled August 25, 2022



- 9506 Liberia Avenue
- Small Building Addition & Revamp Drive-Thru & Parking
- Finaled August 22, 2022



- 9676 Liberia Avenue
- New Interior Alterations
- Permit issued March 24, 2022; Ongoing Construction

ROAMING ROOSTER RESTAURANT 9221 SUDLEY RD.



- New Restaurant Alterations
- Finaled July 22, 2022

HOG SHACK

10470 DUMFRIES RD.



- New Interior Alterations
- Finaled July 16, 2021

HITTITE STEEL

9129 EUCLID AVE.



- New Tenant Alterations with Bathroom
- Permit issued August 2, 2022
- Ongoing Construction

BEHAVIORAL INNOVATIONS

9789 PHAIR WAY



- New Tenant Layout for Counseling Center
- Finaled May 6, 2022

TANG'S BRIDAL & ALTERATIONS BESPOKE

8675 SUDLEY RD.



- Expanded Tenant Space
- Finaled September 13, 2022

DOLLAR TREE

8697 SUDLEY RD.



- Interior Alterations
- Finaled June 29, 2022

KRAV MAGA SELF-DEFENSE & MARTIAL ARTS

10079 MARKET CIR.



- New Tenant Alterations
- Finaled February 23, 2022

LEARNING EXPERIENCE ACADEMY 10219 DUMFRIES RD.



- 2-Story Child Daycare
- Permit issued January 4, 2022
- Ongoing Construction

QUARRY STATION SENIOR APARTMENTS

8750 QUARRY RD.



- Resident Alterations to 80 units
- Ongoing Construction; Anticipated completion by end of 2022

TOMMYS CARWASH

9850 LIBERIA AVE.



- New Car Wash
- Permit Issued October 19, 2022

HISTORIC DOWNTOWN

HARRIS II BUILDING (CONCEPTUAL) 9414 BATTLE ST.



- 4-Story Mixed-Use Residential and Commercial
- Permit issued August 12, 2021
- Ongoing Construction



BENNY CAPOLAGO'S PIZZA

9209 CENTER ST.



2021



- Interior Alterations for new by-the-slice Pizza Restaurant
- Finaled June 30, 2022

2022



ZANDRA'S TAQUERIA

9114 CENTER ST.



2021



- Renovations with Rooftop Dining
- Finaled August 30, 2021

2022



NEW RESIDENTIAL CONSTRUCTION

9511 LIBERTY ST.



- New Construction Home
- Permit Issued May 18, 2022; Ongoing Construction

CITY PROJECTS

PUBLIC SAFETY FACILITY 9608 GRANT AVE.



2021



- New Public Safety Building
- Permit Issued April 6, 2021
- Ongoing Construction; anticipated completion end of 2022

2022



CITY HALL RENOVATIONS

9027 CENTER ST.



- Interior and Exterior Renovations
- Permit Issued October 24, 2022; Ongoing Construction

ANNABURG HISTORIC SITE

9201 MAPLE ST.



- Exterior Renovations and New Windmill
- Construction ongoing; anticipated completion Fall 2023



MANASSAS MUSEUM

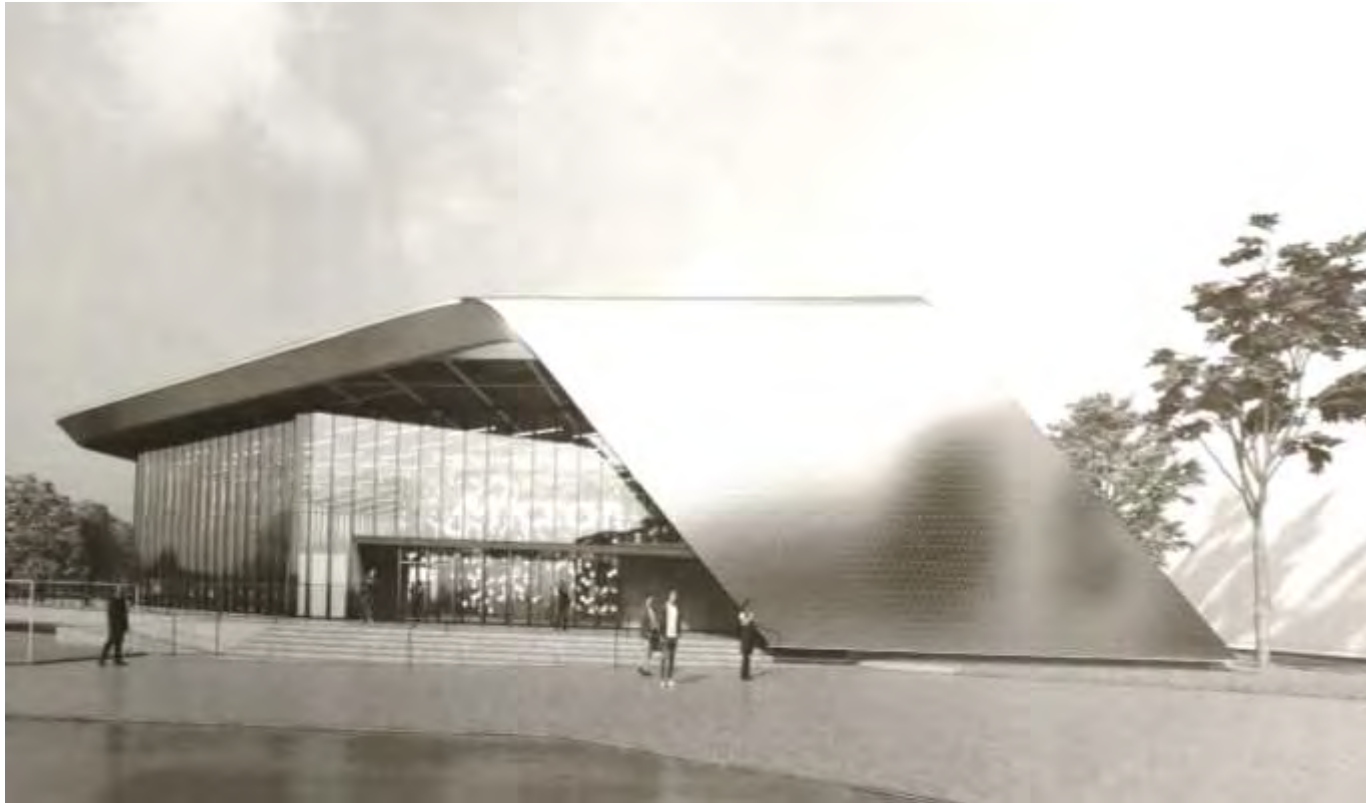
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- New Construction
- Site plan approved; anticipated start at end of 2022

KING'S LANDING TOWNHOMES



- Intersection of Hastings Drive & Godwin Drive
- 28 Townhomes
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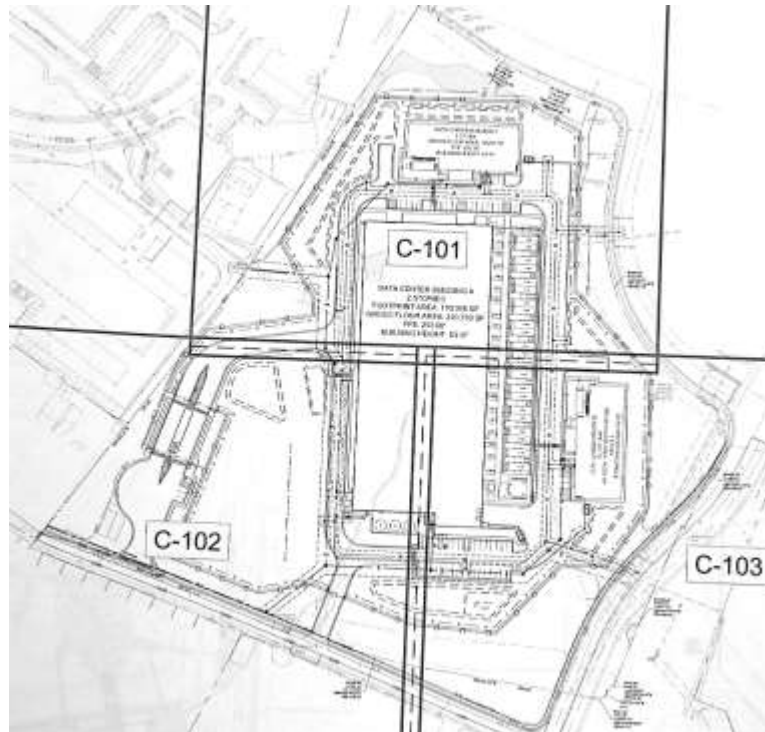
GLEN GERY BRICK PLANT DATA CENTER

9905 GODWIN DR.



- Removal of 8 existing structures
- Replacement of Brick Plant
- Site Plan currently Under Review
- Starting land disturbance before end of 2022

AWS DATA CENTER



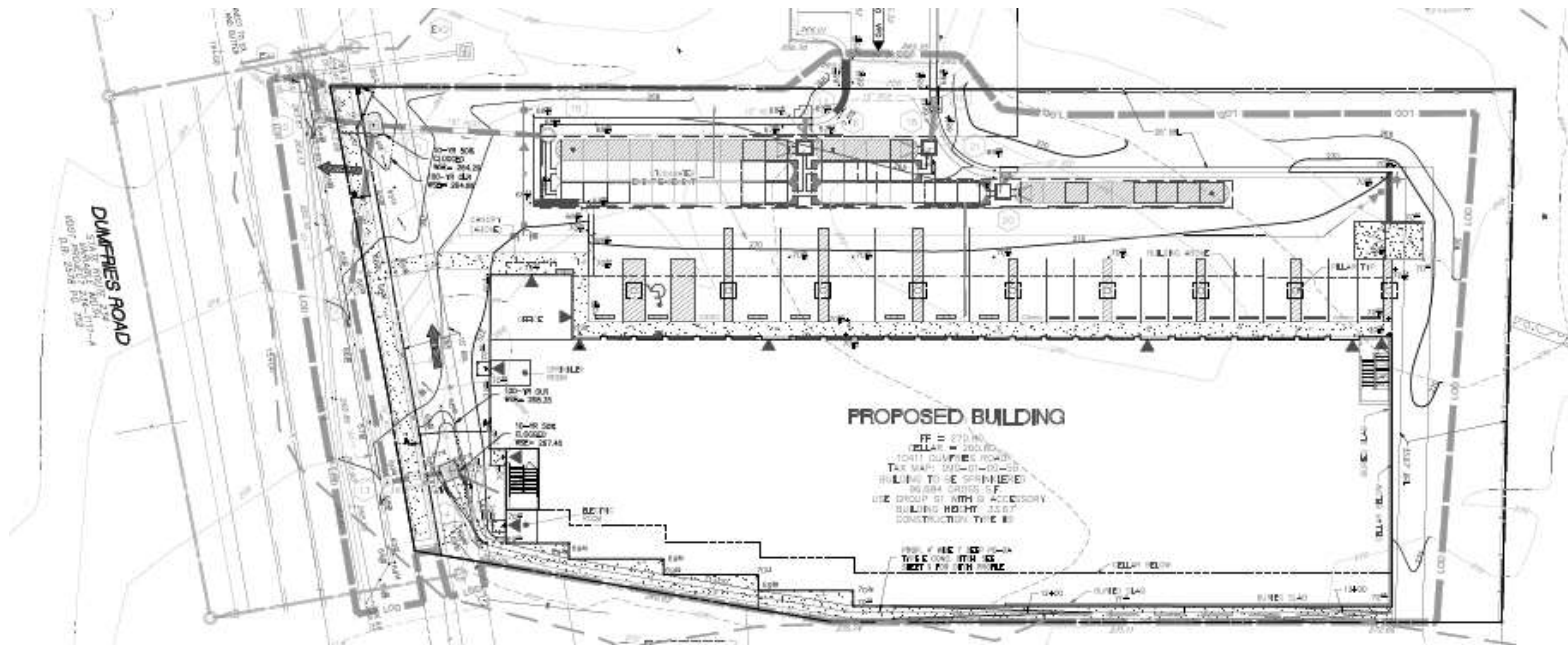
- Intersection of Nokesville Road and Wellington Road
- Access from Dean Drive
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VAN METRE HOMES AT MANASSAS



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