



Dean Park

Master Plan



RHODESIDE & HARWELL

Final Report
March 2017

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PROJECT SUMMARY

Project Summary

This Master Plan provides a comprehensive vision for the future of Dean Park that will transform it in a variety of ways. Recommended improvements address the central themes of providing active and passive recreation opportunities, celebrating history and culture, as well as creating many new supportive destinations and activities within the park. Encompassing over 77 acres, Dean Park is the largest park within the City of Manassas' parks system. Today, the park features a wide range of recreation programs including diamond and rectangular ballfields, tennis courts, walking trails, a skate park, a playground, and undeveloped open space.

Adding to the park's dynamic recreational offerings, is the Jennie Dean Memorial / Manassas Industrial School site which includes nearly five-acres of historic grounds on the original site of the Manassas Industrial School for Colored Youth. As a significant, celebrated cultural recourse, it is a source of community pride and heritage.

Jennie Dean Elementary School, is comprised of 24 acres of land and lies within the boundaries of Dean Park. The school is an aging facility that is nearing the end of its useful service life. As a result, City leaders are considering opportunities to upgrade the school which could include the construction of a new replacement facility. The current master planning effort explored opportunities to accommodate a new school within the context of the park, while maximizing recreational programming needs.

Furthermore, Dean Park and Jennie Dean Elementary School

are both located within the context of a major residential area of the City. Given this reality, Dean Park recreational programming locations were carefully selected to minimize negative impacts to adjacent residential properties. The park not only serves adjacent neighborhoods, but also is a regional park that attracts visitors from around and outside of the City. Throughout the master planning process, community engagement sessions were conducted to capture the public's holistic vision for the future of Dean Park.

Concurrent to the development of this Master Plan, the citywide Parks, Recreation and Culture Needs Assessment, Facilities Plan identified strategic recommendations to guide improvements to parks, recreation, and cultural amenities throughout the City. Recommendations from this study were incorporated into this Master Plan and include:

- Improving maintenance of existing facilities,
- Expanding greenways, trails, and neighborhood connectivity, and
- Developing additional and expanded recreational opportunities

The Dean Park Master Plan will become the blueprint to guide future park improvements, helping to create a more vibrant and dynamic civic space in which residents can learn, celebrate, and recreate. The following report describes the design/planning process and details the elements of the Dean Park Plan.

Existing Conditions



Jennie Dean Elementary School
(24.36 Acres)

Jennie Dean Industrial School Historic Site
(4.42 Acres)

Dean Park
(77 Acres)

Boys & Girls Club

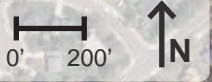
Railroad

Park Boundary

Winters Branch

Wellington Road

Godwin Drive



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2 EXISTING CONDITIONS

Existing Conditions

At over 77 acres, Dean Park is the largest park within the City of Manassas' parks, recreation, and cultural system and includes the following major program elements:



Active & Passive Recreation

The following are active recreation facilities currently available at Dean Park:

- 60' base path diamond ballfields (two)
- Skate park
- Playground
- Tennis courts (four)

Passive recreation programming at Dean Park includes the following:

- Winters Branch Trail
- Flexible open space



Natural Resources

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. Site topography includes both natural slopes and man-made landforms. Significant man-made landforms are located in the northeast portion of the park as a result of landfill activities.



History & Culture






The Jennie Dean Memorial/Manassas Industrial School historic site is a major cultural amenity within the park. Significant site features at the memorial site include:

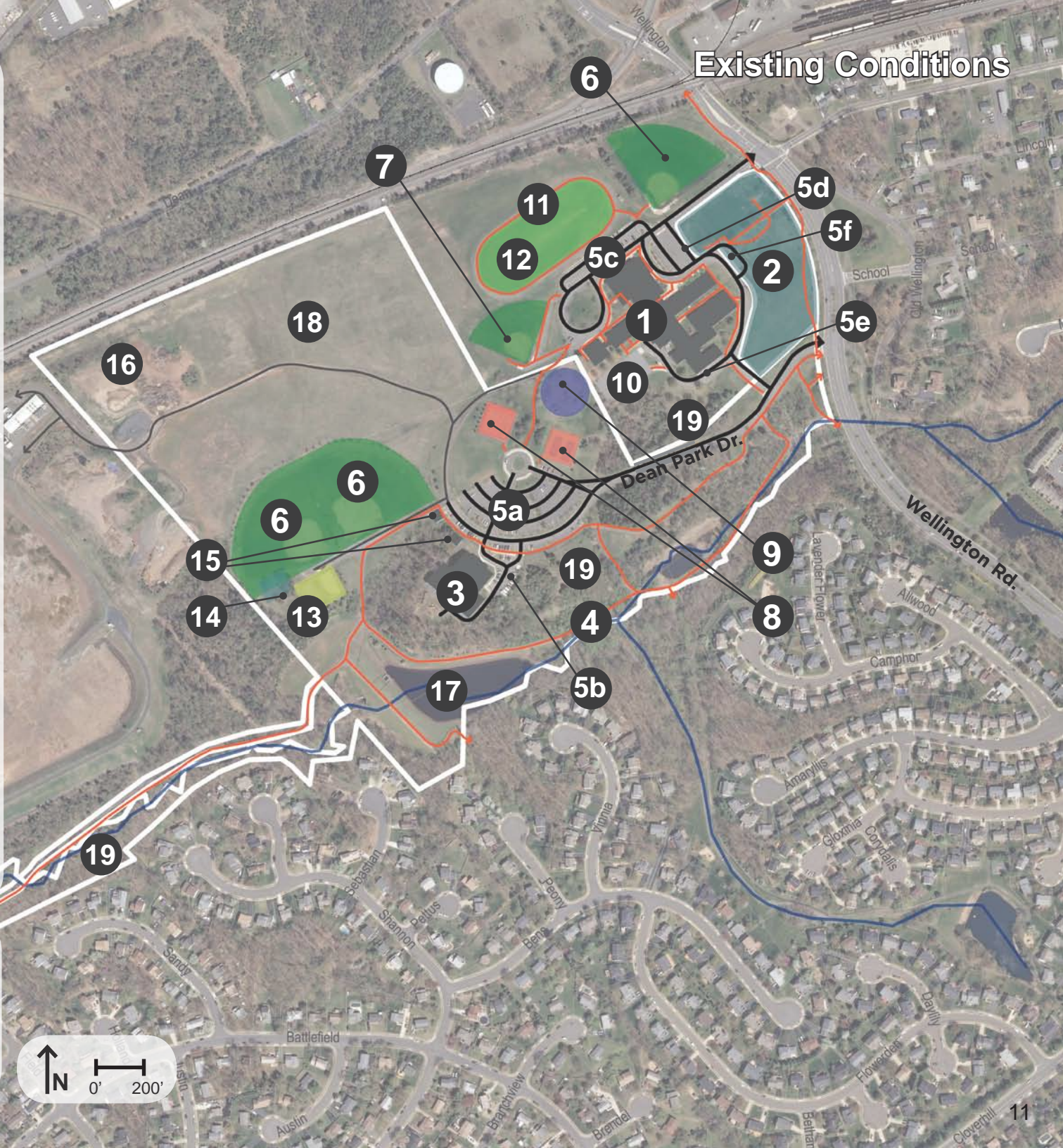
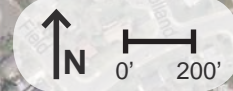
- Interactive site map
- Information kiosk / signage
- Interpretive site walls outlining the location of historic structures
- Enhanced plantings and furnishings

A memorial tree grove has been planted between Dean Park lane and the Jennie Dean Memorial Site. This area, in combination with the Jennie Dean Memorial/Manassas Industrial School historic site, creates a significant cultural core on the eastern edge of the park.

Existing Conditions

1. Jennie Dean Elementary School
2. Manassas Industrial School & Jennie Dean Memorial / Remembrance Tree Grove
3. Boys & Girls Club
4. Winters Branch Trail / Winters Branch
5. Parking
 - 5a- 213 Spaces
 - 5b- 22 Spaces
 - 5c- 69 Spaces
 - 5d- 53 Spaces
 - 5e- 9 Spaces
 - 5f- 8 Spaces
6. Baseball Field
7. T-Ball Field
8. Tennis Courts
9. Playground
10. Sports Court
11. Running Track
12. Football Field
13. Skate Park
14. Manassas Industrial School Horse Barn Site
15. Picnic Pavilion & Restrooms
16. Fill / Storage Site
17. Stormwater Management Pond
18. Open Space
19. Woodland

-  Park Boundary
-  Pedestrian Circulation
-  Vehicular Circulation
-  Semi-improved Vehicle Circulation
-  Stream Corridor



Existing Conditions



Structures

The Boys and Girls Club of Manassas operates a 42,000 square foot facility within the Dean Park. The building is the only indoor-programmed facility on-site with the exception of The Elementary School and offers a wide range of recreation and cultural activities for club members. The facility includes access to 235 parking spaces which remain mostly underutilized during school hours.

A restroom building and large picnic pavilion are located near the Boys and Girls Club and its adjacent parking lot. The restrooms are available seasonally for park users.



Education Centers

Jennie Dean Elementary School is a major institutional land use located within the context of Dean Park. Constructed in the 1950's, the school has become antiquated and no longer meets the needs of the growing City. It is anticipated that the school will be replaced with a new facility within the next 5 years. Today, the school encompasses 24.36 acres and includes the following site elements:

- School building (56,000 square feet)
- Parking (86 spaces)
- Vehicular access at Prince William Street and Dean Park Drive
- 50' base path tee ball field
- 60' base path baseball field
- Football field and walking track



Parking & Circulation

Dean Park Drive is the only access road that leads directly into a large parking areas in the park's core. A signalized intersection / access road is located at Prince William Street and serves at the primary entrance for Jennie Dean Elementary School. A secondary driveway connects to Dean Park Drive and provides vehicular accommodations for the Jennie Dean Memorial/Manassas Industrial School historic site . Currently, the park is not accessible from Godwin Drive.



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COMMUNITY
VISIONING

Community Engagement

Public engagement was an essential element in the development of the Master Plan. Stakeholders in the design process included City staff, Manassas City Schools, and City residents.

At critical stages throughout the course of the project, the design team met with City staff and Manassas City school representatives. Public engagement sessions were held twice during the planning process-- once to review existing conditions and to learn about the community visions for the park, and another to review the draft Master Plan.

WHAT THE DESIGN TEAM LEARNED FROM THE COMMUNITY

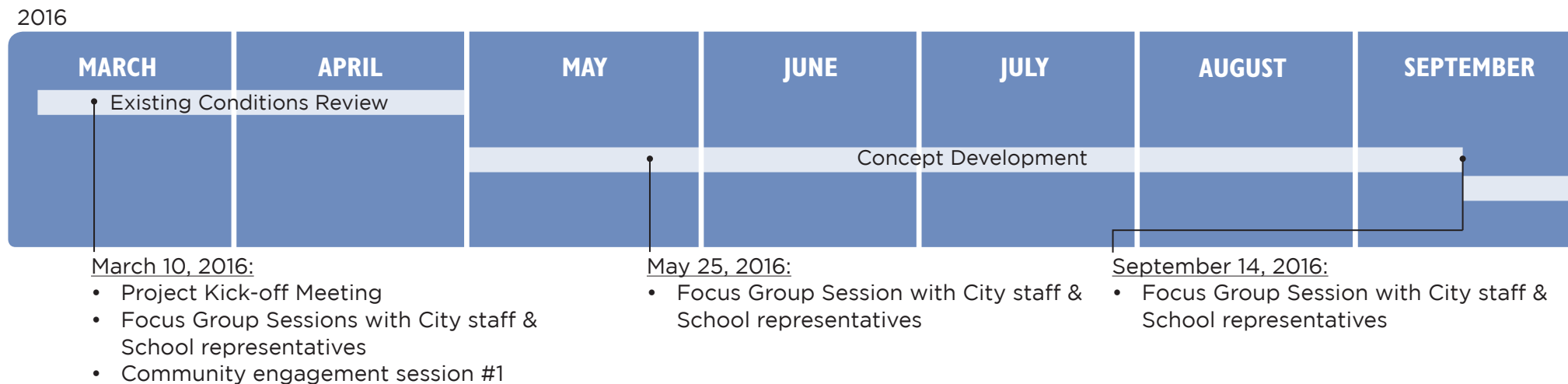
How is Dean Park used today? What program elements are frequently used?

- Tennis courts
- Baseball fields
- Football fields
- Walking trails
- Skate park

What do you like about the existing Dean Park?

- There are many activities that can be done at the park
- It is in a central location
- Events/programs are offered at a reasonable price
- Families frequently use the park
- The school does not “overpower” the Jennie Dean Memorial

Master Planning Process Timeline



What would you improve at Dean Park?

- Restrooms should be open year-round
- A paved path is needed to connect skate park and parking lot
- Trash along trails and other areas should be collected and disposed
- Drainage on ballfields, football field, and open field (undeveloped area) are inadequate
- Maintenance is needed at the open field (undeveloped area of park)
- The soil is rocky in many areas and presents a hazard to park users
- Transit (bus) access is needed

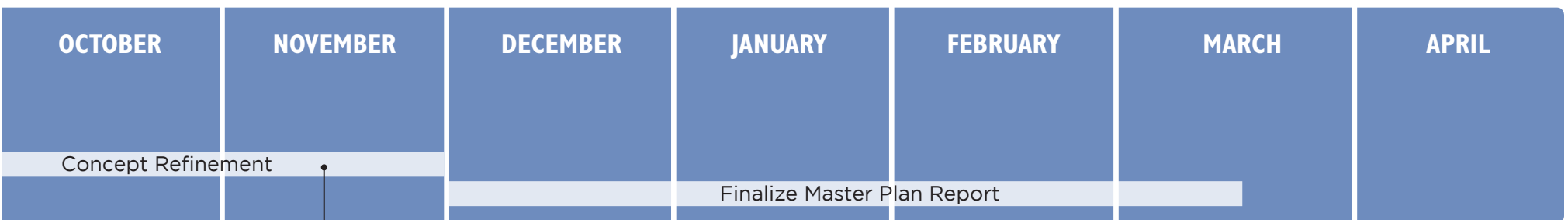
What are concerns you have with the development of Dean Park?

- Increased lighting- particularly glaring stadium lights
- Traffic
- Noise (especially from skate park)
- Scale of recreation facilities (e.g. regional ballfields vs. passive park activities)
- Lack of trash bins
- Cleanup after pets (dog park)

What is your vision for Dean Park?

- Improved fields and incorporation of practice ballfields
- Diversity of sports opportunities / support for field sports
- Open / flexible green space
- Golf area
- Creation of a “central park” for children
- Dog park
- Volleyball courts
- Basketball courts
- Running track
- Storage shed
- Improved lighting
- Creation of a “volunteer conservation corps” to help maintain the park (e.g. cut grass, collect grass, etc.)
- More restrooms that are accessible from different areas of the park.
- Improved wayfinding signage

Elements such as irrigation and lighting were documented to be included in a proposed capital project request



November 14, 2016:

- Community engagement session #2

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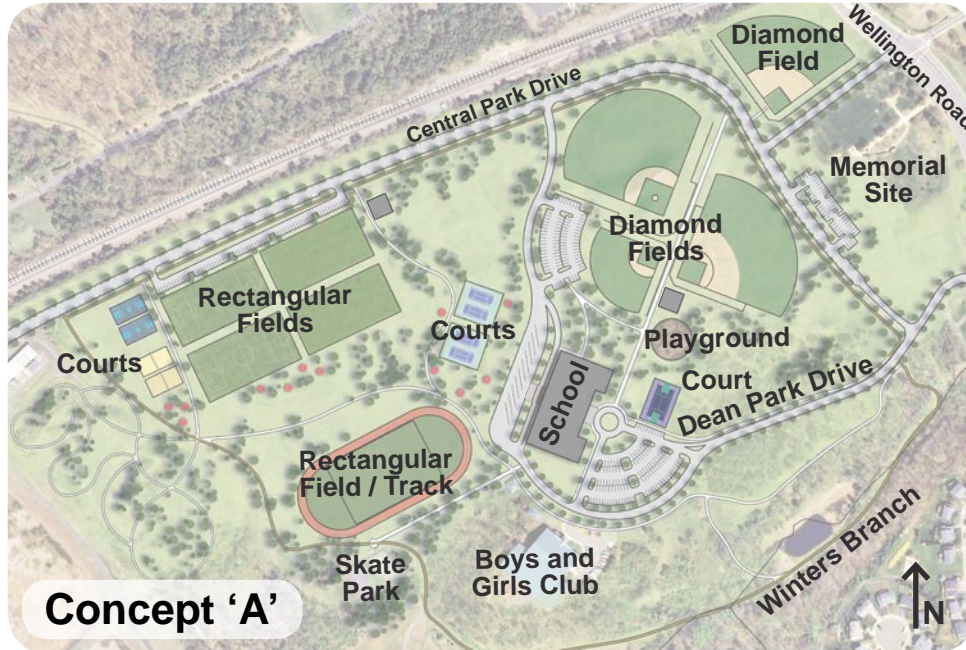


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MASTER
PLAN

Initial Concept Alternatives

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 Ballfield 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.



Concept 'A'

- 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



Concept 'B'

- 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

Preferred Master Plan Concept



To: Godwin Dr.

Basketball Courts

Sand Volleyball Courts

63 Spaces

Concessions, Restrooms, & Storage

Tennis Courts

Central Park Dr. Extension

Diamond Ballfield

60'

Manassas Industrial School & Jennie Dean Memorial

Wellington Rd.

Great Lawn

85 Spaces

Diamond Ballfield

90'

47 Spaces

Commemorative Tree grove

Multi-Purpose Rectangular Fields

Diamond Ballfield

50'

60'

Diamond Ballfield

Open Space

Woodland

Woodland

Dean Park Dr.

School (3 Floors)

Concessions, Restrooms, & Storage

Existing Playground

Dog Park / Walking Trails

Running Track

Football Field

Existing Restrooms & Pavilion

Multi-Sport Court

Vehicular Drop-Off / Main Entrance

General Parking

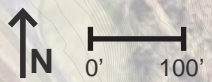
Parking

1-1.25-Mile Walking Loop

Boys and Girls Club

Skate Park & Future Expansion Area

Woodland



Master Plan Programming: Preferred Concept



1 Flexible Open Space

A large open space-the 'great lawn'-will be centrally located within the park to create a flexible area for informal passive recreation, hobbies (e.g. kite flying), and special community events.



2 Rectangular Fields

Four rectangular fields will be located along the proposed Central Drive Extension access road. A football field and track will be located across from the existing skate park and within close proximity to the future school site. All fields are recommended to include lighting.



3 Diamond Ballfields

Four diamond ballfields will be located at Dean Park which will include 50', 60', 70', and 90' base-path sizes- one field at each size.



4 Restrooms & Concessions

Restrooms, concessions, and storage facilities will be located at three key areas of the park- 1) near the four rectangular fields at the Central Park Drive access road; 2) near the three diamond fields; and 3) the existing restrooms / pavilion will be retained north of the Boys and Girls Club.

Master Plan Programming: Preferred Concept



⑧ Sand Volleyball Courts

Two sand volleyball courts will be located on the western edge of the park to provide additional recreational program opportunities.



⑤ Playground

The existing playground location will be retained. Enhancements such as formal pedestrian circulation, additional play equipment, and landscape character enhancements (e.g. trees for shade, plantings, and site furnishes) are recommended.



⑥ Multi-Sport Court

A colored play surface will provide a flexible sports court to accommodate a wide variety of activities, such as basketball, four-square, hopscotch, and other court games.



⑦ Tennis Courts

Four tennis courts will be relocated to the core of the park- between the school site and the multi-purpose field area. Tennis courts will be lighted and will include enhanced colored surface treatments.

Master Plan Programming: Preferred Concept



9 Basketball Courts

Two basketball courts will be located along the Central Park Extension access road. Basketball courts will feature enhanced painted play surfacing and amenities such as shade and seating.



10 Skate Park

The existing skate park will be retained at its existing location with additional space to accommodate a future expansion. This plan recommends upgrading existing wood/steel ramps with concrete-formed ramps to mitigate sound pollution.



11 Trails

Trail connections will provide a means for people to experience all aspects of Dean Park, from its 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.



12 Shade Pavilions

Small shelters or other structures should contribute to the overall character of park. A mix of small and large pavilions should be located in strategic areas of the park near restrooms, parking, trail connections, and scenic areas.

Master Plan Programming: Preferred Concept



PROGRAM KEY



16 Commemorative Sites

Upgrades to existing commemorative sites within the park are needed. Recommended upgrades include enhancing interpretive signage, furnishings, planting areas, maintenance of existing commemorative elements, and identifying opportunities to celebrate other historic elements on-site such as the historic barn foundation near the skateboard park.



13 Dog Park

A dog park is recommended at the western edge of the park and should include amenities such as separate fenced-in play areas for small and large dogs, lighting, open space, trees, and furnishings.



14 Parking & Circulation

An access roadway will extend from Central Park Drive to Dean Park Drive. This low-speed driveway will provide on-street parking and create a secondary entrance into the park from Godwin Drive. Additional parking lots will be located in strategic areas of the park.



15 Nature Interpretation

Winters Branch Trail provides a great opportunity to teach the public about ecology and natural history. Interpretive signage is recommended along key locations of Winters Branch Trail to celebrate, and bring awareness to, the park's most significant natural resource.

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ACTION PLAN

Action Plan

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:

	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	Prepare a Parks Maintenance Plan	Prepare a Parks Maintenance Plan that will provide specific standards to guide the maintenance of Dean Park, including both short-& long-term needs.
3	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. The logistics of a 'land swap' between the City and Manassas City Schools should be coordinated so that a strategy is developed for locating the school outside of its existing property boundary as recommended within this plan.
4	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.
5	Propose a Jennie Dean Memorial and Commemorative Grove Master Plan	Prepare a detailed Master Plan to identify detailed recommendations to improve the Jennie Dean Memorial area. The Master Plan should also include the commemorative tree grove located south of the memorial and recommendations regarding future parking, pedestrian circulation, and contextual site configurations.
6	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.
7	Prepare 100% Construction Documents for Dean Park & Jennie Dean Elementary School	Develop 100% Construction Documents for both the park and school sites.

KEY NEXT STEPS

