

City of Manassas

Parks, Recreation, and Cultural Needs

Appendix E. Level of Service Analysis



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The City of Manassas & Its Parks

Introduction

The City of Manassas is a dynamic community that encompasses 10 square miles within the Washington, DC metropolitan area. Over the past decade, the region and the City have both experienced healthy economic and population growth. This growth is projected to be sustained into the future. As the City continues to increase in population, its parks, recreation, and cultural systems will need to keep pace with demands for accommodating new residents. Currently, the City has 19 public amenity areas to meet its residents' recreational needs. Along with these recreational facilities, the City operates eight (8) schools, walking trails, a public swimming pool, and a number of cultural facilities. The City has also entered into several public-private partnerships to provide recreational and cultural opportunities for residents at the Hylton Performing Arts Center, Freedom Center, and Boys and Girls Club.

As a means evaluating the City's current parks, recreation, and cultural system, the design team utilized a range of best practice methods defined in detail in the subsequent pages of this report. These include the following:

- Site visits to existing parks, recreation, and cultural resources
- Classifications of existing park types and functions
- Spatial analyses of parks, recreation, and cultural amenities
- Benchmarking of community resources to national averages and communities of similar size
- Recommendations for site specific parks, recreation, and cultural resource improvements

Level of Service Analysis Methodology

A Level of Service (LOS) analysis involves completing a detailed inventory of public assets, such as park amenities, available for City residents. A LOS analysis also includes an evaluation of how adequately the City's recreation goals, as defined in its Comprehensive Plan, are being met, as well as how well the existing infrastructure is meeting the needs of residents as they have been expressed during the City's public engagement process. As a step toward this end, the City completed the Manassas Cultural and Park Inventory in October 2015. The inventory carefully documented existing conditions of outdoor amenities at park and school locations. This inventory has served as an important foundation for the LOS analysis completed in this study.

As part of this study, the design team conducted site visits and aerial analyses to verify and evaluate the quality and condition of amenities (e.g. benches, trash receptacles, pavilions, court surfaces, restrooms) at each of the City's park facilities. To quantify findings, amenities were rated on a scale from 1 (low) to

3 (high) based on condition and the extent to which the amenity was likely to meet residents' needs and expectations. The descriptions of each rating are as follows:

- 1 – Does not meet expectations for general parks function
- 2 – Meets expectations
- 3 – Exceeds expectations

As an example, a playground given the rating of “1” might have had peeling or faded paint, was poorly maintained in other ways, provided little or no shade, had inadequate surfacing, and/or offered limited or no ADA access. A playground given the rating of “2” might have contained new play equipment but lacked adequate surfacing or shade. A playground rated as a “3” would have all desired features such as poured-in-place rubber surface, shade coverings, new or updated equipment, proper fall zone spacing, ADA accessibility, and similar.

In addition, general notes and observations regarding the context of each park, its functional use, comfort value, convenience / accessibility, and quality, were made.

Park Classifications

The design team proposed the following park classification system. The classifications were based on National Recreation and Park Association (NRPA) Park, Recreation, Open Space and Greenway Guidelines recommendations, but were adapted to the City's particular context. City parks were classified into the following categories:

Mini Parks

Mini parks generally address specific recreation or open space needs. Typically, these parks cover less than one acre. Mini parks within the City include:

- Walter Delisle Park

Neighborhood Parks

Neighborhood parks are considered the basic unit of a community's park system and provide a recreational and social focus for residential areas. These parks provide space for informal active and passive recreational activities. An open play area, playground, and court are standard for neighborhood parks. Neighborhood parks are adequate in size to accommodate the requisite facilities often contained in at least 5 acres; between 5 and 10 acres is considered optimal.

Neighborhood parks within the City include:

- Cavalry Run Park
- Kinsley Mill Park
- Lee Manor Park
- Winterset Park
- Nelson Park
- Cedar Crest Park (Undeveloped)

Community Parks

These parks typically serve the needs of a larger community in addition to the needs of the immediate neighborhood. These parks are typically larger, more visible to passers-by, and are frequented by users from further away who may actually drive to use the park.

Community parks within the City include:

- Baldwin Park
- Byrd Park
- Cannon Branch Fort (historic site; passive use only)
- Jennie Dean Memorial / Manassas Industrial School
- Liberia Plantation (historic site; passive use only)
- Mayfield Fort (historic site; passive use only)
- New Britain Park (Undeveloped)
- Oakenshaw Park

Regional Parks

Regional parks are large (typically comprised of at least 100 acres) highly visible parks that draw users from across the City and region. These parks typically contain specific, desirable facilities including athletic fields, pools, or other sought after amenities. Regional parks also typically offer a wide variety of activities and amenities for a much larger range of user types.

Regional parks within the City include:

- Jennie Dean Park
- Stonewall Park

Specialty Parks

Specialty parks cover a broad range of facilities oriented toward a single use or user group, including sports, social sites and specialized passive recreation facilities. These parks vary in size and typically draw users from across the region or even out of state.

Specialty parks within the City include:

- E.G. Smith Baseball Complex

Historic Sites

The City of Manassas has several historic sites that also offer recreational and cultural resource amenities to City residents. These sites are classified as “parks,” but are generally reserved for memorials and passive recreation and not available for development of active recreation resources, such as courts and athletic fields.

Historic sites within the City include:

- Liberia Plantation (historic site; passive use only)
- Mayfield Fort (historic site; passive use only)

School Amenities

The playgrounds, open space, play fields, basketball courts, and other recreational amenities at schools can function as park amenities, if open to the public after school hours. While many of the school recreation resources within the City are not currently available for after-hours public use, they represent an opportunity to help meet neighborhood park needs. This would be particularly true for schools located in areas not already served by a City park.

Schools with the potential to offer school amenities within the City include:

- Baldwin Elementary
- Haydon Elementary
- Jennie Dean Elementary
- Mayfield Intermediate School

- Metz Middle School
- Osbourne High School
- Round Elementary School
- Weems Elementary School

Additional Park and Cultural Resources

Overall, the City has a wide range of recreation and cultural resources dispersed throughout the City. Along with recreational and cultural amenities located within the City's boundary, resources such as the Hylton Performing Arts Center and George Mason Freedom Center (indoor recreation facility), provide signature amenities to City residents and are located within a short distance from the City. Signal Bay Water Park is a fee-based facility that offers signature outdoor water-based recreational amenities. This park is operated by the City of Manassas Park, but is available for City of Manassas residents. The combination of available parks and cultural facilities provide minimal gaps in geographic service area coverage.

Level of Service Analysis

The LOS analysis conducted by the design team evaluates the spatial distribution of the City's parks and park amenities. This analysis applies a primary service area of a ½ mile radius, or an approximate travel time of 15 minutes. This ½ mile radius is based on an average walking speed of three miles per hour, but can account for longer walking distances if indirect (e.g., "cut-through") routes are used. The City's traditional development pattern and grid of streets help support a relatively high level of vehicular, bicycle, and pedestrian connectivity. This connectivity can increase levels of service as it increases the likelihood of being within a ½ mile travel distance to a park.

Consistent with the above methodology, a ½ mile service area was drawn around each park and amenity analyzed to illustrate potential community access to facilities. All maps generated are included in the appendix of this document. Provided below is a summary of findings from this analysis.

Traditional Park Service Areas

"Traditional Parks" refer to recreation and cultural facilities that are formally designated by the City and provide active and passive outdoor recreation opportunities; school amenities are excluded. Service area coverage within the City is generally adequate with small gaps in coverage the northwest, southern, and eastern quadrants of the City. It is important to note that many multi-family developments within the City provide private common areas to residents living within these developments. While not publicly-owned, these common areas do provide facilities to help meet some resident need.

Traditional Park + School Amenity Service Areas

A number of school sites located within the City could provide additional recreation opportunities for City residents, if the sites' facilities were available for public use after hours. Considering traditional parks and school amenities together increases recreation service coverage within the City.

Traditional Park + School Amenity Service Areas, Relative to Residential Areas

It is important to consider geographic proximity of parks and cultural facilities to potential users in residential areas. Overall, the service area coverage of parks and school amenities within the City related to proximity to residential areas is good. The City of Manassas is 10 square miles and nearly “built-out” with existing development; it is expected that any new development will increase in density. New, denser, development could yield positive impacts, reducing urban sprawl and concentrating development in the City’s center. However, denser development could also have a negative impact on parks and amenities, increasing the number of residents needing to use existing recreational resources.

Park Amenities

Ten major park amenity types provided in City of Manassas parks were evaluated for service area coverage. Provided below is a summary of findings; detailed maps are provided in the appendix.

- Aquatics- the Stonewall Park Swimming Pool is the only public aquatics center within the City and is located in the northern edge of the City. The Stonewall Park Swimming Pool is in need of a number of improvements to improve accessibility and quality. Supplementing this aquatic facility is the George Mason Freedom Aquatic Fitness Center, a regional facility offering signature aquatic amenities for public use. Service coverage for aquatics is low throughout the majority of the Manassas as the only City pool is located on the northern edge of the City. The addition of splash pads and other aquatic facilities can provide additional aquatic activities within the City for residents without the expense of developing additional City pools.
- Diamond fields- there are a number of diamond fields located throughout the City. The largest concentration of diamond fields within the City is located at the E.G. Smith Ballfield Complex, which is an aging facility in need of extensive renovations. Several diamond fields are in need of drainage and other improvements to increase performance quality. Service coverage for diamond fields within the City are good when considering school amenities as a potential resource. There are gaps in coverage in the central and southern quadrants of the City.
- Basketball Courts- basketball courts throughout the City are strategically distributed and overall are in good condition. There are gaps in coverage in the southwest quadrant and central residential areas of the City.
- Community Centers- these facilities include the Boys and Girls Club, Manassas Museum, and Center for the Arts. These facilities are limited in space and new facilities or expansion of existing facilities should be considered. Currently, service coverage areas for community centers is poor within the City.
- Open Space- there are a number of flexible, open space facilities located in both traditional parks and school amenities throughout the City. As the City continues to densify and vacant land decreases, new open space opportunities will be limited. Available open space within the City should be maximized to optimal use. Gaps in service coverage of this amenity type can be found in the southern, northern, and western quadrants of the City.
- Playgrounds- overall playground coverage within the City is adequate. However, expansion, upgrades, and replacements of facilities are needed to improve the level of service for these play resources.
- Tennis Courts- tennis courts are distributed throughout the City and are, overall, in good condition. There are gaps in coverage in the central and northern quadrants of the City.
- Rectangular Fields- these facilities are clustered in three, limited areas of the City. Due to popularity of rectangular field sports, opportunities to expand rectangular field offerings should be considered.

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Parks + Recreation Master Plan
City of Manassas**

- Trails- the City has developed an extensive city-wide trails master plan. The City's planned system is primarily defined by shared-use paths, bikes lanes, and shared bike/vehicular roadways. A majority of the trails master plan recommendations have been implemented. Continual implementation of the master plan is recommended to provide greater bicycle and pedestrian access to key areas of the City.
- Shared Use Trails- there is decreased access to shared-use trails in the central area of the City. It should be noted that signed, shared roadways provide bike access in this gap area and many of the neighborhoods within this area include sidewalks that could be utilized for pedestrian access/circulation.

Benchmarking Analysis

Benchmarking allows planners and recreational professionals to compare certain elements of parks and recreation agencies. Although no two parks and recreation agencies are exactly the same, comparison can be a functional and valuable tool in locating, managing, and improving city park systems and can aid in policy and decision making. The tables below benchmark the size and number of Manassas parks and facilities against national standards outlined by the National Recreation and Park Association (NRPA).

Traditional Parks

The table below provides a summary of park acreage for Manassas's "Traditional Parks." "Traditional Parks" are parks that have been formally designated by the City and provide active and passive outdoor recreation opportunities. The data shows the total estimated current (2015) park acres by park type, then provides the number of acres per 1,000 residents both now (2015) and in the future (projected through 2025).

	Acres	Total Acreage Per Park Type	Acres Per 1,000, Residents (2015)*	Acres Per 1,000 Residents (2025)*
Special Parks				
E.G. Smith Baseball Complex	23.00	24.23	0.58	0.47
Harris Pavilion	1.23			
Regional Parks				
Jennie Dean Park	77.15	101.55	2.44	1.99
Stonewall Park	24.40			
Community Parks				
Baldwin Park	9.50	82.77	1.99	1.63
Byrd Park	9.00			
Cannon Branch Fort**	17.11			
Jennie Dean Memorial / Manassas Industrial School**	5.00			
Liberia Plantation**	20.62			
Mayfield Fort**	11.64			
Oakenshaw Park	9.90			
Neighborhood Parks				
Cavalry Run Park	2.20	16.3	0.39	0.32
Kinsley Mill Park	3.30			
Lee Manor Park	4.80			
Nelson Park	2.10			
Winterset Park	3.90			
Mini Parks				
Walter Delisle Park	0.20	0.20	0.005	0.00

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	Acres	Total Acreage Per Park Type	Acres Per 1,000, Residents (2015)*	Acres Per 1,000 Residents (2025)*
Undeveloped Parks				
Cedar Crest Park	2.23	8.52	0.20	0.16
New Britain Park	6.29			
Total	233.57	233.57	5.61	4.57

**Data used in this analysis is provided by ESRI. City population is estimated at 41,614 in 2015 and projected to increase to 50,934 by 2025.*

***Historic sites are used primarily for passive recreation and not available for active recreation development.*

School Amenities

The table below provides a summary of outdoor recreation space available at City of Manassas school sites. The data shows total acres of school amenity space, then the number of acres per 1,000 residents both now (2015) and in the future (projected through 2025).

	Acres	Acres Per 1,000, Residents (2015)	Acres Per 1,000 Residents (2025)
Baldwin Elementary	6.20	1.21	0.97
Haydon Elementary	2.60		
Jennie Dean Elementary	17.40		
Mayfield Intermediate School	2.20		
Metz Middle School	8.80		
Osborn High School	1.70		
Round Elementary School	2.10		
Weems Elementary School	9.30		
Total	50.30	1.21	0.97

**Data used in this analysis is provided by ESRI. City population is estimated at 41,614 in 2015 and projected to increase to 50,934 by 2025.*

Traditional Parks + School Amenities, Acres per 1,000 Residents

The table below compares the City's total acreage of traditional and school park types to national averages and communities of similar size, using acres per 1,000 residents as the measure. Based on this comparison, the City has less acreage per resident than national averages and communities of similar size.

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	City of Manassas Average	National Average*	Median Acres Per Resident in Communities of Population 20,000 to 49,999*	Median Residents Per Park in Communities of Population 50,000 to 99,999*
Acres Per 1,000 Residents 2015 (including school amenities)	6.82	9.5	9.7	9.2
Acres Per 1,000 Residents 2025 (including school amenities)	5.47			

*National average and median acres per resident data is sourced from the 2016 National Recreation and Parks Association Field Report

The table below illustrates traditional park acres per 1,000 residents for the City of Manassas in comparison to recreation amenity national averages and communities of similar size. The exclusion of school amenities significantly decreases the average parks per 1,000 residents.

	City of Manassas Average	National Average*	Median Acres Per Resident in Communities of Population 20,000 to 49,999*	Median Residents Per Park in Communities of Population 50,000 to 99,999*
Traditional Park Acres Per 1,000 Residents 2015	5.60	9.5	9.7	9.2
Traditional Park Acres Per 1,000 Residents 2025	4.50			

*National average and median acres per resident data is sourced from the 2016 National Recreation and Parks Association Field Report

The table below illustrates school amenity acres per 1,000 residents for the City of Manassas.

	City of Manassas Average	National Average*	Median Acres Per Resident in Communities of Population 20,000 to 49,999*	Median Residents Per Park in Communities of Population 50,000 to 99,999*
School Amenity Acres Per 1,000 Residents 2015	1.21	9.5	9.7	9.2
School Amenity Acres Per 1,000 Residents 2025	0.97			

*National average and median acres per resident data is sourced from the 2016 National Recreation and Parks Association Field Report

Residents per Park

The City of Manassas offers a wide range parks and park types to its residents. The table below shows average number of residents per park (Traditional Parks and School Amenity Areas) both now (2015) and in the future (2025). When compared to other communities of similar size and national averages, the City provides a healthy number of parks to its residents.

	City of Manassas Average	National Average*	Median Residents Per Park in Communities of Population 20,000 to 49,999*	Median Residents Per Park in Communities of Population 50,000 to 99,999*
Residents Per Park 2015 <i>(including school amenities)</i>	1,541	2,277	1,894	2,396
Residents Per Park 2025 <i>(including school amenities)</i>	1,924			

**National average and median acres per resident data is sourced from the 2016 National Recreation and Parks Association Field Report*

The table below illustrates residents per Traditional Park (only). When school amenities are excluded, the number of residents served by each park increases.

	City of Manassas Average	National Average*	Median Residents Per Park in Communities of Population 20,000 to 49,999*	Median Residents Per Park in Communities of Population 50,000 to 99,999*
Residents Per Traditional Park 2015	2,190	2,277	1,894	2,396
Residents Per Traditional Park 2025	2,733			

**National average and median acres per resident data is sourced from the 2016 National Recreation and Parks Association Field Report*

Population Served per Facility

The table below compares major park program elements offered by the City to other communities of similar size. The following excludes school amenities.

Recreational Use	Average Median Population Served Per Facility		Number of Facilities In Manassas	Median Population Served Per Facility in Manassas		
	20,000 - 49,999	50,000- 99,999	2016	2015	2025	2015 Deficit / Surplus
Basketball Courts	6,874	7,788	8	5,201	6,367	0
Community Centers*	28,832	56,687	1	41,614	50,934	(-1)
Community Gardens	27,236	39,555	0	0	0	(-2)
Diamond Fields: Adult (<i>Large Fields with 90' base path</i>)	18,553	21,650	2	20,807	25,967	(-1)
Diamond Fields: General (<i>Field with less than 90' base path</i>)	6,502	8,317	13	3,201	3,918	+6
Dog Park	27,000	57,535	0	0	0	(-1)
Multipurpose Synthetic Field	23,625	28,541	0	0	0	(-2)
Multipurpose Courts- Volleyball	19,547	15,250	0	0	0	(-4)
Outdoor Swimming Pools*	34,646		1	41,614	51,934	(-1)
Playgrounds	2,833	3,493	12	3,468	4,245	(-3)
Recreation Center*	24,350	39,187	0	41,614	50,934	(-2)
Rectangular Fields: Football**	16,664	33,496	1	41,614	50,934	(-1)
Rectangular Fields: Lacrosse	19,300	37,114	0	0	0	(-2)
Rectangular Fields: Multipurpose	7,163	15,288	0	41,614	50,934	(-4)
Rectangular Field: Soccer***	12,000	15,195	1	41,614	50,934	(-3)
Tennis Courts	4,295		13	3,201	3,918	+1

Statistics are sourced from the 2016 National Recreation and Park Association Field Report

*Excludes partnership sites including Boys and Girls Club, Hylton Performing Arts Center, and George Mason Freedom Center

**The Dean Park rectangular field, though located on School Board property, is generally considered a park facility.

***The Stonewall Park rectangular field is primarily used for soccer and does not meet regulation football standards.

Park & Cultural Facility Recommended Upgrades:

Baldwin Park / Manassas Museum

9101 Prince William Street, Manassas, VA 20110

Baldwin Park is approximately one acre and is located adjacent to the Manassas Museum. The park features two play areas for age groups 2-5 and 5-10. Major park elements include swings, grill, picnic tables, and parking, as well as a number of large mature trees. Although seemingly secluded, the park is considered a moderately active space that can accommodate small gatherings and events.

The Manassas Museum lawn is calculated into the total green space (an additional 9.5 acres).

Baldwin Park / Manassas Museum Evaluation & Recommended Upgrades

Evaluation	LOS Score	Field Comments	Recommended Upgrades
Functional Use	2	<ul style="list-style-type: none">• Train themed play equipment area lacks a pedestrian connection	<ul style="list-style-type: none">• Repair existing pathways and connect all park elements with ADA walking paths• Reconstruct site to include Manassas Museum, City Library, and Community Center• Add event lawn / amphitheater
Comfort	2	<ul style="list-style-type: none">• No overhead lights beyond the parking lot, could feel unsafe at dusk• Proximity to museum is good• The park feels open with clear sight lines throughout the site• Utilitarian site furnishings decrease the overall park aesthetic	<ul style="list-style-type: none">• Add additional lighting at parking lot, along park entry driveway, and near play equipment• Upgrade site furnishings (benches and trash receptacles)• Add a shade structure and grilling area

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Evaluation	LOS Score	Field Comments	Recommended Upgrades
Convenience/ Accessibility	2	<ul style="list-style-type: none"> • Low visibility to park from street, could be hard to find • No ADA walkway to some play areas • Lacks a pathway leading to Liberty Street / adjacent neighborhoods 	<ul style="list-style-type: none"> • Provide sidewalk connection to Liberty Street sidewalk • Add ADA parking spaces • Provide pedestrian connections to play and amenity areas
Quality	2	<ul style="list-style-type: none"> • A large tree stump and square area of bricks located near the playground should be removed for safety and aesthetic reasons • Park appears to be well used • New play equipment has been recently added 	<ul style="list-style-type: none"> • Remove tree stump • Replace mulch playground surfacing • Add adult exercise equipment
Additional Notes	-	<ul style="list-style-type: none"> • The design team spoke with two families during the site visit. The families indicated that the park is in a good location, but they prefer other parks because they include a wider range of amenities for children and guardians 	

Estimated Capital Improvement Cost: \$10,000,000-15,000,000 (including reconstruction of museum site)

Byrd Park

9101 Prince William Street, Manassas, VA 20110

Byrd Park is a nine-acre park located within the Weems neighborhood. The park features amenities for a variety of ages and needs. Three ballfields occupy the majority of the park and are home to the Manassas Blaze Girls' Softball League and the Manassas Battle Baseball team. Two newly surfaced basketball courts provide additional active recreation opportunities.

Visitors access the park from both vehicular and pedestrian connections to the adjacent neighborhood. Two parking lots and a restroom/concession building afford Byrd Park the opportunity to host baseball games and small gatherings. A small pavilion is located near the playground in the northwest portion of the site. Surrounding the pavilion are ample benches, picnic tables, grills, and adult exercise equipment. Byrd Park is the only park in Manassas to offer adult exercise equipment for visitors.

Byrd Park Evaluation and Recommended Upgrades

Evaluation	LOS Score	Field Conditions	Recommended Upgrades
Functional Use	3	<ul style="list-style-type: none">• Park provides diverse play opportunities for a variety of age groups• Park appears well maintained• Nearly all useable open space is programmed for activity• Adult exercise equipment is located next to the playgrounds• Play equipment for youth ages 2-5 is old and deteriorated	<ul style="list-style-type: none">• Provide structured shade at dugouts• Include new play equipment for ages 5 and under• Repair pathways and connect all park amenities with walking paths• Upgrade existing grills• Provide additional picnic tables at existing pavilion• Add two shade shelters• Add rectangular field

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Evaluation	LOS Score	Field Conditions	Recommended Upgrades
Comfort	2	<ul style="list-style-type: none"> • Park includes a variety of spaces (semi-private and open) • Trees provide shade • Site lighting is limited at sports court area for late evening use • The park feels open and welcoming • Seating is provided in a number of areas • Permanent restrooms and a water fountain are provided • Overall, the park environment feels safe 	<ul style="list-style-type: none"> • Add lighting at basketball courts for evening use • Provide additional picnic tables at existing pavilion • Provide water fountain near existing pavilion • Include shade for picnic tables around concession area • Extend the fencing at Field 1 and 3 to enclose the play area • Add volleyball court
Convenience/ Accessibility	2	<ul style="list-style-type: none"> • The location is within a residential neighborhood and has multiple walkable connections and access points • A majority of the site and facilities are ADA accessible from neighborhood connections and parking areas • Entry signage is located at each driveway entrance 	<ul style="list-style-type: none"> • Repair cracked and broken hard surface paths for ADA access • Provide ADA access to all play elements
Quality	2	<ul style="list-style-type: none"> • Overall, the park quality is good • The park features a wide variety of play options • Many of the play elements within the park appear in good condition • Some ballfields appeared to have drainage issues (standing water present) 	<ul style="list-style-type: none"> • Repair cracked and broken pavement around dugouts and behind home plate (at Ball Field 3) • Replace loose-fill wood playground surfacing to update aesthetics, functionality, and safety of playground • Repair cracks in roller hockey court pavement • Regrade ballfields to improve drainage
Additional Notes	-	<ul style="list-style-type: none"> • The park was heavily used at time of site visit 	

Estimated Capital Improvement Cost: \$150,000-500,000

Cannon Branch Fort

10611 Gateway Blvd.

Cannon Branch Fort consists of approximately 17 acres of natural parkland. This community park is considered historic as archeological evidence suggests that the site may once have been used by Native Americans as a seasonal base camp. Currently, the park is predominately wooded and contains a small pond. A walking path with interpretive markers allows visitors to traverse the site.

Cannon Branch Fort Evaluation and Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	2	<ul style="list-style-type: none">Walking trails providedSeating is provided in a number of areasMountain bike trail provides a unique recreation useInterpretive signage is provided	<ul style="list-style-type: none">Evaluate the erosion on the site and address appropriatelyEnsure understory vegetation is properly trimmed
Comfort	3	<ul style="list-style-type: none">Seating is providedNatural shade is provided by woodland	
Convenience / Accessibility	3	<ul style="list-style-type: none">The existing parking lot is in good conditionTrails throughout the park provide access to natural and cultural resourcesBike racks are provided for multi-modal accessPedestrian access is provided to the park from Gateway Blvd.Park is difficult to find with no signage provided on the street	<ul style="list-style-type: none">Add park signage at Gateway Blvd.

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Evaluation	LOS Score	Comments	Recommended Upgrades
Quality	2	<ul style="list-style-type: none"> • Maintenance needed to prevent overgrowth of trees and other vegetation that obstructs and potentially damages the fort walls 	<ul style="list-style-type: none"> • Trim the vegetation within the fort area • Remove vegetative growth by hand from the fort walls • Remove branches and vegetation from the walking paths and the fort
Additional Notes			

Estimated Capital Improvement Cost: <\$75,000

Cavalry Run Park

9201 Ashton Avenue

Cavalry Run Park is located along Ashton Ave and includes approximately two acres of park space. The park is a neighborhood amenity serving the needs of the Hayden community. The bright and open park includes a basketball court, playground for ages 3-7, an open field, and tennis courts that double as pickle ball courts.

Cavalry Run Park Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	2	<ul style="list-style-type: none"> There is underutilized space that could be programmed The playground is limited and does not accommodate all ages 	<ul style="list-style-type: none"> Add a community garden Add a pedestrian walkway with seating along the periphery of the park Provide a pavilion with picnic tables and upgrade existing grills Incorporate a book bank (to provide free children books) near playground Maintain open field for multipurpose field play Provide adult exercise equipment
Comfort	2	<ul style="list-style-type: none"> More shade is needed throughout the site There are clear sightlines and visibility through the site Playground is not fenced 	<ul style="list-style-type: none"> Provide structured or natural shade for playground Add fencing around playground Replace loose-fill wood playground surfacing
Convenience / Accessibility	3	<ul style="list-style-type: none"> Parking lot is new and well maintained Pedestrian connections are provided to adjacent neighborhoods 	<ul style="list-style-type: none"> Incorporate an ADA accessible walkway from parking lot to playground Provide crosswalk across Ashton Avenue to enhance pedestrian safety

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Evaluation	LOS Score	Comments	Recommended Upgrades
Quality	3	<ul style="list-style-type: none"> • The park is well maintained and provides key amenities • Space is available to incorporate new programming at the park 	
Additional Notes	-		

Estimated Capital Improvement Cost: \$500,000-1,000,000

Cedar Crest Park

10331 Sarajevo Court

Cedar Crest Park is comprised of approximately two acres of undeveloped parkland. With improvements, the park could service the neighborhood community directly to the north. A small lake creates the southwest border of the site providing a potential park amenity.

Cedar Crest Park Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	-	<ul style="list-style-type: none"> • Undeveloped park land • The pond is a significant natural resource feature • Drainage ditches segment the site • Currently, the site is brushy and offers natural refuge for wildlife along the perimeter 	<ul style="list-style-type: none"> • Provide a boardwalk and observation pier at pond • Add a community garden • Add a playground • Grade a portion of the site to include an informal play field • Incorporate shade structures • Add volleyball court
Comfort	-	<ul style="list-style-type: none"> • Trees provide some shade along the periphery of the site 	<ul style="list-style-type: none"> • Add canopy trees
Convenience / Accessibility	-	<ul style="list-style-type: none"> • The park is located in a residential neighborhood • 	<ul style="list-style-type: none"> • Provide signage for park entrance • Provide ADA walking paths from neighborhood sidewalks to park amenities • Connect park to adjacent neighborhood
Quality	-	<ul style="list-style-type: none"> • Park is undeveloped 	

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Evaluation	LOS Score	Comments	Recommended Upgrades
Additional Notes	-		

Estimated Capital Improvement Cost: \$150,000-500,000

Center for the Arts

9491 Battle Street

The historic Hopkins Candy Factory building was renovated in 2002 and leased to the Center for the Arts of Greater Manassas. The three-floor building affords the community a variety of cultural classes, programs, and event space for gatherings. The first floor includes a reception area and Merchant Family Art Gallery, which hosts rotating art shows and exhibits. The Gallery space is frequently reserved for weddings, banquets, meetings, receptions, and government activities. The second floor houses the Center's multipurpose classrooms and administrative offices. The third floor is dominated by a theater with traditional seating as well as seating in the round viewing for the variety of performances hosted.

Center for the Arts Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	3	<ul style="list-style-type: none">• All three floors of the Center are occupied and heavily used• The Center is a great resource for the community and offers a wide range of community cultural opportunities• It has been noted that the Center has limited space to expand program opportunities	<ul style="list-style-type: none">• Consider redevelopment of the Manassas Museum site to include flexible community space that can be utilized by the Center• Consider future building expansion into adjacent parking lot to accommodate growth• Incorporate public art as part of the streetscape and in key locations downtown
Comfort	3	<ul style="list-style-type: none">• The building has been recently renovated	
Convenience / Accessibility	3	<ul style="list-style-type: none">• The center is centrally located downtown and near other destinations including businesses and cultural amenities (Railroad Depot, Manassas Museum, and Visitor Center) which helps attract foot traffic• An elevator allows ADA access to all floors of the building• On and off-street parking is available; a parking garage is also located nearby	

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Evaluation	LOS Score	Comments	Recommended Upgrades
Quality	3	<ul style="list-style-type: none"> The rotating exhibits are great for bringing people in the Center for repeat visits The Center has flexible program space 	
Additional Notes	-		

Estimated Capital Improvement Cost: \$1,000,000-5,000,000

E.G. Smith Baseball Complex

9698 Godwin Drive

E.G. Smith Baseball Complex is a 23 acre specialty park conveniently located at the intersection of Highway 28 and Godwin Drive. The complex includes eight diamond fields for practice, games, and regional/state tournaments and is home to the Greater Manassas Baseball League.

The complex is showing many signs of disrepair and age. Fences around fields are worn, damaged and in need of replacement. Field nets and infield mix are replenished on an as needed basis annually. Fourteen of the complex's 16 dugouts were replaced in the spring of 2016; field 6 contains the only remaining original dugout. The complex has only one permanent restroom attached to the concession building and requires temporary restrooms during peak season. Five batting cages are scattered around the complex. The site is furnished with a gravel parking lot and walking paths connecting the parking lot to fields and amenities are unsafe and need replacement. Overall, the Baseball Complex is aged and is no longer a strong regional representation of the City of Manassas or as in demand for hosting recreational events/tournaments.

E.G. Smith Baseball Complex Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	1	<ul style="list-style-type: none">Overall, the park is outdated and in disrepairThe parking lot includes pot holes and distressed pavementPedestrian circulation is in disrepair and the railroad tie stairs are eroding and unevenThere are drainage issues on several fields	<ul style="list-style-type: none">The E.G. Smith Baseball Complex is anticipated to be relocated to Dean Park; if the E.G. Smith field remains in the current location, it is recommended that the complex be completely reconstructed into a signature ballfield complex
Comfort	1	<ul style="list-style-type: none">The site needs major updates to improve aestheticsShade structures should be added to spectator benches on some fieldsField orientation is not optimized for sun and glareAdditional restroom facilities are	

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Evaluation	LOS Score	Comments	Recommended Upgrades
		needed	
Convenience / Accessibility	3	<ul style="list-style-type: none"> The site is in a great location to accommodate a major baseball complex The park is located at a key gateway into the City from Godwin Drive, Nokesville Road, and Prince William Parkway Connections from the parking lot to site amenities are discontinuous and with varied surface types 	
Quality	1	<ul style="list-style-type: none"> The entire complex is in need of a major renovation and rebuild 	
Additional Notes	—	<ul style="list-style-type: none"> During meetings with community members, it has been indicated that the park is used by more than 1,000 players 	

Estimated Capital Improvement Cost: \$10,000,000-15,000,000

Harris Pavilion

9201 Center Street

Harris Pavilion is comprised of approximately one acre of open space centrally located in Old Town Manassas. The Pavilion shares strong physical connections to the Railroad Depot, Center for the Arts, and Manassas Museum. The Pavilion affords downtown an outdoor venue for a variety of activities including events and festivals that provide activation year round. Old Town employees, visitors, and residents frequent the park on any given day. Overall, the pavilion is a popular venue and experiences moderate to high levels of activity.

Harris Pavilion Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	3	<ul style="list-style-type: none"> The pavilion provides a great flexible space for the City and accommodates a variety of seasonal programs (ice skating, farmers market, concerts) for community fellowship The site includes several seating opportunities including benches and seating walls 	<ul style="list-style-type: none"> Enlarge the plaza to include a signature interactive water feature
Comfort	3	<ul style="list-style-type: none"> Shade is provided by the large pavilion and the adjacent tree canopy The plaza area has plenty of seating options for visitors The site is open and well maintained making it a very inviting facility The pedestrian scale lighting around the site also creates an attractive character The presence of permanent restrooms on site is an advantage 	
Convenience / Accessibility	3	<ul style="list-style-type: none"> The pavilion features several access points for pedestrian circulation It is centrally located downtown in close proximity to small businesses and other attractive amenities like the Visitors Center, Center for the Arts, and Manassas Museum On-street parking is available around the pavilion and a parking garage is located 	

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Evaluation	LOS Score	Comments	Recommended Upgrades
		nearby <ul style="list-style-type: none"> The entire site is ADA accessible 	
Quality	3	<ul style="list-style-type: none"> The pavilion site is well maintained and facilities are kept looking and feeling new The frequent cultural programming and site flexibility allow people to passively use the space for lunch during the week and gathering for weekend events 	
Additional Notes	—	<ul style="list-style-type: none"> There were patrons at the park during every inspection. Even during a late November visit 	

Estimated Capital Improvement Cost: \$150,000-500,000

Jennie Dean Memorial / Manassas Industrial School Historic Site

9601 Wellington Road

The Jennie Dean Memorial/Manassas Industrial School community park was dedicated in 1995. The park is approximately five acres and is located at the intersection of Prince William Street and Wellington Road. The site is being evaluated as part of the Dean Park Master Plan which is under development.

Jennie Dean Memorial / Manassas Industrial School Historic Site Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	3	<ul style="list-style-type: none">The memorial clearly illustrates the importance of Jennie Dean and the Industrial SchoolThe historical site model helps visitors to orient themselves in the site	<ul style="list-style-type: none">Plant additional canopy trees around memorial site and along the Prince William Street park entranceStrengthen the allee' of trees along main walkway
Comfort	2	<ul style="list-style-type: none">Additional natural shade around the site is neededThere is a lack of benches for people to sit on, reflect, or enjoy the lawn spaceThe proximity of the school and openness to Wellington Road increases the feeling of safety for visitors	<ul style="list-style-type: none">Plant additional canopy trees around memorial site and along the Prince William Street school entranceUpgrade site furnishings (benches and trash receptacles)
Convenience / Accessibility	3	<ul style="list-style-type: none">Pedestrians can access the site from the shared use path along Wellington Rd. and from Jennie Dean Elementary	
Quality	2	<ul style="list-style-type: none">Some of the cement blocks used for the interpretive building footprints are no longer alignedThe landscaping around the memorial could be enhanced	<ul style="list-style-type: none">Overseed patchy grass areasAdd steel edging along gravel pathsInfill planting beds with additional vegetation

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Evaluation	LOS Score	Comments	Recommended Upgrades
Additional Notes	-		

Estimated Capital Improvement Cost: <\$75,000

Jennie Dean Park

9501 Dean Park Lane

Jennie Dean Park comprises approximately 77 acres and includes the Boys & Girls Club facility. The park is the largest in the City's park system and its multiple sporting amenities attracts visitors. Dean Park is home to a newly relocated skate park, two baseball fields, batting cages, tennis courts, and open fields. Although the undeveloped portion of the site is cleared, current site grading and the level of maintenance are not suitable for athletic fields or sporting events. Jennie Dean Elementary School is located immediately adjacent to the park and provides the additional amenities of a playground, ballfield, football field, and running track. The public currently has limited access to these school amenities.

Existing conditions do not take advantage of the expansive property and shared facilities potential with Jennie Dean Elementary School. A new master plan for Jennie Dean Park is currently underway.

Jennie Dean Park Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	2	<ul style="list-style-type: none"> • The park is partially undeveloped • Programmed park areas are disconnected • The skate park is popular and heavily used • The ball fields are somewhat removed from parking areas • The park should be redesigned to fully maximize open space • Winter's Branch Trail is a great asset to the park • The Boys & Girls Club facility provides indoor program opportunities • A Master Plan is underway for the park and school site • 	<ul style="list-style-type: none"> • Maximize the open space to accommodate the widest range of cultural and sport activities • Add signature event lawn / amphitheater • Incorporate rectangular fields • Expand walking trail system • Add large ballfield • Add a regional dog park • Add volleyball courts
Comfort	2	<ul style="list-style-type: none"> • Little to no shade is provided in the park • Winters Branch Trail is well shaded by the natural tree canopy • Benches are located close to the historical marker and the skate park, shaded by trees • Ballfields and parking lots have lighting, the football field does not include lighting 	
Convenience	2	<ul style="list-style-type: none"> • The park is disconnected on the north and 	<ul style="list-style-type: none"> • Provide vehicular and

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Evaluation	LOS Score	Comments	Recommended Upgrades
/ Accessibility		<p>west portions of the site, difficult to navigate by car and foot</p> <ul style="list-style-type: none"> • The park is connected to the neighborhoods to the south by a series of trails 	<p>pedestrian access on the north and west ends of the park</p>
Quality	2	<ul style="list-style-type: none"> • The skate park is well maintained • Drainage on sports and open fields are inadequate • Moles are a nuisance and create holes that become trip hazards • Rocky soil can be hazardous on sports fields 	<ul style="list-style-type: none"> • Regrade sports fields with adequate topsoil • Mow the grass more frequently to decrease mole population
Additional Notes	—		

Estimated Capital Improvement Cost: \$10,000,000-15,000,000

Jennie Dean Park: Skate Park

9501 Dean Park Lane

The Skate Park was recently (2015) relocated to Jennie Dean Park where it occupies approximately .18 acres of the western portion of the park. The skate park is comprised of ten skate ramps and three rails and is reserved solely for skateboarders and rollerbladers, excluding BMX enthusiasts. Although it is a new amenity to Jennie Dean Park, the Skate Park experiences high patron volume and demonstrates signs of needed expansion.

Skate Park Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	3	<ul style="list-style-type: none">• The skate park is popular and frequently used• Feedback from users suggests an expansion of park facilities including a 'bowl' would be beneficial• Neighboring residents complain of loud clanking coming from the facility, consider replacing the wooden ramps to dampen echoes	<ul style="list-style-type: none">• Replace wooden skate ramps with metal or concrete ramps• Reinforce planted buffer on south side of skate park with deciduous vegetation• Expand the skate park to include additional skate amenities
Comfort	2	<ul style="list-style-type: none">• There is no shade relief for skaters• More seating is needed around the perimeter of the park• The facility is in a visible open space and feels safe	<ul style="list-style-type: none">• Add shade structure and benches
Convenience / Accessibility	2	<ul style="list-style-type: none">• The skate park is located in the western extremity of the park, removed from parking and without adequate wayfinding signage• Access to the adjacent neighborhoods is provided via the Winters Branch Trail	<ul style="list-style-type: none">• Develop a wayfinding system for Dean Park (including park entrance and internal signage)
Quality	3	<ul style="list-style-type: none">• The facility is new and in good condition• The park's size could accommodate future expansion of skate amenities	

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Evaluation	LOS Score	Comments	Recommended Upgrades
Additional Notes	-		

Estimated Capital Improvement Cost: \$150,000-500,000

Kinsley Mill Park

8844 Hastings Drive

Kinsley Mill Park, is a three acre park nestled in mature trees along Hastings Drive. Park amenities include a T-ball field, playground, roller hockey court, basketball court, and large open space. A large parking lot is located at the southern border of the park. A mature tree canopy affords shade to the playground and basketball court. This open space is underutilized and could be improved to accommodate a multi-sports field. Overall, playground equipment and swings are in good condition and accommodate a wide range of ages.

Kinsley Mill Park Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	2	<ul style="list-style-type: none"> The park features play elements that can accommodate a variety of age groups The unstriped parking area appears large for the park size An open space is available for informal events The T-ball field abuts adjacent residential backyards 	<ul style="list-style-type: none"> Resurface basketball court and replace goals Provide picnic shelters and additional grills Repair cracks in roller hockey court black top Reconfigure vehicular access and circulation to maximize park open space and allow potential relocation of T-ball field
Comfort	3	<ul style="list-style-type: none"> The park is open with plentiful natural shade There are a few benches on site for seating The parking lot is not lighted 	<ul style="list-style-type: none"> Provide parking lot lighting
Convenience / Accessibility	2	<ul style="list-style-type: none"> The park is accessible from the adjacent neighborhood and Hastings Dr. A sidewalk is needed from Hastings Dr. to park amenities A pathway should be provided from Nanette Dr. to park amenities 	<ul style="list-style-type: none"> Extend walking paths from Hastings Dr. and Nanette Dr. to park resources

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Evaluation	LOS Score	Comments	Recommended Upgrades
Quality	2	<ul style="list-style-type: none"> • A mature tree canopy defines an area of the park and provides shade • The open field is properly graded and maintained 	<ul style="list-style-type: none"> • Replace loose-fill wood playground surfacing
Additional Notes	-		

Estimated Capital Improvement Cost: \$150,000-500,000

Lee Manor Park

9650 Shannon Lane

Lee Manor Park is located directly east of George Carr Round Elementary School. The nearly five-acre park is tucked away in a secluded, heavily wooded area. The only functioning amenities on site are three tennis courts. A green lawn surrounds the tennis court fence with benches facing the courts. Lee Manor Park has little to no visibility from its primary vehicular access point along Hastings Drive.

Surrounding trees provide some shade relief to players and spectators. The park could offer additional unobtrusive amenities to maintain the natural, private aesthetic while providing recreational amenities to the surrounding residences.

Lee Manor Park Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	2	<ul style="list-style-type: none">• A large portion of the site remains undeveloped• The tennis courts' fencing and surfaces are in good condition	<ul style="list-style-type: none">• Provide a walking trail loop through the wooded portions of the site
Comfort	2	<ul style="list-style-type: none">• Although a majority of the site is heavily wooded, the tennis courts are located in direct sunlight• Court lighting provides a sense of safety and security for evening play• Benches are provided in shady areas	
Convenience / Accessibility	2	<ul style="list-style-type: none">• There is minimal to no visibility of the park• A paved path connects the tennis courts to the adjacent parking area• There is no obvious pedestrian connection to the park from the street, surrounding neighborhoods, or adjacent school• There is no identification signage for the park along Hastings Dr.	<ul style="list-style-type: none">• Provide park identification signage at Hastings Rd.

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Evaluation	LOS Score	Comments	Recommended Upgrades
Quality	3	<ul style="list-style-type: none"> • The quality of the tennis courts is good • Parking lot is cracked and weeded in areas 	<ul style="list-style-type: none"> • Remove vegetation growing on tennis court fence • Resurface parking lot
Additional Notes	-		

Estimated Capital Improvement Cost: \$75,000-150,000

Liberia Mansion

8601 Portner Avenue

Liberia Mansion is a 20-acre historic property that is included as a public amenity but is available to citizens on a limited basis. The grounds are well maintained in some areas. The City recently completed a new master plan for this site in 2015 and recommendations for the Liberia Mansion and grounds are contained within that report.

Lee Manor Park Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	3	<ul style="list-style-type: none"> The internal site and grounds are well maintained 	<ul style="list-style-type: none"> See Liberia Mansion Master Plan
Comfort	2	<ul style="list-style-type: none"> Plenty of shade afforded to visitors from the mature trees throughout the site There are no benches, seating walls, or pedestrian / street lights on site The site frequently attracts squatters that have been asked to vacate the property by law enforcement Dense brush surrounding the site provides hiding places for squatters The site is not visible from the main roadways surrounding the property 	
Convenience / Accessibility	2	<ul style="list-style-type: none"> Park entrances should be enhanced; front and rear entrances are difficult to find 	
Quality	2	<ul style="list-style-type: none"> Building and internal grounds are well maintained Surrounding brush is dense and create a safety hazard. 	
Additional Notes	-		

Estimated Capital Improvement Cost \$500,000-1,000,000 (*per Liberia House Master Plan document*)

Manassas Railroad Depot

9431 West Street

The Manassas Railroad Depot hosts a variety of functions for the community. The Depot, originally built in 1904 and reconstructed after a devastating fire in 1914, still serves as the community's primary rail transit hub. The depot is a busy stop for both Amtrak and Virginia Railway Express (VRE) services. The site is also the home of the Manassas Visitor Center, the offices for Historic Manassas, Inc., a Virginia Main Street Organization, and the James and Marion Payne Railroad Heritage Gallery.

Manassas Railroad Depot Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	3	<ul style="list-style-type: none">• The Depot functions as a frequently used train station, providing Amtrak and VRE service• The depot also contains a visitor's center and some City offices• The James and Marion Payne Memorial Heritage Gallery provides historic exhibits of the railway history of Manassas	<ul style="list-style-type: none">• Maintain existing facilities to current standards
Comfort	3	<ul style="list-style-type: none">• There is a restroom located inside the facility• Building awnings offer refuge from the weather for patrons waiting outside• Benches are also located inside the facility• Vehicular and pedestrian lighting is provided	
Convenience / Accessibility	3	<ul style="list-style-type: none">• The Depot is walkable to many Downtown destinations• A parking lot is provided onsite; a parking garage is a short distance away• There are bike racks provided to accommodate multimodal	

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Evaluation	LOS Score	Comments	Recommended Upgrades
		transportation options	
Quality	3	<ul style="list-style-type: none"> The building is well maintained and updated to accommodate modern amenities 	
Additional Notes	-		

Estimated Capital Improvement Cost: <\$75,000

Mayfield Fort

8401 Quarry Road

Mayfield Fort is a 12-acre historic park. An asphalt trail leads visitors uphill to the heart of the Fort. A wooden fence provides a barrier between visitors and the brushy woods along the northern edge of the trail. Informational signage accompanies the trail informing visitors of the historical site's significance. The Fort offers a unique bird's eye view of Manassas from atop the hill, which also features two cannons and the Fort's original flagpole.

Mayfield Fort Evaluation & Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	3	<ul style="list-style-type: none"> An impactful historical site A path connects the parking lot to the center of the site where historic relics are located Informational signage provides historical interpretation and education The top of the Fort provides a significant vantage point out to the city and surrounding area 	
Comfort	3	<ul style="list-style-type: none"> No seating areas are provided 	<ul style="list-style-type: none"> Provide seating along secondary pathways
Convenience / Accessibility	2	<ul style="list-style-type: none"> The existing park identification sign at Quarry Rd. entrance is small and easy to miss The parking area is well maintained Sidewalk connections are provided to the park from Quarry Rd. and adjacent residential areas 	<ul style="list-style-type: none"> Provide larger park identification sign at Liberia Ave.
Quality	2	<ul style="list-style-type: none"> The park is well designed and the trail into the site provides a memorial 'journey' into the Fort Vegetation along the main trail is brushy in areas 	<ul style="list-style-type: none"> Clear overgrown brush along trail Remove burrowing animals from both the Fort and the cemetery Monitor erosion on the northeastern slope of fort and repair/replant as

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Evaluation	LOS Score	Comments	Recommended Upgrades
			needed
Additional Notes	-		

Estimated Capital Improvement Cost: <\$75,000

Nelson Park

(8915 Grant Avenue)

Nelson Park is a highly visible open space wedged between two thoroughfares, Highway 234 and Sudley Road. The park comprises two acres and consists primarily of mature trees and open lawn. The park is a favorite for weddings due to its garden-like features including a fountain and a gazebo with surrounding benches. The gazebo and fountain are both showing signs of age and wear. The Park's size, shape, and location limit its future potential amenities. Large, mature trees shade a majority of the site and lighting is scattered throughout the park lawn. There are no internal pathways into the site, except one that leads to the gazebo. Vehicle parking is located along the southern edge of the site.

Nelson Park Evaluation & Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	2	<ul style="list-style-type: none">• The park is frequently used for small events such as weddings• The shaded lawn provides space for informal passive recreation• The gazebo and fountain are dated• Major park components appear unorganized	<ul style="list-style-type: none">• Reconstruct gazebo and fountain• Reconfigure park space to optimize open space and emphasize the Sudley Rd. gateway into the city• Add a community garden
Comfort	3	<ul style="list-style-type: none">• There is plenty of natural shade from the mature trees• The gazebo provides structured shade and refuge• There are a number of seating locations throughout the site• The park is highly visible from the adjacent roadway	<ul style="list-style-type: none">• Incorporate lighting along pedestrian paths and parking areas
Convenience / Accessibility	3	<ul style="list-style-type: none">• Vehicle and pedestrian access is provided from the two bordering streets• The site is located at a major western gateway into the City from Sudley Rd.	

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Evaluation	LOS Score	Comments	Recommended Upgrades
Quality	2	<ul style="list-style-type: none"> • The park provides passive recreation space for picnics or small gatherings • The gazebo, benches, fountain, and picnic tables should be upgraded 	<ul style="list-style-type: none"> • Upgrade site furnishings
Additional Notes	-		

Estimated Capital Improvement Cost: \$1,000,000-5,000,000

New Britain Park

8438 Kirby Street

New Britain Park is an undeveloped six-acre park. Its primary current function is as a sound barrier between Stonewall Park, New Britain, and Cannon Ridge neighborhoods. A walking trail connects New Britain Park to Stonewall Park.

New Britain Park Evaluation & Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	-	<ul style="list-style-type: none">• The park is an undeveloped site• It has a trail that connects to Stonewall park• The site is a densely wooded area that acts as a sound buffer between Stonewall Park and surrounding neighborhood	<ul style="list-style-type: none">• A master plan is being developed for Stonewall Park, integrate New Britain Park as part of the master planning study
Comfort	-	<ul style="list-style-type: none">• The site is undeveloped	
Convenience/ Accessibility	-	<ul style="list-style-type: none">• The trail through the site is accessible from Stonewall Park	
Quality	-	<ul style="list-style-type: none">• The existing trail is in good condition	
Additional Notes	-		

Estimated Capital Improvement Cost: \$150,000-500,000

Oakenshaw Park

9556 Oakenshaw Drive

Oakenshaw Park is a nearly ten-acre community park. A T-ball field is in functional condition and occupies the eastern portion of the park. A basketball court and two playgrounds are located on the west side, while a day-lit stream traverses the northern site boundary. An open, ungraded space is also located on the western side of the park. Portions of this open space were under construction during time of inspection in November 2015. Pedestrian and vehicular access to amenities meets ADA standards.

Oakenshaw Park Evaluation & Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	2	<ul style="list-style-type: none">• The park provides a variety of play options for different age groups• All playground equipment is in good condition• The basketball court needs maintenance and improvements• Large amount of park space is underutilized	<ul style="list-style-type: none">• Replace fence along back stop of ballfield• Resurface existing basketball court and replace posts/hoops• Add shade structures at ballfield and playground• Add picnic shelters• Provide adult exercise equipment• Add a walking trail
Comfort	3	<ul style="list-style-type: none">• The playground is well shaded by trees• Benches provide seating options in different locations of the park• Street lights provide illumination to some amenities at dusk and in the evenings• The park's location is visible	<ul style="list-style-type: none">• Replace loose-fill wood playground surfacing

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Evaluation	LOS Score	Comments	Recommended Upgrades
Convenience / Accessibility	3	<ul style="list-style-type: none"> • Sidewalks connect the park to the adjacent neighborhood • The park has sidewalks connecting amenities within the park • Street parking is available and shared with neighborhood residents • ADA access is accommodated from on-street parking areas to amenities 	<ul style="list-style-type: none"> • Add park identification sign at Oakenshaw Dr. • Add a walking path through entire site
Quality	3	<ul style="list-style-type: none"> • Portions of the site are undeveloped • The ballfield is well maintained 	<ul style="list-style-type: none"> • Add fencing and walking path along Wellington Rd. for improved aesthetic
Additional Notes	-		

Estimated Capital Improvement Cost: \$150,000-500,000

Stonewall Park

8300 Stonewall Road

Stonewall Park is an expansive 24-acre community park complete with a variety of recreation amenities. The park features four tennis courts with lighting and adjacent parking. A nearby pavilion and restroom are in good condition and are connected to the parking lot by a concrete pathway. The concrete pathway also connects into the two basketball courts but does not connect the courts to the parking lot. The basketball court pavement is cracked in several locations and unlined. The adjacent playground is showing signs of age and lacks ADA access from the parking lot. The surrounding tree canopy provides moderate shade to the basketball court and adequate shade to the playground. Stonewall Park is also home to the Stonewall Park Pool and Walking Trail. A walking path connects the playground to the Pool parking lot. The second playground, nestled into a grove of trees overlooking the pool, is functioning appropriately. The football/soccer field is overused and has large dirt spots under goals and in the middle of the field.

Stonewall Park Evaluation & Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	3	<ul style="list-style-type: none">• Park has many desirable amenities unique in the park system• Playground equipment is in good condition• The basketball court is in need of repair	<ul style="list-style-type: none">• Remove portions of the dense woodland to accommodate additional park programming• Resurface basketball courts; replace goals• Re-turf multipurpose field; consider artificial turf• Provide sideline benches at multipurpose fields• Reconfigure park layout to maximize park programming opportunities• Add additional multi-

Evaluation	LOS Score	Comments	Recommended Upgrades
			purpose fields
Comfort	3	<ul style="list-style-type: none"> • The site is surrounded by dense woodland • There is plenty of natural shade afforded to amenities from the surrounding mature trees • Parking lot lighting is provided • The well maintained/good quality of amenities makes the site feel safer • Seating opportunities are available 	<ul style="list-style-type: none"> • Replace loose-fill wood playground surfacing
Convenience/ Accessibility	3	<ul style="list-style-type: none"> • Sidewalks connect the park to adjacent neighborhoods • The park has sidewalks connecting amenities within the park • The park has two parking lots, one near the main entrance and tennis courts and a second at the pool and next to the multi-purpose field • An existing trail connects Stonewall to New Britain Park 	
Quality	2	<ul style="list-style-type: none"> • Overall, the park is in fair condition • The multi-purpose field is significantly worn in areas 	
Additional Notes	—		

Estimated Capital Improvement Cost: \$500,000-1,000,000

Stonewall Park Pool

8351 Stonewall Road

Stonewall Park Pool, located in Stonewall Park, is an aging facility that opened to the public in 1984. The site has a large main pool and a baby pool. The main pool recently underwent several mechanical and aesthetic updates and the baby pool was last renovated in 2006. A concession stand was added during the 2006 renovation. The admissions building experiences flooding in the basement and signs of rust are on all metal surfaces.

Currently, facility bathrooms are not ADA compliant. The mechanical system is out of date and rusting. The steps and ladders in the main pool have lost their non-slip grip and pose a safety hazard. The three lifeguard stand platforms are rotting and the metal bases are rusting. The pool deck has several cracks in the concrete. Trees in the brick planters are suffering from lack of root space. Some natural shade is achieved by the surrounding tree canopy; a sunshade and picnic table umbrellas also provide some shade.

Stonewall Park Pool Evaluation & Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	2	<ul style="list-style-type: none">• The pool has swim lanes for exercise and options for leisure and play including a diving board and slide• The facility shows signs of age and deterioration, with rust, flooding, concrete deterioration, broken pool cover anchor lines, deteriorating diving board base, and inoperable chemical feeders requiring manual operations• Families with very young kids can enjoy the baby pool and whale fountain• Whale fountain bolts loosen during daily use often causing closure of the baby pool• The pool cover is new but anchor lines are broke• Facility layout is inadequate and storage space is limited; guards, admissions, and first aid staff share the	<ul style="list-style-type: none">• Renovate bathhouse and basement to repair damage from age and deterioration• Replace pool deck – sink new pool cover anchors and repair cracks• Consider an upgrade to the filtration system to include automated water quality balance• Add storage space to separate pool patrons, utility rooms, chemicals, food, etc. to prevent contamination from chemicals• Add 100+ chairs to increase capacity• Add family restroom

Evaluation	LOS Score	Comments	Recommended Upgrades
		<p>same space</p> <ul style="list-style-type: none"> • Open air building concept potentially violates HIPAA laws – open air space allows anyone to hear confidential patient information • Filter system is operational, however the chemical feeders are on manual operation because computerized system is inoperable 	<p>accommodations</p> <ul style="list-style-type: none"> • Add shower sprayer to foot washes on pool deck • Create locker system alongside benches in unused space • Consider new water feature for the baby pool • Replace diving board base • Install permanent safe to reduce threat of theft
Comfort	1.5	<ul style="list-style-type: none"> • Restrooms do not accommodate all family types • Floors need to be replaced with a non-skid surface to reduce slipping hazard • There is a lack of seating with a ratio of chairs to patrons of 120/221 • Concession's food is prepackaged/microwave only • The back hill and planters are visually unappealing • Programs offered include swim lessons only • Facility party space is available for rental • The trees in the planters allow for small areas of shade, but drop debris into pool daily resulting in additional pool cleaning • Sunshade in the baby pool allows ample shade for the small area • Mature trees behind pool provide shade to part of the pool in the evening • Summer camps bring children to the from 12p-4p, new operating hours (11am-7pm) allow buffer time for quiet community swim 	<ul style="list-style-type: none"> • Update restrooms to meet all family needs (adult, children, infant, senior, family, ADA, etc.) • Install non-skid flooring in restrooms • Upgrade concession stand to offer made-to-order items • Consider options for additional seating, deck expansion, shade structures, and rentable space • Add trending aquatic programs (water aerobics, water Zumba, water safety, etc.) • Install dive stands for swim team • Expand pool to accommodate additional leisure style activities (i.e. splash pad, lazy river, aquatic features, etc.)

Evaluation	LOS Score	Comments	Recommended Upgrades
Convenience / Accessibility	1.5	<ul style="list-style-type: none"> • Parking lot at pool has 60 spaces and does not meet the needs of the maximum day capacity (221) • Side walk connects to neighboring Point of Woods community only • Pool has LED interior lighting • Pool has deck lighting (automatic timers from dusk to dawn) • Main building provides restroom and shower accommodations • Facility is in excellent condition and maintains safety of the pool perimeter • Building alarm system is operational 	<ul style="list-style-type: none"> • Replace pool deck lights with brighter options • Expand parking to accommodate park/field use and pool capacity • Consider connecting pathways to New Britain and Cannon Ridge neighborhoods • Install additional restroom stalls and showers to meet the maximum capacity demand
Quality	1.5	<ul style="list-style-type: none"> • Efficient and effective staffing keeps pool well maintained and creates welcoming environment • Pool deck meets expectations with hazards temporarily mitigated • Swim meets close entire facility until concluded • Pool is one of the least expensive in the area • New white coat in main pool • New elevated guard stand (dive well) • Baby pool white coat is 10 years old – rough on children’s feet • Brick planters are falling apart • Pool deck has cracks • Deck drain clogged with leaves and debris and does not drain resulting in mud puddles • Grass area does not drain well, causing mud puddles • Picnic tables show signs of age and weathering • Structural issues with the main building include flooding, rust, and deterioration • Signage has aged, is not functional, and does not meet patron needs 	<ul style="list-style-type: none"> • Replace baby pool white coat • Remove brick planters and replace with shade structures to improve safety and tree litter • Repair and expand concrete deck to accommodate capacity levels • Repair deck drain • Replace picnic tables • Upgrade signage, picnic tables, and trash/recycle bins

Level of Service Analysis
Parks + Recreation Master Plan
City of Manassas

Evaluation	LOS Score	Comments	Recommended Upgrades
Additional Notes	-	<ul style="list-style-type: none"> Additional seating, functional lockers, and Wi-Fi are commonly requested by customers 	<ul style="list-style-type: none"> Install “lock and key” lockers, 100+ chairs, and Wi-Fi

Estimated Capital Improvement Cost: \$1,000,000-5,000,000

Stonewall Park Walking Trail

8300 Stonewall Road

The Stonewall Park Walking Trail is .9 miles long and is located inside Stonewall Park. The paved path winds through the trees and around the soccer field. The trail provides a walking connection to New Britain Park.

Stonewall Park Walking Trail Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comment	Recommended Upgrades
Functional Use	3	<ul style="list-style-type: none">Well maintained paved path loop wide enough for a bike	<ul style="list-style-type: none">Continue regular maintenanceCreate trail connection to adjacent neighborhood
Comfort	1	<ul style="list-style-type: none">Dense woodland on either side of the trail could pose a safety hazardNo seating or resting areas provided along trail	
Convenience / Accessibility	3	<ul style="list-style-type: none">Provides link between Stonewall and New Britain Park	
Quality	2	<ul style="list-style-type: none">Trail is in good condition	
Additional Notes	-		

Estimated Capital Improvement Cost: \$75,000-150,000

Walter Delisle Park

9027 West Street

Walter Delisle Park is a small park located on .2 acres, bounded on two of three sides by neighborhood streets. Once a vacant parcel and considered an eyesore, the park was created by a group of resourceful residents from the surrounding neighborhood. The small park's playground is basic and designed to accommodate children between 2-5 years old.

Walter Delisle Park Walking Trail Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	2	<ul style="list-style-type: none">• Play structure provided for young children	<ul style="list-style-type: none">• Upgrade play equipment• Provide additional play equipment for children ages 5-12• Add fencing around play area
Comfort	2	<ul style="list-style-type: none">• Park feels safe as it surrounded by homes and open to the street• Natural shade is available• Seating areas are provided	<ul style="list-style-type: none">• Replace loose-fill wood playground surfacing
Convenience/ Accessibility	3	<ul style="list-style-type: none">• Convenient to adjacent neighborhood• Can walk and bike to park easily	
Quality	2	<ul style="list-style-type: none">• Small play structure is minimal	
Additional Notes	—		

Estimated Capital Improvement Cost: <\$75,000

Winters Branch Trail

9501 Dean Park Lane

Winters Branch Trail is a .9 mile paved trail that is a community favorite for walking, running, cycling, and roller blading. The trail offers a pedestrian connection from Godwin Drive to Wellington Road through a shaded tree canopy affording patrons scenic views of Winters Branch Creek. Small bridges allow users to cross the stream. Benches and trash cans encourage leisurely strolls along the trail. Paved paths from neighborhoods south of the trail provide pedestrian connections to Jennie Dean Park.

Winters Branch Trail Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	2	<ul style="list-style-type: none">Provides a walking trail through the Winters Branch stream corridorProvides an opportunity to interact with nature	<ul style="list-style-type: none">Provide environmental interpretive signage along the trailAdd public art to the tunnel to improve aesthetics and perception of safetyProvide additional trash receptacles along the trail
Comfort	2	<ul style="list-style-type: none">Path is heavily used which increases the sense of safetyTrees provide shadeNatural resources are visually appealingThe tunnel feels unsafe and is frequently filled with litter	
Convenience/ Accessibility	3	<ul style="list-style-type: none">Accessible from Dean Park, Wellington Road, and adjacent neighborhood	
Quality	3	<ul style="list-style-type: none">Trail is in good condition	
Additional Notes	-		

Estimated Capital Improvement Cost: \$75,000-150,000

Winterset Park

9200 Winterset Drive

Winterset Park is comprised of 3.9 acres and located in the Winterset neighborhood. Major amenities include a playground, open field, and basketball court.

Winterset Park Evaluation & Recommended Upgrades

Evaluation	LOS Score	Comments	Recommended Upgrades
Functional Use	2	<ul style="list-style-type: none">The flexible-use open lawn is provided for informal eventsBasketball court surface is in need of repair	<ul style="list-style-type: none">Add picnic sheltersResurface basketball court and replace goals
Comfort	3	<ul style="list-style-type: none">Trees provide shade for playgroundSeating is provided	
Convenience/ Accessibility	3	<ul style="list-style-type: none">Neighborhood connections are providedThere are clear sight lines into the park from the street	<ul style="list-style-type: none">Provide a walking path from the street sidewalk to play equipment
Quality	2	<ul style="list-style-type: none">Play equipment is showing signs of wearPark signage is in fair condition	<ul style="list-style-type: none">Upgrade play equipmentReplace park identification sign
Additional Notes	—		

Estimated Capital Improvement Cost: \$150,000-500,000

City of Manassas

Public School Amenities



Public School Amenities

1. **Osbourn High School**

- Tennis Courts

2. **Metz Middle School**

- Baseball Field
- Softball Field
- Open Field Space
- Tennis Courts
- Basketball Courts

3. **Mayfield Intermediate School**

- Basketball Court
- Open Field Space

4. **Baldwin Elementary School**

- Baseball Field
- Open Field Space
- Basketball Courts
- Adult Fitness Equipment
- Playgrounds

5. **Haydon Elementary School**

- Open Field Space
- Basketball Courts
- Playgrounds

6. **Jennie Dean Elementary School**

- Baseball Field #3
- Baseball Field #4
- Soccer/Football Field
- Basketball Courts
- Playground, Track

7. **Round Elementary School**

- Baseball Field
- Basketball Courts
- Playgrounds
- Adult Fitness Equipment

8. **Weems Elementary School**

- Baseball Field #1
- Baseball Field #2
- Open Field Space
- Basketball Courts
- Playgrounds

City of Manassas

Public/Private Partnership Amenities



Supplementing the City of Manassas publicly owned facilities are three public/private partnership facilities that provide additional recreational and cultural resources to City residents. These facilities include the Boys & Girls Club of Manassas, George Mason Freedom Aquatic & Fitness Center, and Hylton Performing Arts Center. All of these facilities are operated by a third party contractor, but partially owned and financed by the City of Manassas.

Boys & Girls Club of Manassas (9501 Dean Park Lane)

The Martin K. Alloy Boys & Girls Club of Manassas has been part in the Prince William County area for over forty years. The Club offers a variety of programs for youth, such as Education & Career Programs, Character & Leadership Programs, Health & Life Skills, Arts Programs, and Sports, Fitness and Recreation Programs. The Club is located inside Jennie Dean Park and has been serving the community since 2005.

George Mason Freedom Aquatic & Fitness Center (9100 Freedom Center Blvd.)

The George Mason Freedom Aquatic & Fitness Center is a regional amenity that provides a large variety of fitness and recreation opportunities to City residents. The Center provides a range of year-round educational, social, recreation, and cultural programs for adults and youth in their 110,000 square foot facility. The facility exists due to a partnership between the City of Manassas, Prince William County, and George Mason University. The facility's daily administration and operation tasks are handled by George Mason University.

Hylton Performing Arts Center (10960 George Mason Circle)

The Hylton Performing Arts Center is a community amenity owned and operated by a partnership between Prince William County, the Commonwealth of Virginia, the City of Manassas, and George Mason University. The Center hosts a variety of performances, including symphonies, opera, dance, concerts, and theater. The Center has two main halls that offer flexible spaces in which to host performances. The Didlake Grand Foyer, the Center's two-story entry lobby and reception area, also provides a flexible space for banquets and events. On the second floor, the Center features the Buchanan Partners Art Gallery which showcases local and regional visual artists work.



(<http://hyltoncenter.org/about/>)



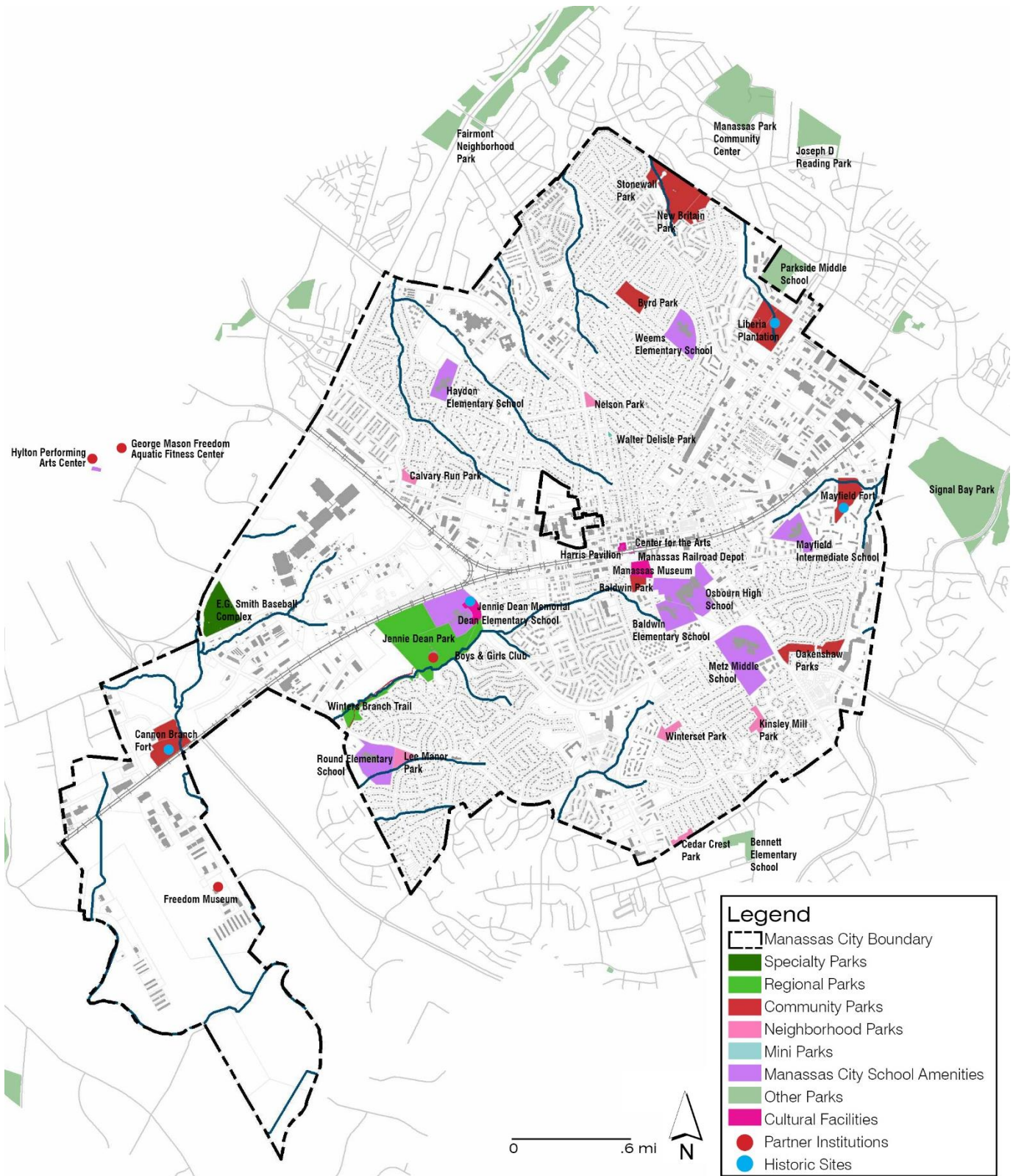
(<http://www.freedom-center.com/>)



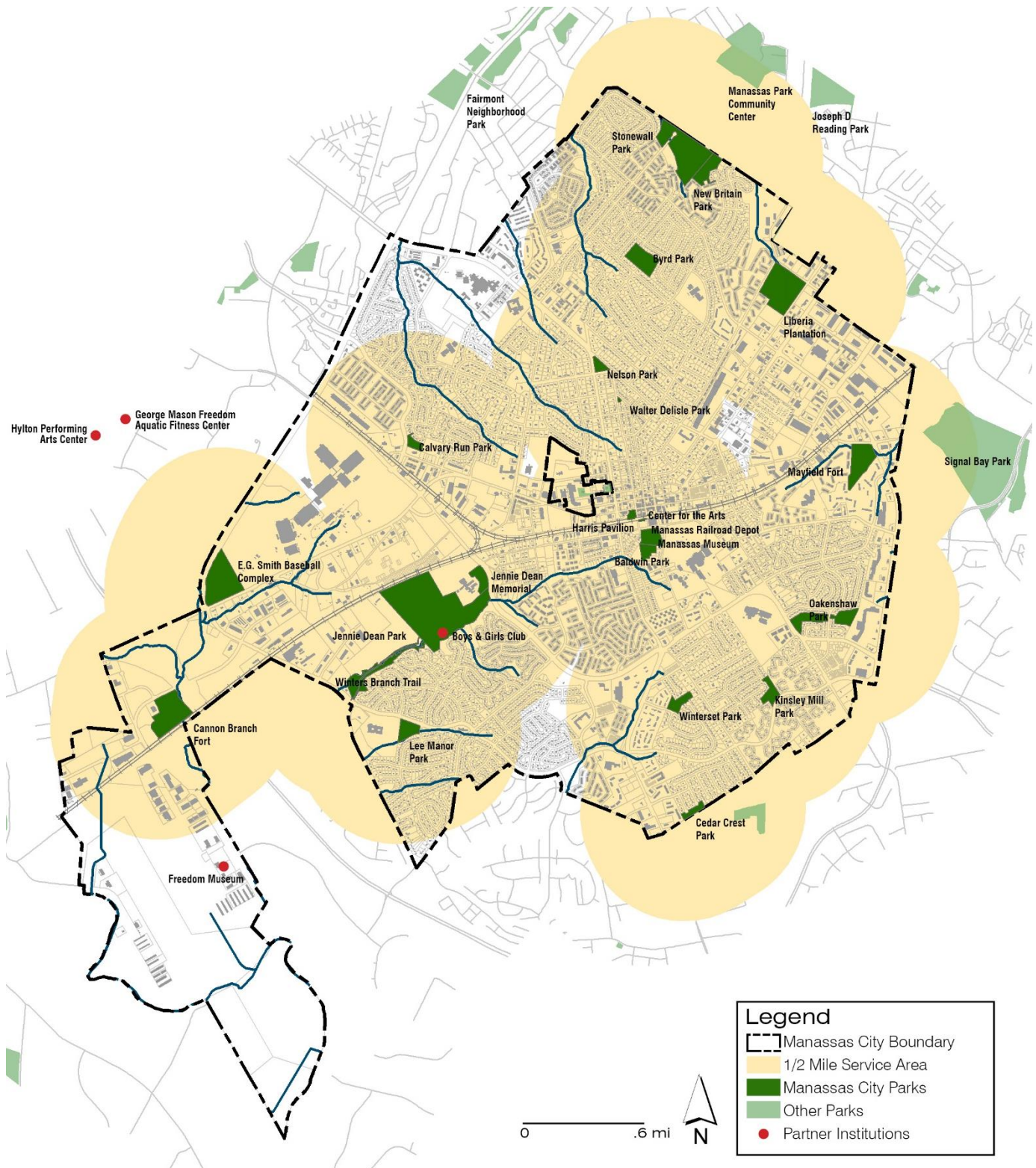
City of Manassas Parks, Recreation and Culture Needs Assessment and Facilities Plan

Level of Service Analysis - Appendix

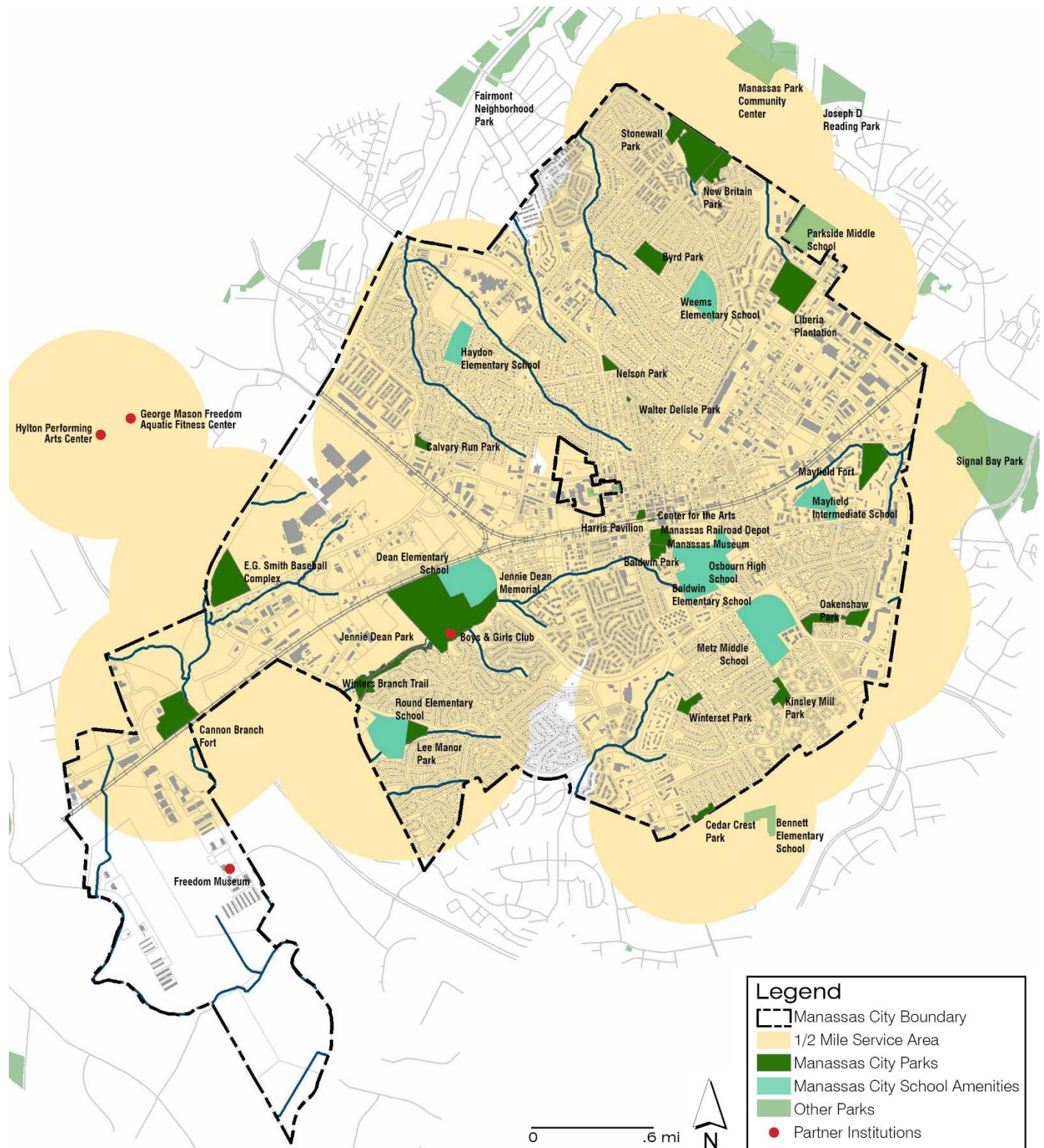
Map A: Existing Parks and Cultural Resources



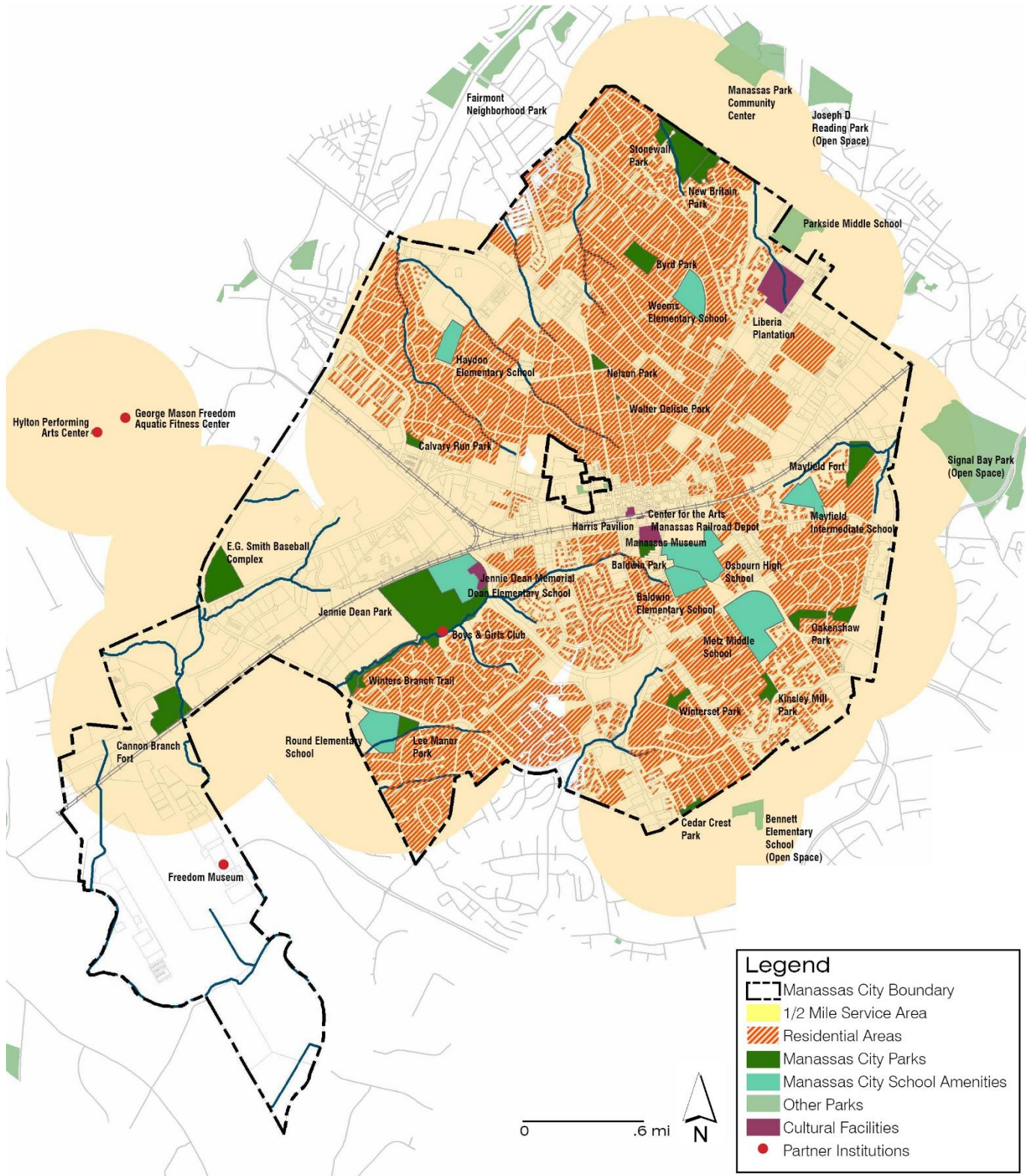
Map B1: Traditional Park Service Areas



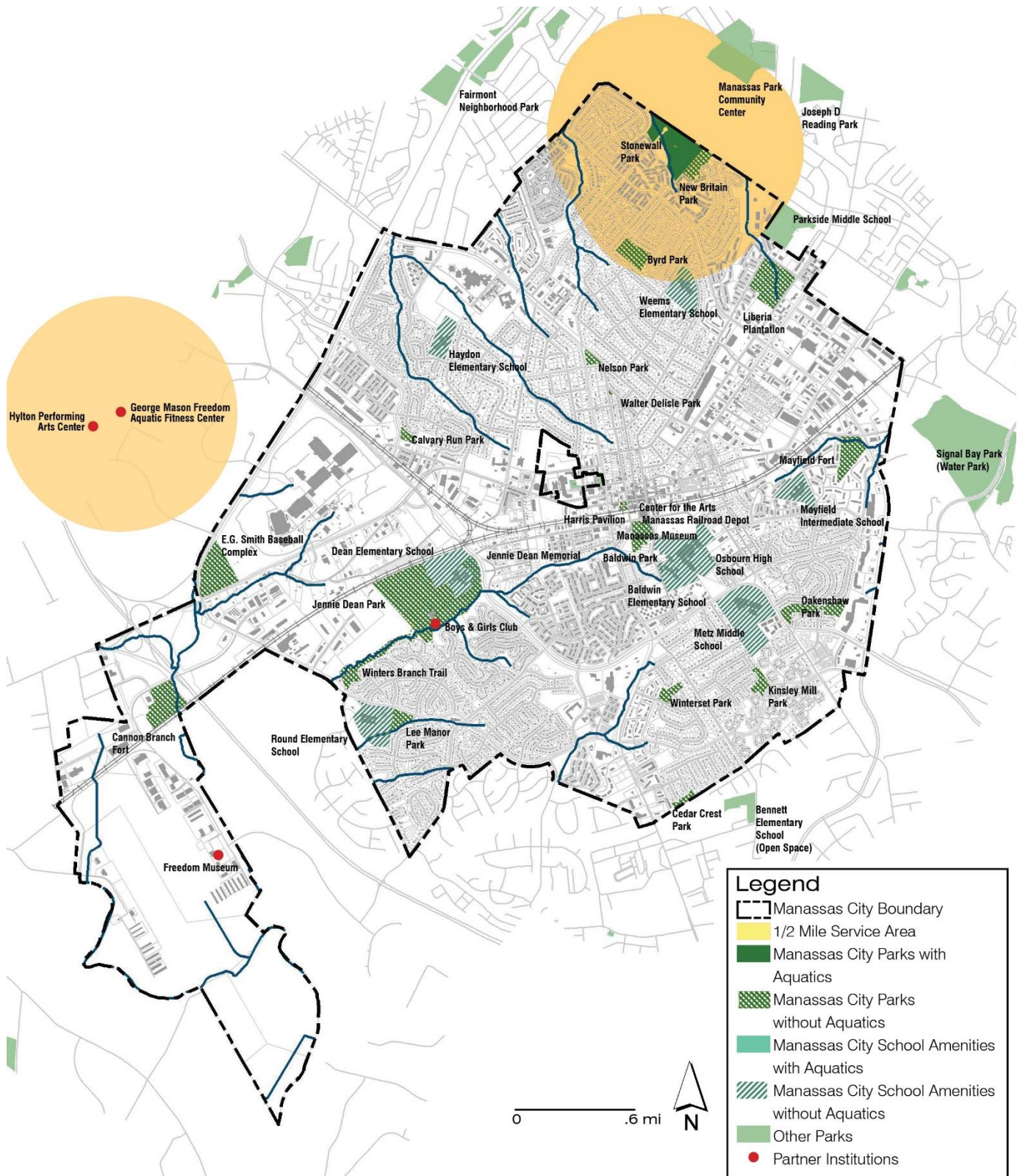
Map B2: Traditional Park + School Amenity Service Areas



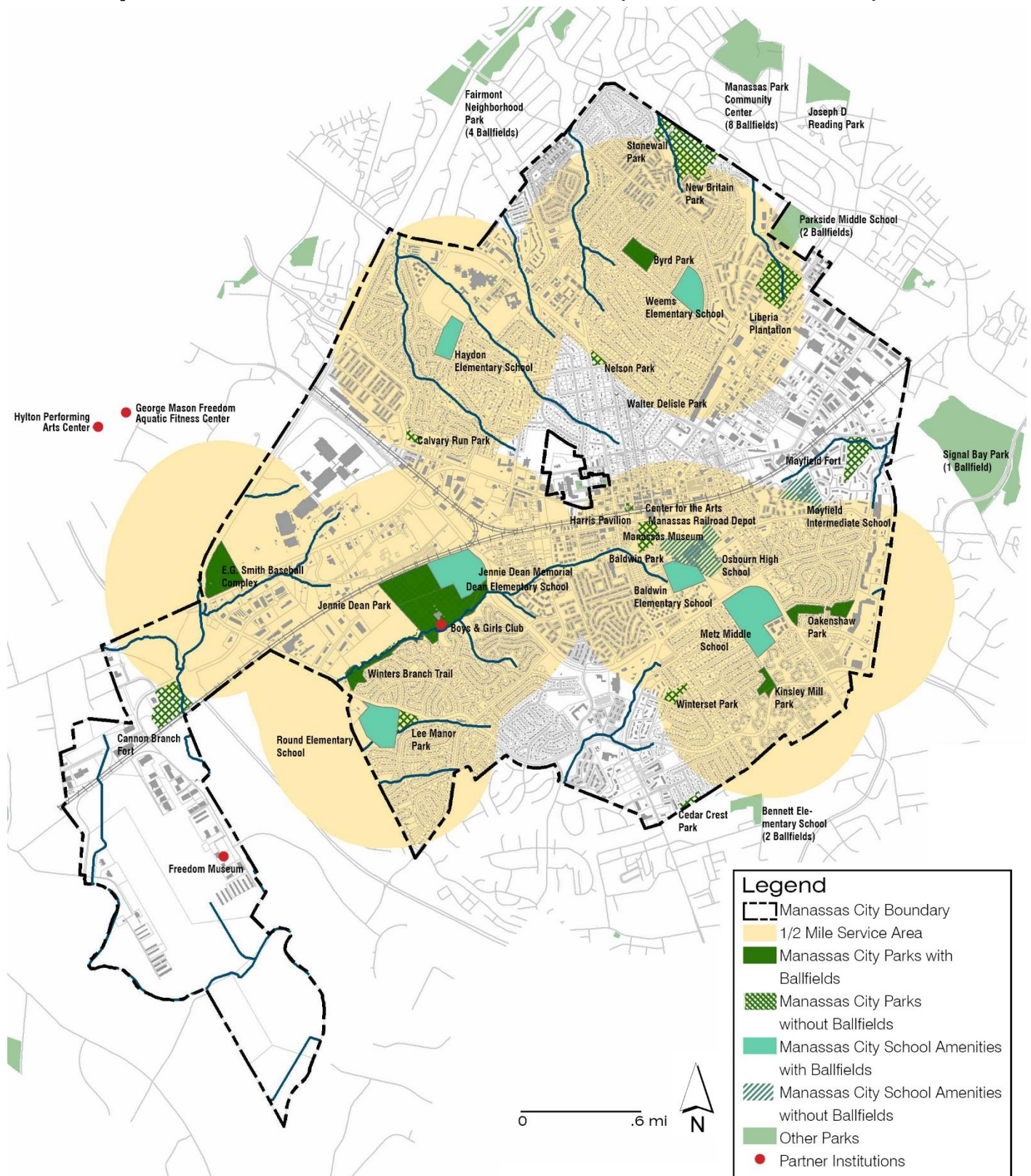
Map B3: Recreation + Culture Service Areas to Residential Areas



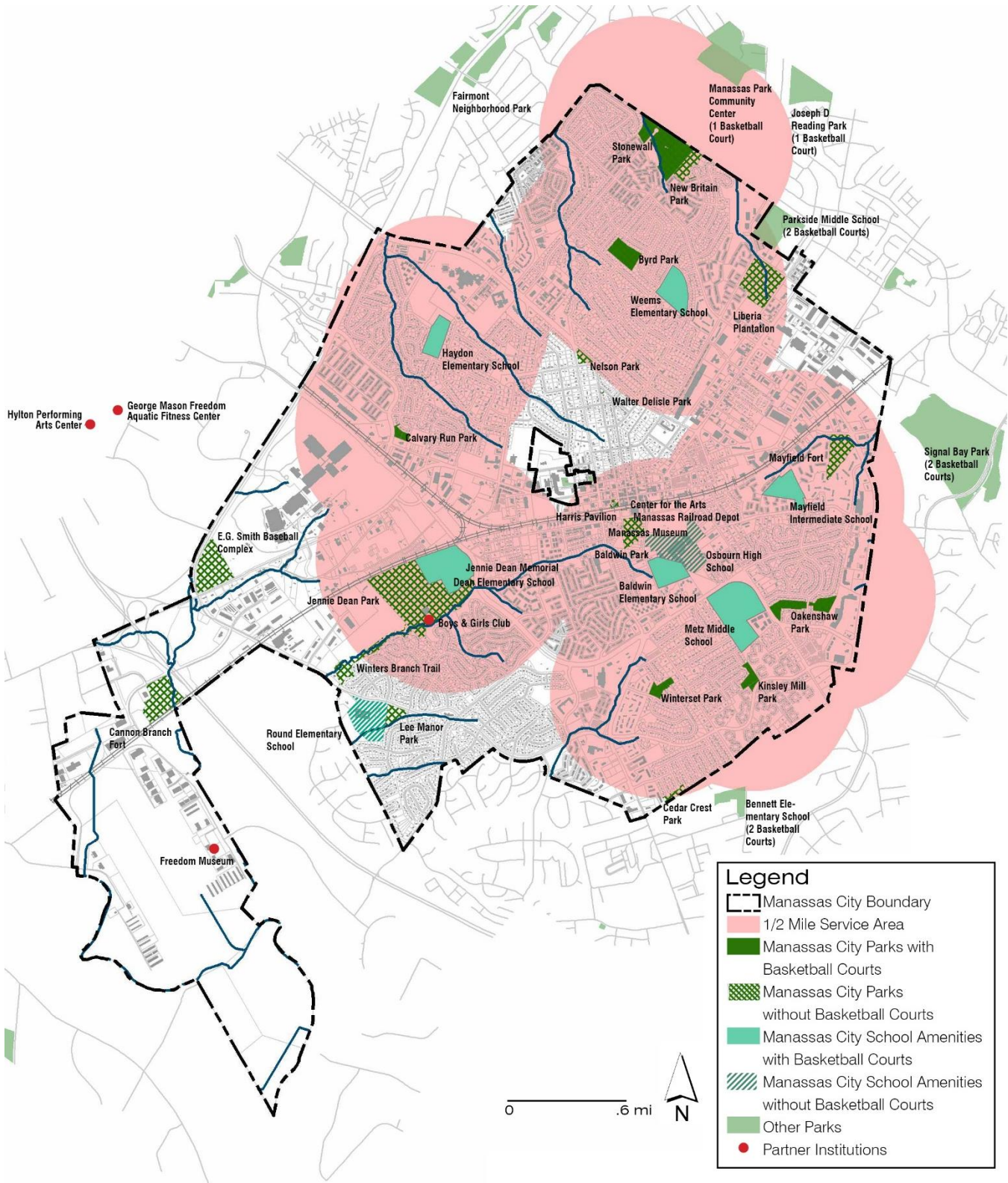
Map C1: Park Amenities- Aquatics



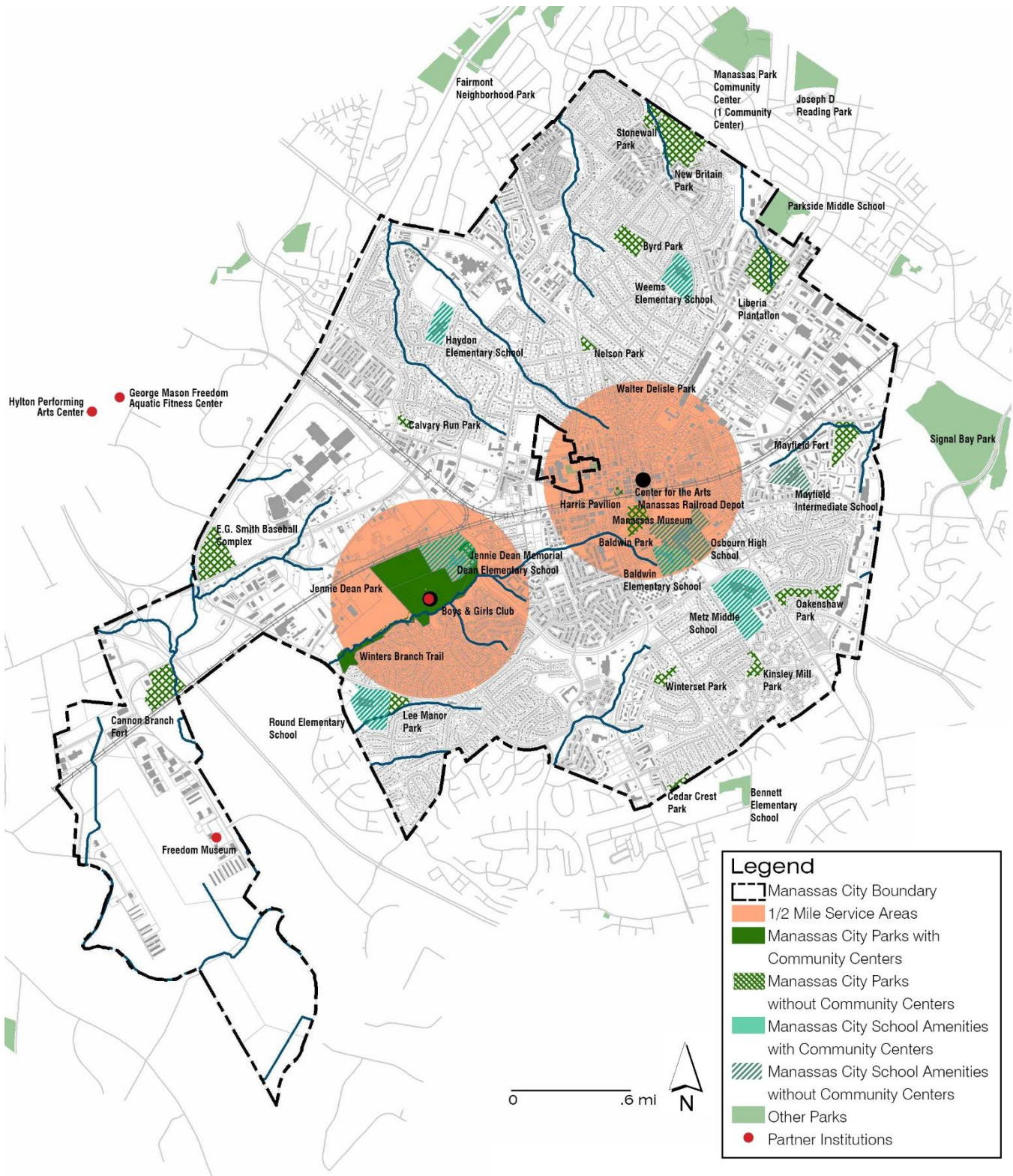
Map C2: Park Amenities- Ballfields (Diamond Fields)



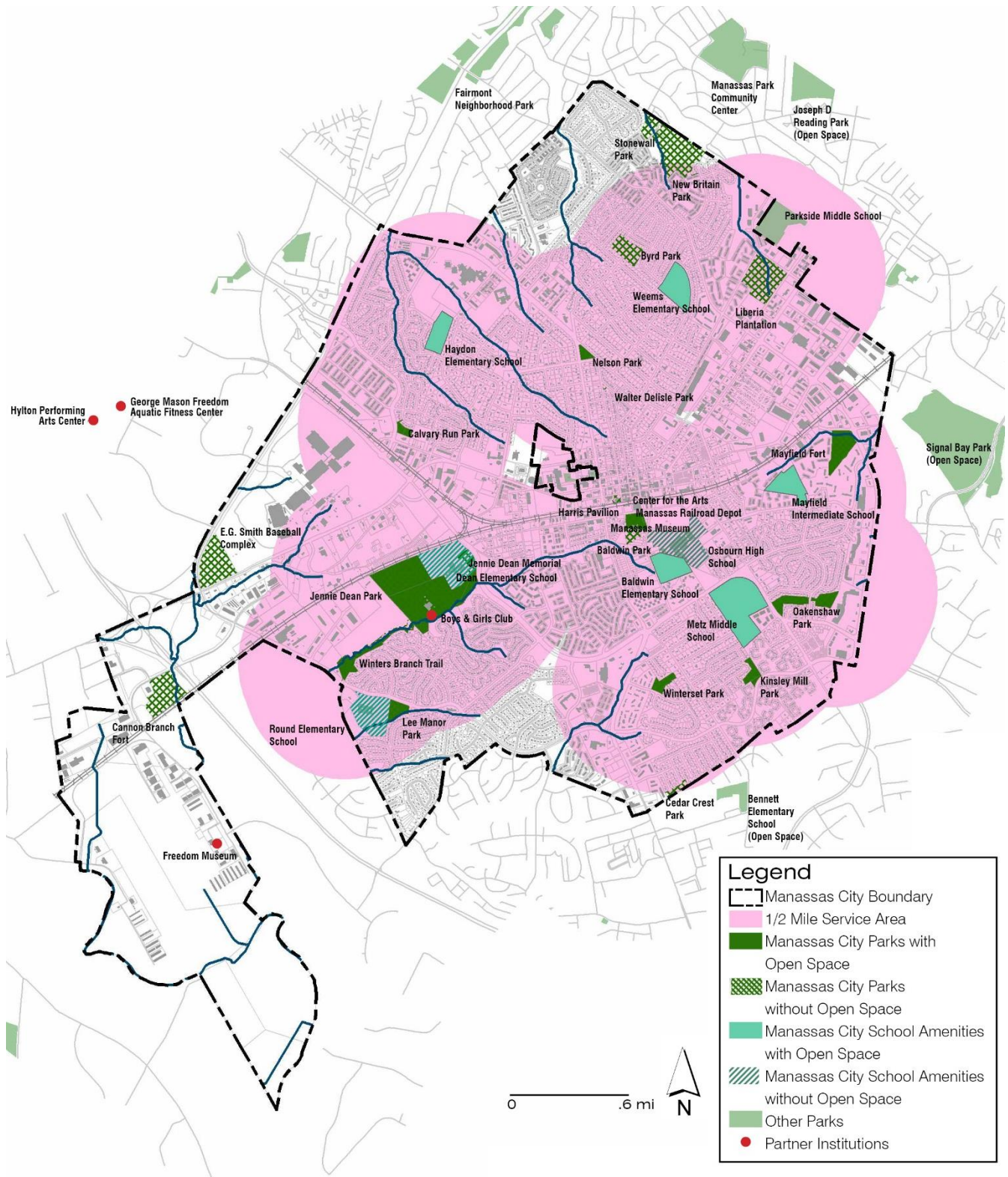
Map C3: Park Amenities- Basketball Courts



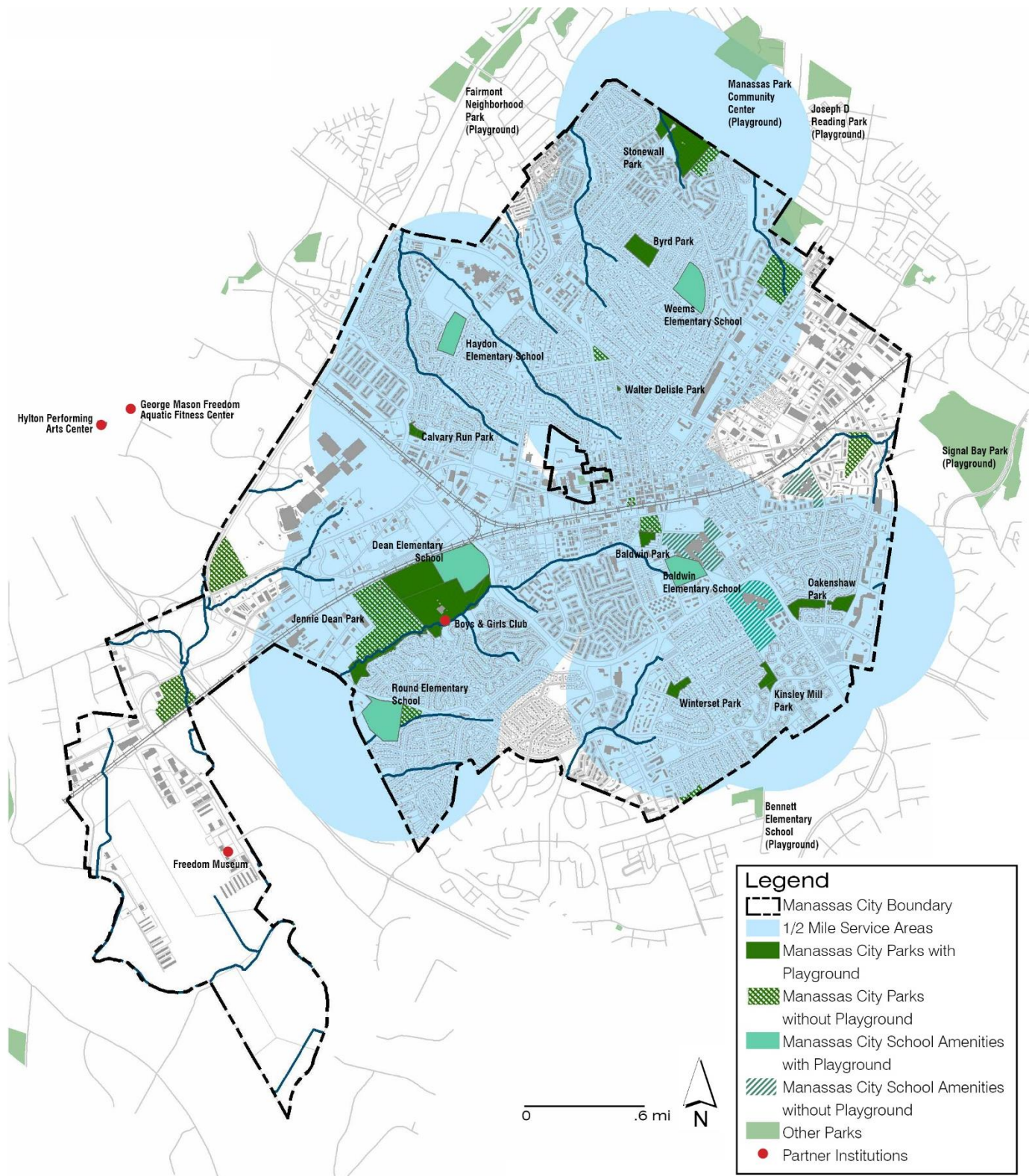
Map C4: Park Amenities- Community Centers



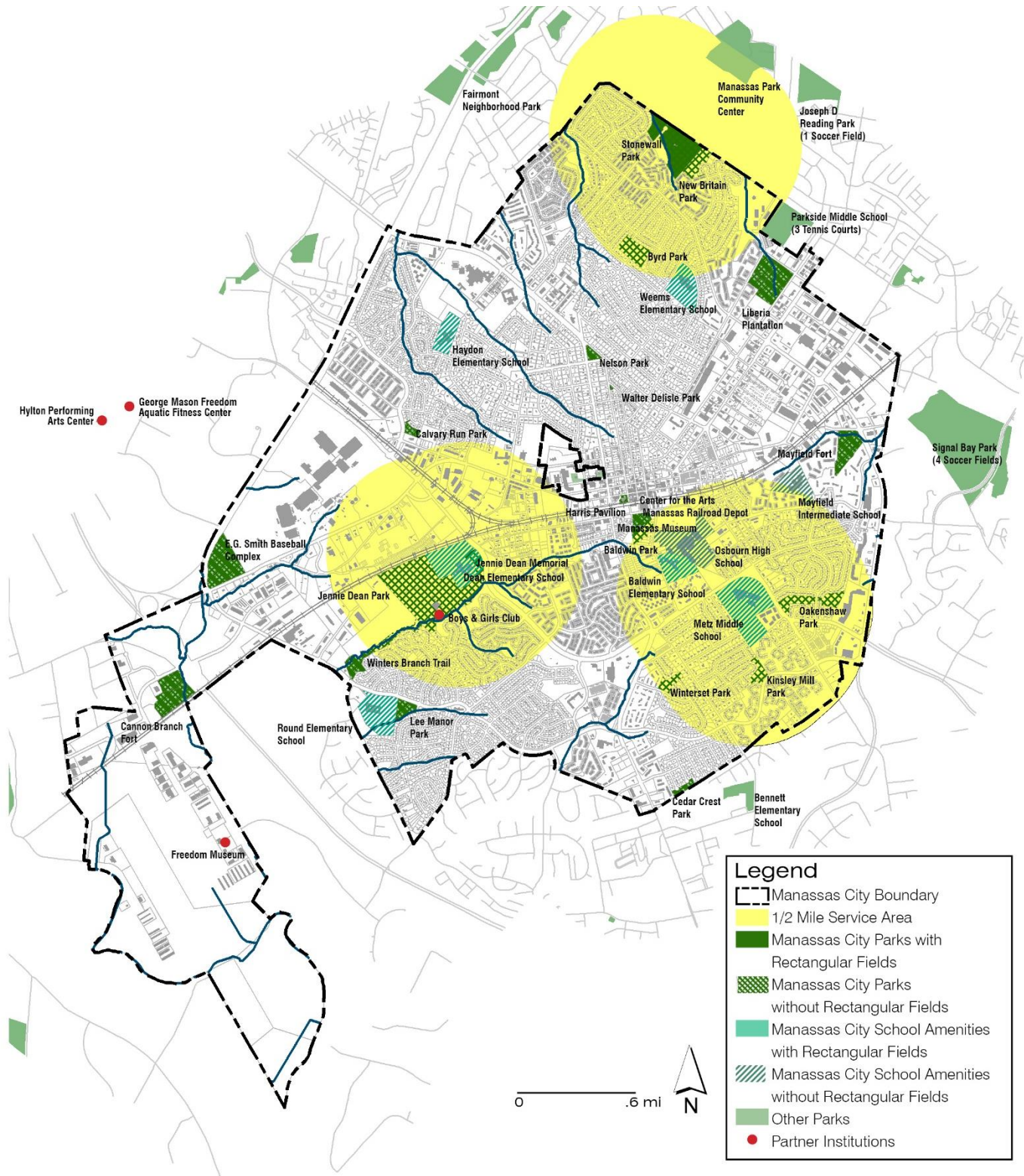
Map C5: Park Amenities- Open Space



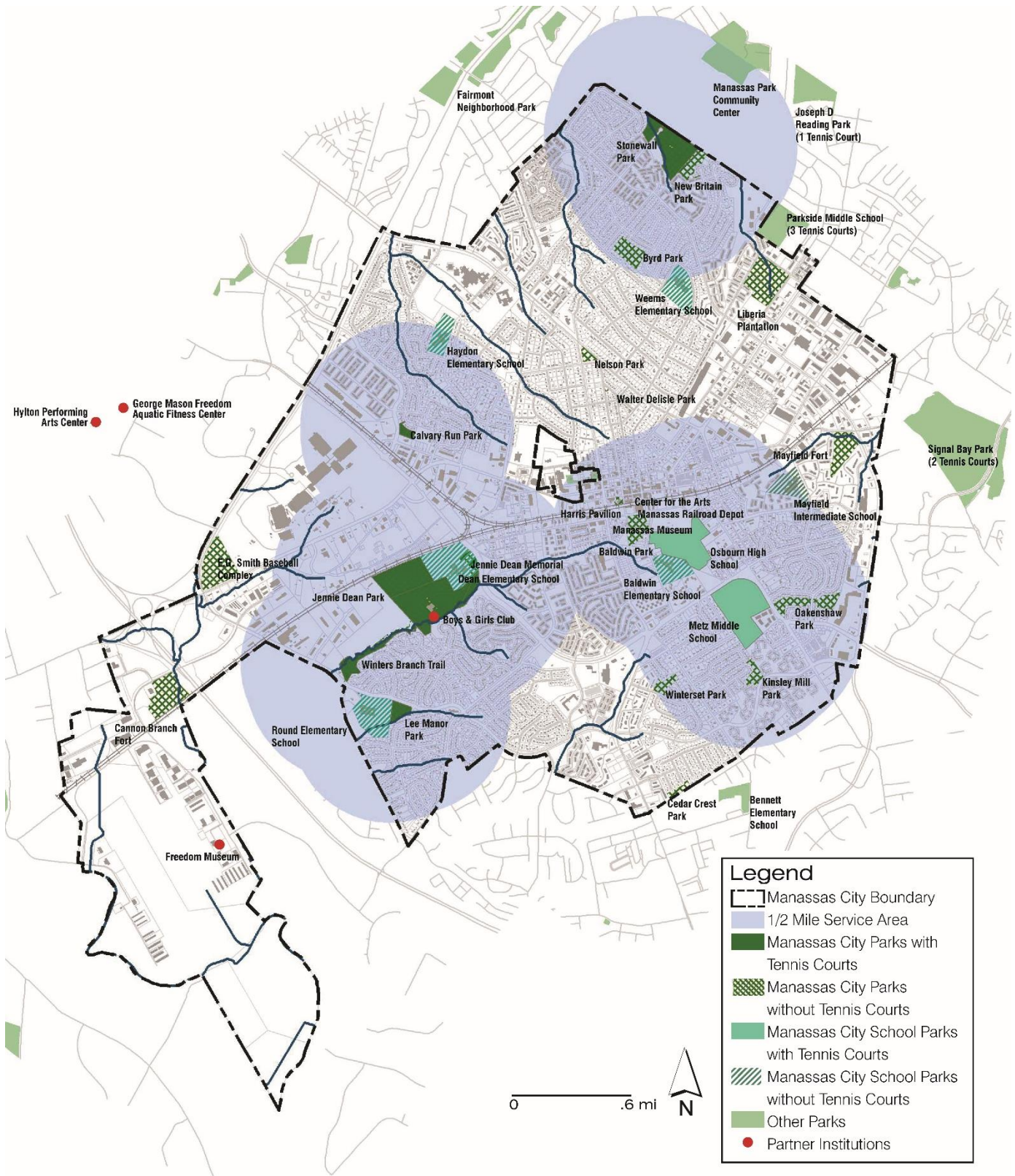
Map C6: Park Amenities- Playgrounds



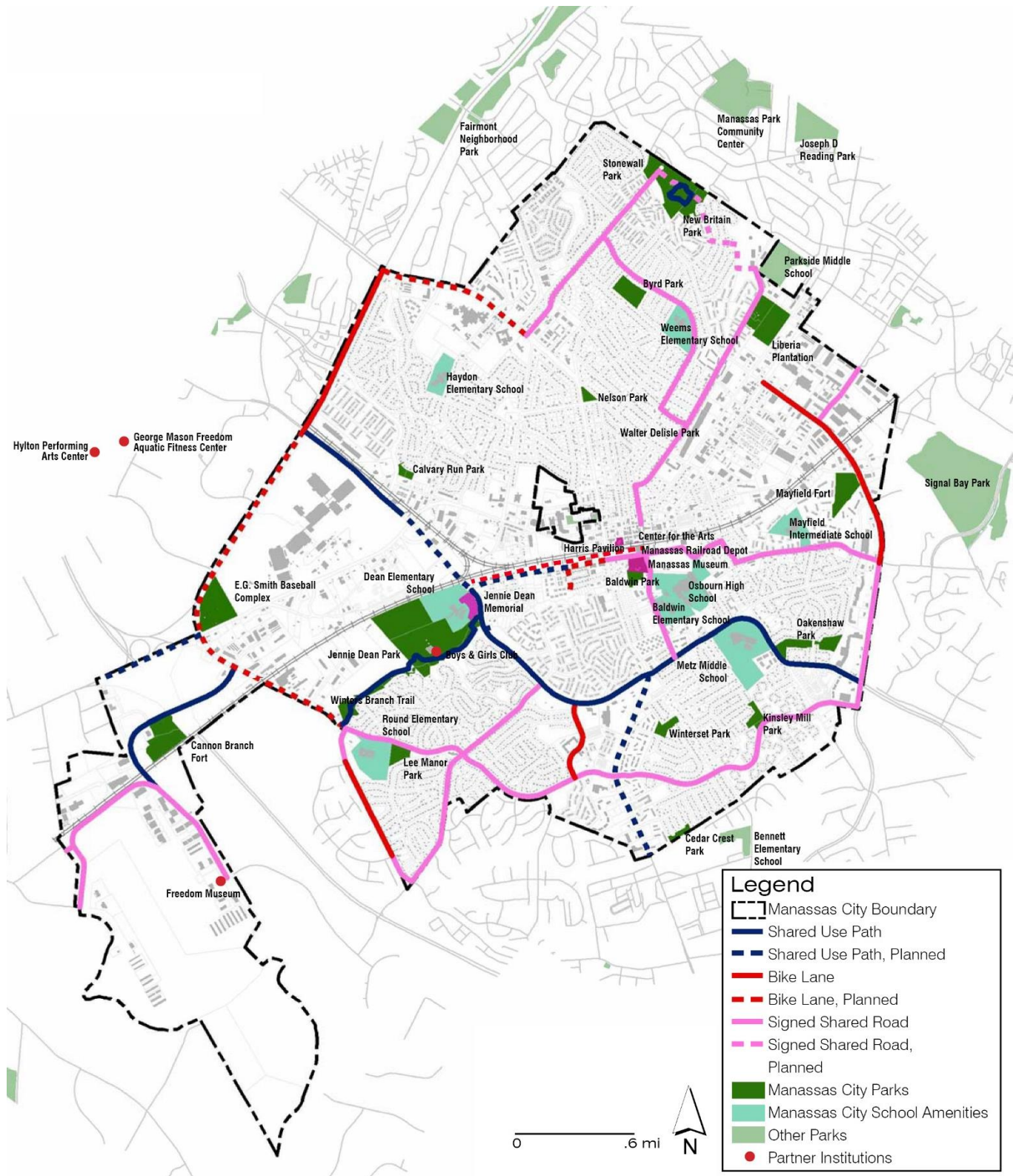
Map C7: Park Amenities- Rectangular Fields



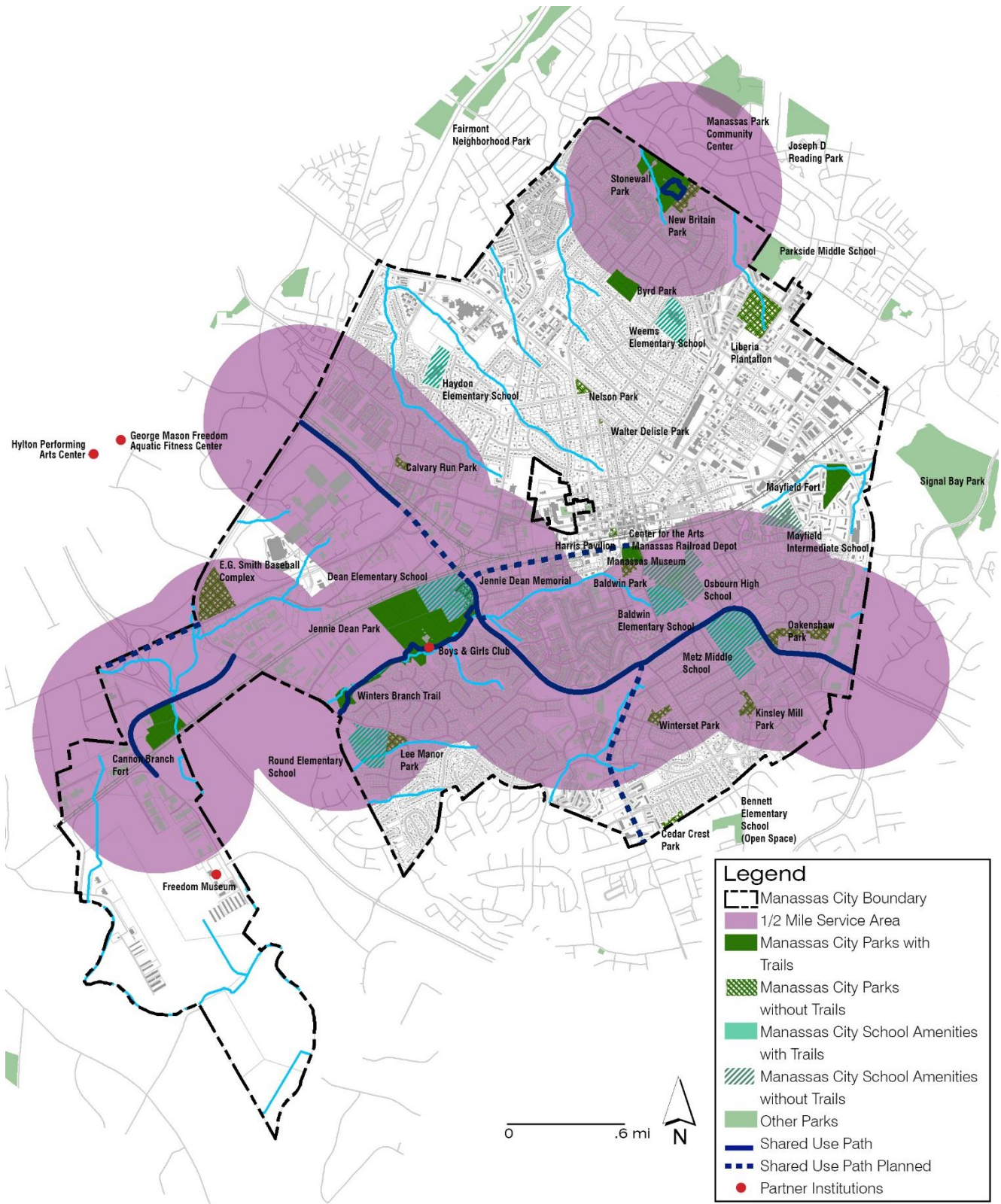
Map C8: Tennis Courts



Map D: Trails



Map E: Existing Trail Service Areas



Capital Improvements Cost Estimate

This document recommends the development of Master Plans for each of the City's parks. These detailed plans will maximize the program potential for each park and include accurate and detailed cost estimates for recommended upgrades. Each park is unique and costs for implementation will vary widely. To determine a range of costs for recommended upgrades, the City's parks and related facilities were organized into the following order of magnitude cost ranges:

<\$75,000

These parks are in need of general maintenance and minor upgrades (e.g. clearing of invasive vegetation, landscape enhancements, addition of small site furnishings, play equipment upgrades, and play surface maintenance)

\$75,000-150,000

Parks within this cost range may include general upgrades and improvements that will require design and engineering (e.g. trails connections and parking lot enhancements)

\$150,000-500,000

These parks may include general maintenance and upgrades; large site features such as shade structures; and amenities that may require design, engineering, and utility infrastructure modifications.

\$1-5 Million

Parks within this cost range are in need of complete park renovations including upgrades of significant site features such as pool facilities and major building expansions.

\$5 Million+

Recommended improvements within this cost range include complete site construction/reconstruction of signature amenities such as sports complexes and community centers.

Total Estimated Capital Improvement Costs

The total estimated cost of identified recommended upgrades to the City's park and cultural system will range between \$26,112,500-52,825,000.

Summary of Estimated Capital Improvement Costs

Park	Range of Estimated Capital Improvement Costs						
	<\$75,000	\$75,000-150,000	\$150,000-500,000	\$500,000-1 Million	\$1-5 Million	\$5-10 Million	\$10-15 Million
Baldwin Park			•				
Byrd Park / Manassas Museum							•
Cavalry Run Park				•			
Cannon Branch Park	•						
Cedar Crest Park			•				
Center for the Arts (Hopkins Candy Factory)-Expansion					•		
Dean Park (Sports Complex Development in Place of E.G. Smith)							•
E.G. Smith Baseball Complex-Reconstruction							•
Harris Pavilion			•				
Jennie Dean Memorial Site	•						
Kinsley Mill Park			•				
Lee Manor Park		•					
Liberia Mansion				•			
Manassas Railroad Depot	•						
Mayfield Fort	•						
Nelson Park					•		
New Britain Park			•				
Oakenshaw Park			•				
Skate Park at Dean Park			•				

Level of Service Analysis
Parks + Recreation Master Plan
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Park	Range of Estimated Capital Improvement Costs						
	<\$75,000	\$75,000-150,000	\$150,000-500,000	\$500,000-1 Million	\$1-5 Million	\$5-10 Million	\$10-15 Million
Stonewall Park				•			
Stonewall Park - Walking Trail		•					
Stonewall Park Pool					•		
Walter Delisle Park	•						
Winters Branch Trail		•					
Winterset Park			•				
<i>Total</i>	4	3	8	2	3	0	2