



City of Manassas, Virginia
Comprehensive Plan Committee Meeting

AGENDA

Planning Commission Subcommittee
Manassas Regional Airport
Manassas, VA 20110
First Floor Conference Room
Wednesday, May 08, 2019

Call to Order - 6:00 p.m.

Roll Call and Determination of a Quorum

1. Action Agenda

- 1.1 Action Agenda: April 24, 2019
[Action Agenda: April 24, 2019](#)

2. Citizen's Time

The citizens' time portion of the agenda is set aside for those citizens who wish to address the Committee for less than three minutes each. Citizens need not give prior notice to the City to speak during the citizens' time portion of the agenda. Citizens may address the Committee for longer than three minutes if they request a place on the agenda at least four working days before the meeting.

3. New Business

- 3.1 Community Facilities Chapter: Overview and Draft Goals, Objectives, and Strategies
(Kelly Davis, AICP and Pat Thomas, AICP)

Review the status of community facilities and infrastructure with representatives from City Departments and review the draft goals, objectives, and strategies and level of service needs. Areas to be reviewed:

- General Services
- Public Safety

- **Education**
- **Infrastructure**

[Community Facilities and Infrastructure Overview](#)

[Community Facilities & Infrastructure Goal & Key Issues](#)

[Draft Community Facilities & Infrastructure Objectives and Strategies](#)

Adjournment

Additional Information

Citizen Comments

[Citizen Comments](#)

PLANNING COMMISSION
COMPREHENSIVE PLAN COMMITTEE
ACTION AGENDA
April 24, 2019
Second Floor Conference Room - 9027 Center Street
6:00 PM

In Attendance

Elaine Trautwein, Chairperson
Ken Johnson, Committee Member
Bob Schilpp, Committee Member

Also In Attendance

Bill Thompson, Planning Commission
Martha Wilson, Planning Commission

Staff

Matt Arcieri, AICP
Kelly Davis, AICP
Chloe Delhomme, AICP
Elizabeth Via-Gossman, AICP
Pat Thomas, AICP

Meeting convened at 6:00 pm.

1. Citizen's Time. The following citizens spoke during citizen's time:
 - Mike Vanderpool, 9200 Church St., commented on the need for additional height in the Mathis Corridor to make redevelopment financially viable.
 - Allen Muchnick, 9625 Park St., commented on the Transportation Master Plan (TMP) and summarized comments previously provided to the Commission.
2. The April 10, 2019, action agenda was approved.
3. Matt Arcieri and Chloe Delhomme asked if there were any questions, need for clarifications, or comments on the road, bicycle, and pedestrian recommendations:
 - Commissioner Thompson asked how safety was considered as part of the plan. Staff clarified that safety was an important consideration in the development of the plan. The Police Department was included as a stakeholder and crash data was also considered.
 - Commissioner Johnson commented that the proposed Complete Streets Typology does not address the convergence of different travel modes at intersections. Intersection design standards are needed that provide increased safety and access for all modes. Staff clarified that development of intersection standards is a recommended implementation strategy and will note this specifically in the mobility strategies (MOB 6.3.2).
 - Commissioner Thompson asked for clarification between the bike plan and the typology map. Staff clarified that the typology map is the long-term aspiration for the street network. The bike plan considers the typology, while also taking into account physical constraints and prioritizing improvements.
4. Pat Thomas led a discussion on draft goals, objectives, and strategies for the mobility chapter. The Committee suggested the following be considered:

- Consider the impact of autonomous vehicles and whether we need to begin planning for this technology.
 - Consider ways to encourage electric vehicles by developing electric vehicle charging station policies or requiring them in proffered redevelopment.
 - Address the need for expanded bicycle parking facilities across the City.
 - Revise the overarching goal to address the need to balance all modes.
 - Reorganize the strategy for comprehensive parking policies to list “residents” first (MOB 6.2.6).
 - Include maintenance of pedestrian and bicycle facilities in the strategies.
5. Pat Thomas led a discussion on the Mathis Character Area. The following items were discussed:
- Create high-end housing (potentially LEED Buildings) with access to high-tech and eco-friendly amenities, such as bike share and charging stations, to attract tech-savvy, environmentally conscious residents.
 - Consider using investment in a public facility within the Mathis area. Mathis could be a good location for a community center, such as a library or community center.
 - Address buffer and transition areas from the high density core to the Liberia Plantation House and Annaburg estate.
 - Consider what incentives are needed to catalyze redevelopment in this area. Mathis was recently designated a federal Opportunity Zone, which provides tax incentives for reinvestment. Additional discussion on redevelopment and incentives will be addressed at the Economic Development meeting on May 1, 2019.

Adjourned 7:35 pm.

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE MAY 8, 2019 COMMUNITY FACILITIES & INFRASTRUCTURE



Overview

Ensuring that current and future residents have access to high-quality facilities and infrastructure requires deliberate planning for both immediate and long-term needs. As existing facilities begin to age and the Manassas population grows, planning for community infrastructure will continue to be a top priority. This memo provides background information and summarizes existing capacity and anticipated improvements needed to meet the Manassas 2040 planning scenario.

Community Facilities

General Services

General services are located in various facilities throughout the City, including:

- City Hall (9027 Center Street) – City Clerk, City Manager, City Attorney, Treasurer, Commissioner of Revenue, Community Development, Economic Development, Finance, and Human Resources
- Old Town Hall (9025 Center Street) – Voter Registration
- Public Works & Utilities (8500 Public Works Drive) – Public Works, Utilities, and Engineering
- Manassas Museum – Division of Parks, Recreation, and Culture
- Leased offices – Social Services offices at 9324 West Street
- Godwin Drive (9800 Godwin Drive) – Currently leased to the Department of Motor Vehicles (DMV) and will become vacant when the DMV relocates in August 2019

Since 2000, Manassas has explored options to expand City Hall and has implemented various staff relocations to optimize existing space. The relocation of the DMV will open critically-needed space that the City intends to backfill as a Customer Service Center to serve as a one-stop shop for billing, taxes, and other citizen services. Subsequently, City Hall and the Public Works & Utilities facility will be renovated to increase space efficiency, improve customer service, and upgrade aging equipment. It is anticipated that additional meeting space, which can also be available to the community, will be added to City Hall as part of the renovations.

The relocation of police headquarters (discussed below) will also open additional space, which may be repurposed for city or school offices.

Police

The Manassas City Police Department ensures that our community is safe and engaged and is committed to maintaining high quality of life. The Department is accredited as a “Gold Standard with Excellence Agency” through the Commission on Accreditation for Law Enforcement Agencies (CALEA).

The Police Department is in the process of replacing its Fairview Avenue headquarters with a new public safety facility located on Grant Avenue. The new public safety facility will include a 4-story, 72,000 square foot main building and 3-story 23,600 auxiliary building to address space deficits, correct inefficiencies, and provide office space for the police department, the emergency operations center, the

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE MAY 8, 2019 COMMUNITY FACILITIES & INFRASTRUCTURE



City information technology division, and fire department administration. Construction is anticipated to begin in summer of 2020 with a goal of dedication in late 2021. While current space deficits exist, upon construction, the new public safety facility is expected to meet space demands for the duration of the Comprehensive Plan.

Fire and Rescue

Manassas Volunteer Fire Company, City of Manassas Fire and Rescue Department, and Greater Manassas Volunteer Rescue Squad make up the Manassas Fire and Rescue System. It is the System's mission "to protect the lives and property of the residents of the City of Manassas, its visitors, and the surrounding communities by delivering quality emergency medical care, fire prevention, fire suppression, public education, and disaster management." In 2018, the Fire & Rescue System's Insurance Service Office (ISO) Public Protection Classification increased from 4 to 3 (on a 1 to 10 scale), representing a significant accomplishment that potentially impacts property insurance premiums in the City.

The City's Fire and Rescue facilities include headquarters and administration located at 9324 West Street, the Fire Station at 9322 Centreville Road, the Rescue Station at 9322 Center Street, and a warehouse at 10322 Central Park Drive. The System regularly engages in mutual aid with Prince William County and the City of Manassas Park. It also is a participant in the Northern Virginia Fire and Emergency Services Mutual Aid Agreement, the Metropolitan Council of Governments Mutual Aid Operations Plan, and the Commonwealth of Virginia's Statewide Mutual Aid Plan.

For nearly 20 years, the City has recognized a need for new fire and rescue facilities. In 2017, the City purchased land on Dumfries Road to construct a replacement station for the existing Centreville Road station. The new facility, Fire and Rescue Station #21, will include both fire and rescue services and will maximize four-minute response time in the southern portion of the City. The projected four-minute response time with Fire & Rescue Station #21 and the existing Fire Station #1 is shown below. Dedication of the facility is anticipated in early 2020.

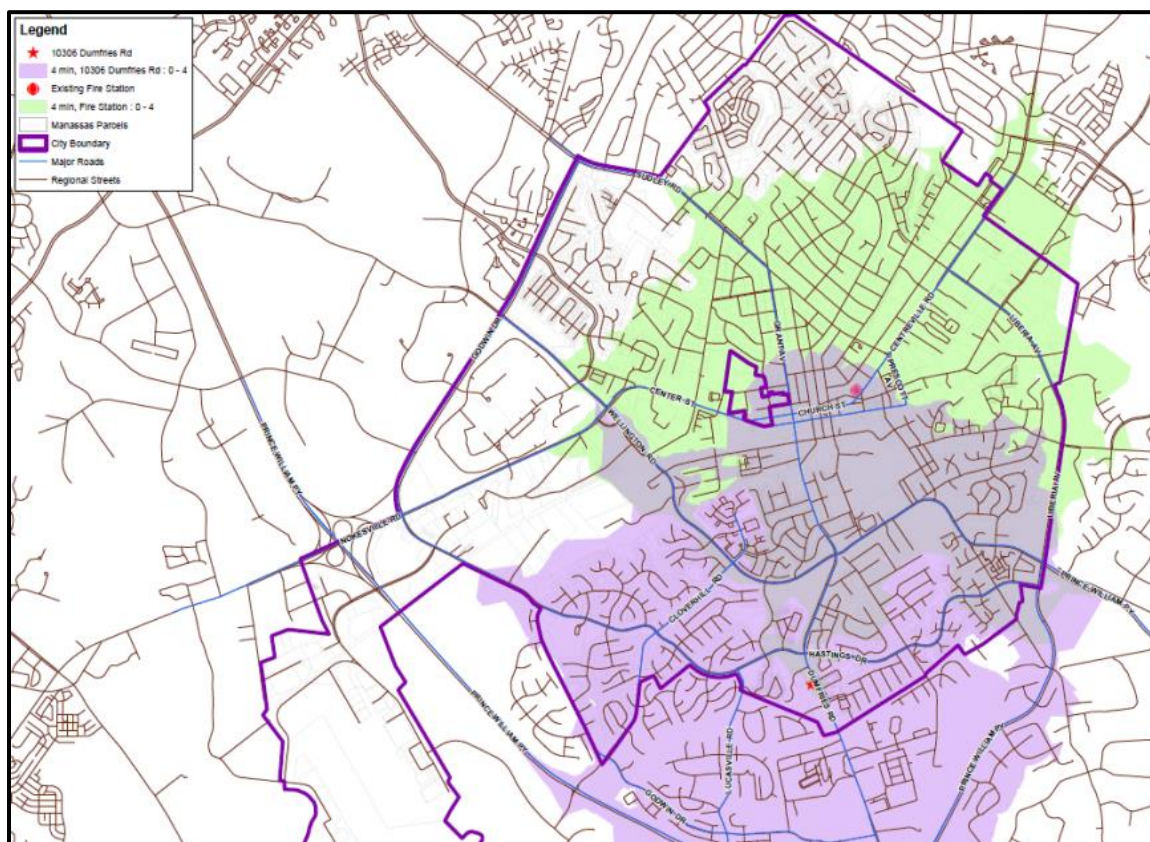


Figure 1. Four-minute Fire and Rescue Response Time Coverage – FS 1 & Proposed Fire and Rescue Station #21

As design and construction of Fire and Rescue Station #21 is underway, the Department has also recognized the need for replacement of Fire Station #1 due to the age and condition of the facility and the need to improve response times in the northern and eastern areas of the City. Ultimately, a total of three stations will be necessary to meet the level of service goal of a four-minute response time for 90 percent of incidents. Figure 2 shows a preliminary station analysis optimized for three sites, which provides coverage for 96.8% of the City based on address¹. The analysis does not include the level of service impact from mutual aid from jurisdictions². The sites depict optimal locations and are for preliminary planning purposes only. A future planning study is needed to determine the feasibility and availability of potential sites and is included as a recommended strategy in the draft plan.

¹ This model represents 4 minute response coverage for 17043 addresses out of 17600 mapped address points (demand points) – 96.8% coverage.

² Manassas Park Fire & Rescue station provides limited redundancy in four-minute response time, but was not included in the preliminary analysis based on input from the Fire & Rescue. Inclusion of Prince William County facilities does not influence four-minute response times in the City of Manassas.

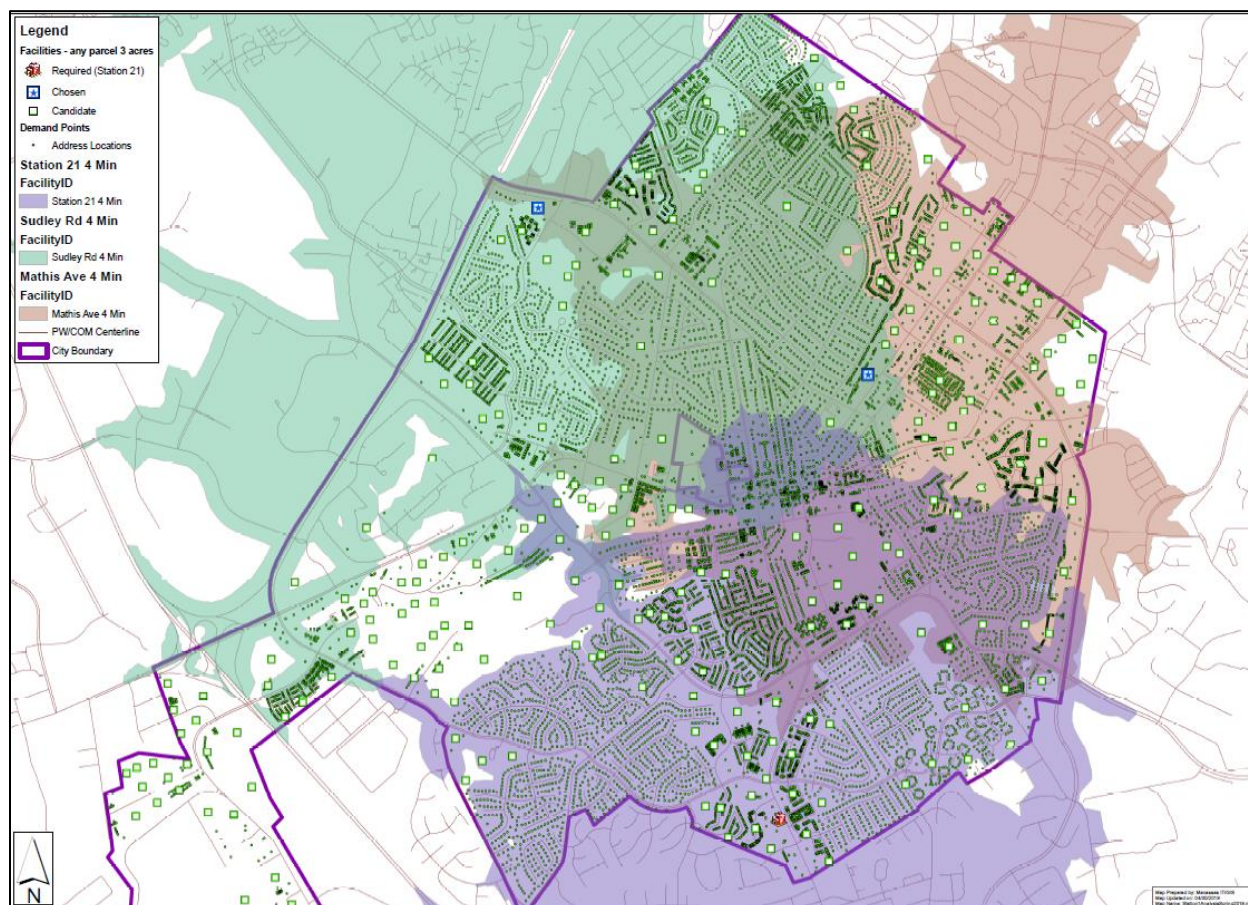


Figure 2. Preliminary Station Analysis to Meet Adopted LOS Goal

Schools

The Manassas City Public School system has developed the 2020-2030 School Facility Plan to evaluate existing school capacity, projected enrollment through 2030, and recommended facilities and improvements to accommodate projected growth. Current school capacities, based on the Facility Plan are as follows:

Table 1. 2020-2030 School Facility Plan – Current School Capacity

School	Current Type	Capacity
Baldwin	Elementary	706
Dean	Elementary	727
Haydon	Elementary	667
Round	Elementary	669

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE MAY 8, 2019 COMMUNITY FACILITIES & INFRASTRUCTURE



School	Current Type	Capacity
Weems	Elementary	713
Total Elementary School Capacity		3,482
Mayfield	Intermediate	1,104
Baldwin	Intermediate	336
Total Intermediate School Capacity:		1,440
Metz	Middle	1,543
Total Middle School Capacity:		1,543
Osborn	High	2,428
Total High School Capacity:		2428

Using growth projections that included information from the City's adopted plans, the Facility Plan projects that elementary school capacity was exceeded starting in the 2017-2018 school year. The plan projects that intermediate school capacity will be exceeded in the 2026-2027 school year, and high school capacity in the 2022-2023 school year. The plan does not anticipate exceeding middle school capacity before 2030.

Based on these projections, the following major projects are recommended under the preferred scenario for the Facility Plan:

- Replace Dean Elementary with a new intermediate school on the same site
- Reconfigure Baldwin Intermediate school to include a district-wide Pre-Kindergarten center and revert other existing Pre-K space back to elementary school use
- Construct a six classroom addition at one of the existing elementary schools
- Reconfigure Osborn High School to increase space efficiency

The plan also considers an alternative scenario that includes the replacement of Dean Elementary and construction of a second new elementary school, as well as reconfiguration of Osborn High School.

Applications for new residential rezonings will be expected to provide reasonable mitigation to offset capacity impacts in excess of existing capacity at the time of the rezoning. Updated school generation rates for new development are currently being developed for potential inclusion in the comprehensive plan update.

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE MAY 8, 2019 COMMUNITY FACILITIES & INFRASTRUCTURE



Libraries

The City of Manassas has participated in the Prince William County Public Library System (PWCPLS) since 1972. The “home” library for Manassas residents is Central Library. Located at 8601 Mathis Avenue in Prince William County, Central Library is the oldest building in the system, though City residents have access to all facilities in the County system.

In 2010, the City began exploring options to locate a library within the City to enhance library services to residents and address level of service needs as the City’s population continues to grow. A City library, either in or close to the Downtown character area, has the potential to not only provide the necessary services for a community of this size but also contribute to the City’s efforts to grow the downtown as a center of culture. Level of service and industry standards identify a space need of up to 30,000 SF for a community this size. Through the duration of this 2040 Comprehensive Plan, Manassas will continue to investigate opportunities to provide library facilities within city limits to meet the needs of our residents and locate library services in the historic heart of the community.

Infrastructure

The City of Manassas is fortunate to have a robust system of utilities that it owns and maintains. City residents and business owners speak highly of the City’s utilities for their reliability and low cost of service.

Electricity

The municipally-owned Electric Utility is a self-funded enterprise that provides service to more than 16,900 residential, commercial, and industrial meters located in the City of Manassas. Manassas contracts with Dominion Virginia Power to purchase wholesale electricity. In addition, the City operates generators including at the Church Street facility, the Airport substation, and the City’s water treatment plant that run during peak electrical demand times, reducing the demand charge of its contracts with Dominion Power. Electric customers are supplied by four, 40 MVA substations located strategically around the City. The electric system has been designed so that all customers can be served with electricity when any one of the four substations is out of service due to weather related emergencies or scheduled maintenance. Currently, 86% of the system is underground, which helps ensure a reliable system with minimal outages. In 2018, the typical customer in Manassas experienced an average of 60.3 minutes without power for the entire year.

Electricity usage by customer type is shown in the chart to the right, and total electricity usage since 2009 is shown in the table below. Overall usage increased 3.5% from CY 2017 to CY 2018.

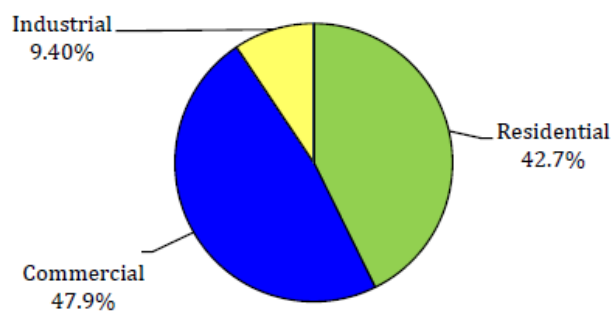


Figure 3. CY2018 Electric Usage

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE MAY 8, 2019 COMMUNITY FACILITIES & INFRASTRUCTURE



Residential usage increased 7.7% and commercial usage increased 0.46%. Residential usage now makes up 43.70% of total usage, commercial usage is 47.90%, and industrial usage is 9.40%.

Electrical usage is projected to increase by 1% each year. The City will continue to purchase power through Dominion to support this demand and is also pursuing innovative renewable energy generation and battery storage to supplement this service. While adequate capacity is anticipated for the duration of plan, an additional substation may be needed to facilitate distribution and would likely be triggered by a major industrial consumer.

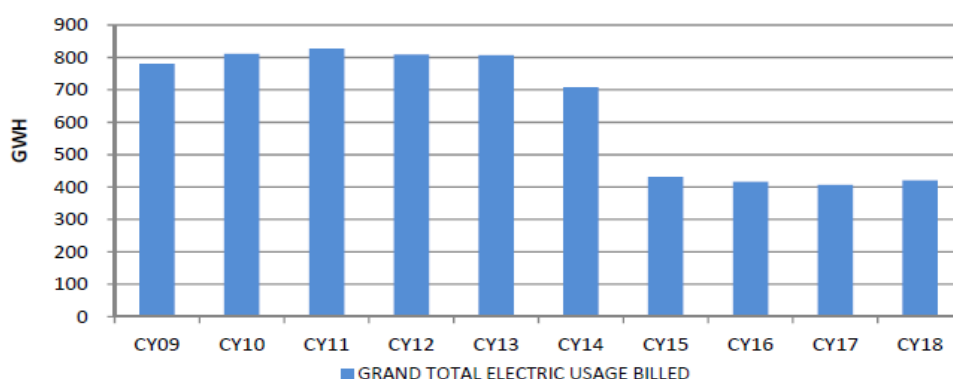


Figure 4. Total Electric Usage

Water

The City of Manassas Water Utility serves a population of approximately 134,000 consumers. Over 40,000 are residents and businesses of the City and the remaining consumers are in western Prince William County and the City of Manassas Park.

City water is provided from the 800-acre Lake Manassas, which holds 5.02 billion gallons when full. This reservoir feeds a 14 million gallon per day (mgd) water treatment plant and is distributed through 168 miles of water line and four water storage tanks. The water treatment plant is currently being expanded to increase capacity to 18 mgd. Additional water storage tanks are also planned at the Water Treatment Plant and on Dean Drive.

Water usage by customer type is shown in the chart to the right, and total retail water usage is shown in the table below. Retail water usage in CY 2018 was up slightly (0.6%) as compared to CY 2017. Residential usage decreased (1.7%), commercial usage was up 6.5%, and industrial usage was up 0.2%. Wholesale usage was down 6.7%.

With the on-going upgrades, the City anticipates adequate water capacity for the duration of the

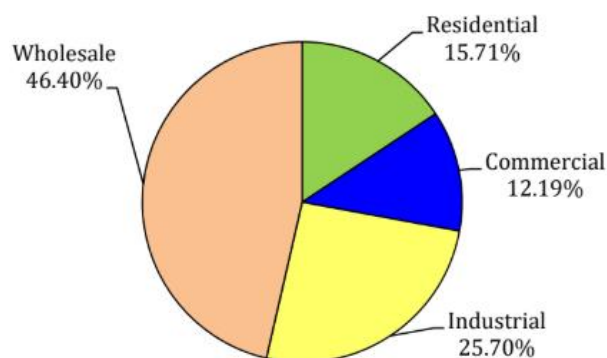


Figure 5. CY 2018 Water Usage

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE MAY 8, 2019 COMMUNITY FACILITIES & INFRASTRUCTURE



plan. Additional water line upgrades will reduce loss during transmission and increase system redundancy to ensure a safe and reliable system.

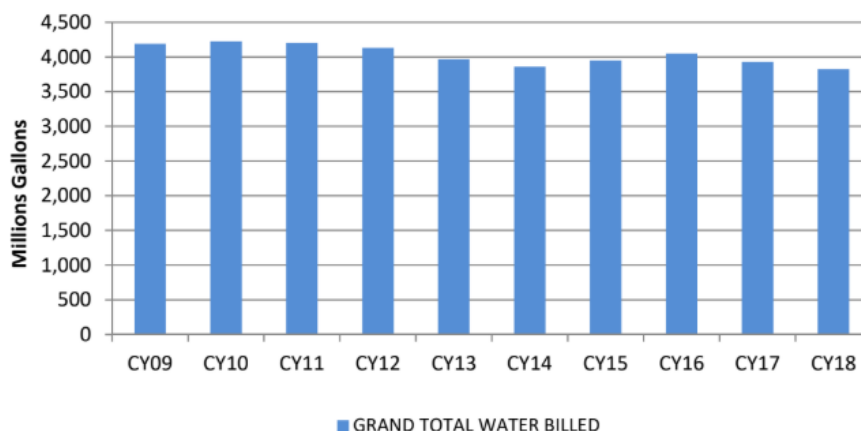


Figure 6. Total Water Usage Billed

Wastewater

Manassas is one of four member jurisdictions³ of the Upper Occoquan Service Authority (UOSA), which provides wastewater treatment at a regional water reclamation plant in western Fairfax County. Manassas collects and delivers approximately 8.2 mgd of wastewater through 123 miles of sanitary sewer line to the UOSA plant.

Wastewater usage by customer type is shown in the chart to the right, and total wastewater usage is shown in the table below. In CY 2018, total usage was up 1.9% as compared to CY 2017. Residential usage was down 1.1%, commercial usage up 8.4%, and industrial usage was up 0.5%.

In addition to this actual usage, approximately 15 percent of the wastewater delivered to the UOSA treatment plant is storm water that enters the collection system at leaking manhole and pipe joints or through the illegal connection of roof drains and storm drains to the sanitary sewer system. This intrusion of water into the sanitary sewer lines is called infiltration and

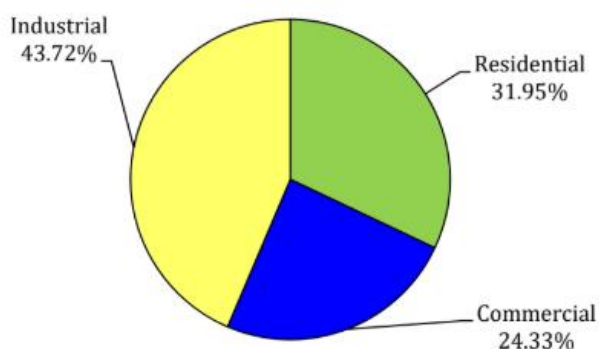


Figure 7. CY 2018 Sewer Usage

³ Fairfax County, Prince William County, City of Manassas, and City of Manassas Park

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE MAY 8, 2019 COMMUNITY FACILITIES & INFRASTRUCTURE



inflow. Inflow and infiltration increases sewer demand and places pressure on system capacity. Correcting these issues to recapture capacity is an opportunity and a priority for the City.

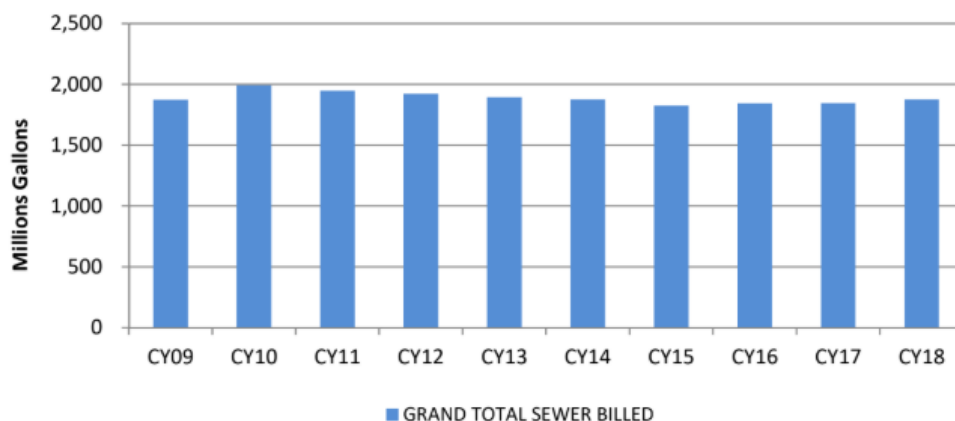


Figure 8. Total Sewer Usage

Wastewater treatment is the public utility most at risk for capacity issues during the duration of this plan. Each UOSA member jurisdictions is allocated a portion of the plant's 54 mgd capacity. Exceedance of this allotted capacity can result in a moratorium on the issuance of building permits and potentially trigger a costly plant expansion.

With the City's 8.7 mgd capacity allocation nearing 95% utilization⁴, Manassas is actively working to increase capacity and reduce demand to ensure that wastewater does not become a constraint to development and economic growth. The current approach to address the 2040 demand includes:

- Purchasing 0.5 mgd of additional capacity from Fairfax County.
- Aggressively working to recapture vital sewer capacity through an aggressive inflow and infiltration sanitary sewer line rehabilitation program.
- Reducing the proposed density within the Mathis character area. The adopted Mathis Avenue Sector Plan anticipates a buildout of the character area of approximately 3,300 new dwelling units. The revised character area boundaries and description currently under review anticipates significantly lower building heights and density than the adopted plan.
- Working with industrial users to provide on-site treatment or other measures to reduce sewer impacts. As an example, the current Micron expansion includes improvements to the existing Micron pond as part of its expansion.
- Coordinating with regional UOSA partners on capacity issues at the water treatment plant.

⁴ As calculated based on the UOSA service agreement.

Stormwater

The Manassas stormwater system currently includes more than 5,000 storm drains that connect to 23 public and 36 private stormwater facilities. Stormwater in the City drains to Broad Run, Bull Run, or Cub Run, all of which are tributaries to the Occoquan River and ultimately the Chesapeake Bay.

Stormwater within urbanized areas in Virginia, including Manassas, is regulated under the Clean Water Act through the Virginia Pollution Discharge Elimination System (VPDES) General Permit for Discharges of Stormwater from Small Municipal Separate Storm Sewer Systems (MS4). As part of the MS4 permit, developers are responsible for addressing stormwater management as development occurs. The City is responsible for ensuring compliance with stormwater regulations, including taking enforcement actions where necessary. Requirements for reductions in stormwater pollutants of concern (i.e., nitrogen, phosphorus, and sediment) will become increasingly stringent over the next two five-year MS4 permit cycles (ending in year 2028). To comply with these requirements, the City will be developing creative and cost-effective strategies for implementing best management practices (BMPs) aimed at achieving or exceeding the required pollutant load reductions.

The City is also actively reviewing and updating the stormwater sewer infrastructure database as part of its effort to build an asset management system and improve on the established routine infrastructure inspections schedule. Through these efforts, the City will develop a priority ranking system for stormwater sewer infrastructure replacement and rehabilitation driven by assessments of their condition and criticality. This objective will enhance the City's capacity to proactively address local drainage concerns and ensure that deficiencies are identified and resolved in a timely manner.

Refuse & Recycling

Refuse and Recycling collection services are contracted out to a private vendor. Manassas-based American Disposal Services provides trash, recycling, and yard waste collection services to Manassas residents in single-family detached homes, townhomes, and some small, downtown businesses. In addition to managing the contract, Manassas provides education and communication and coordinates volunteer programs, including Adopta! and Keep Manassas Beautiful.

In FY2018, the City collected a total of 19,421 tons of trash and recycling:

- Trash: 12,616 tons
- Recycling: 2,589 tons
- Yard Waste: 3,398 tons
- Courtesy Truck: 660 tons
- Electronic Waste: 48 tons
- Household Hazardous Waste: 73 tons

As part of its efforts to actively reduce the amount of solid waste generated in the City, Manassas has initiated an update to the adopted Solid Waste Management Plan. The updated plan will address current trends, changing demands within the recycling market, and predicted needs over the next 20 years and identify actions to address those needs.

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE MAY 8, 2019 COMMUNITY FACILITIES & INFRASTRUCTURE



Future Community Facilities

Manassas has recently undertaken planning and construction of several capital projects that together represent a major reinvestment in facilities and infrastructure. Major projects completed since the last Comprehensive Plan Update include:

- Construction of the New Baldwin Elementary and Intermediate School
- Site acquisition and design of a new fire station
- Site acquisition and design of a new public safety facility
- Undergrounding and replacing electrical utilities
- Water main replacement and meter upgrades
- Airport substation expansion to support development at the airport and Manassas Gateway
- Water transmission line upgrades from Lake Manassas to the City
- New regional stormwater facility adjacent to Prince William Medical Center

Planning for community facilities is addressed through the City's **Capital Improvement Program (CIP)**, which prioritizes anticipated projects and financing for major projects, such as construction, reconstruction, renovation, or replacement of facilities and infrastructure. Major CIP projects impacting level of service and/or capacity are provided in the table below.

Table 2. Major Programmed Facility and Infrastructure Upgrades⁵:

Service/Facility	Project	Proposed Improvements
General	City Hall Improvements /Renovations	Renovate 1 st and 2 nd floors of City Hall.
	Public Works & Utilities Improvements	Renovate and expand buildings A & B and renovate the water/sewer shop.
	Customer Service Center	Prepare existing City-owned DMV facility for use as a Manassas Customer Service Center.
Public Safety	Public Safety Facility	New facility at 9608 Grant Avenue for Police Headquarters, consolidated public safety logistics, 911 Center, Emergency Operations Center, Fire & Rescue Administration, and the IT Department.
	Fire/Rescue Station 21	New combined fire and rescue station at 10306 Dumfries Road to provide enhanced four-minute emergency response times for the southern portion of the City.
	Fire/Rescue Station 1	Replacement of the existing outdated Fire Station. A site location and space needs study will be conducted prior to proceeding with site selection and design.

⁵ Projects listed below are limited to items that expand facility or infrastructure capacity and/or directly impact LOS. For a complete list of CIP projects see the proposed FY20 budget at www.manassascity.org/budget

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE MAY 8, 2019 COMMUNITY FACILITIES & INFRASTRUCTURE



Service/Facility	Project	Proposed Improvements
Library	Library	Future project for a library facility within the City on a site to be determined.
Schools	Classroom Trailers	Division-wide student trailers.
	Dean Replacement	Replacement of Dean Elementary School.
	Central Office	Replacement of central office when current leased space expires in 2023.
Electric	Alternative Generation Initiatives	Ongoing contributions to maintain and upgrade diesel generation and to investigate new energy technologies.
	Underground Electric	Place overhead electric, telephone, cable, and fiber lines underground, improving reliability and aesthetics, and lowering maintenance costs. 86% of lines are underground and approximately 3,900 feet are undergrounded annually.
	Airport Distribution Improvements	Upgrades to the airport electrical infrastructure. Design will also include adding renewable energy utility-level battery storage and a study of solar options to tie to the battery system.
	Substation Capacity and Reliability Improvements	Capacity improvements at four existing distribution substations and construction of a new substation.
Water	Water Treatment Plant	Plant expansion from 14 million gallons per day (mgd) to 18 mgd.
	Dean Storage Tank	Provides 2 nd storage tank for capacity to meet system-wide storage requirements and meet peak seasonal water demands.
	Transmission Main Replacement/Upgrade	Replace the existing 45-year old water transmission main from the Water Treatment Plant to the City with a 36" water transmission main in order to increase reliability and water transmission capacity.
	Water Main Replacement/Upgrades	Replace undersized and aging/failing water mains and loop existing dead-ends.
Sewer	Sewer Main Replacement/Repairs	Multiple projects to install, repair, or rehabilitate the sewer mains to increase reliability of service, meet current standards and future growth, and preclude overflows.
Stormwater	City-wide Drainage & Pond Improvements	Retrofit and expand stormwater management ponds and implement drainage improvements.
	Stream Restoration	Multiple future projects to repair and stabilize eroded stream banks throughout the City.

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE

MAY 8, 2019

COMMUNITY FACILITIES & INFRASTRUCTURE GOAL AND KEY ISSUES



COMMUNITY FACILITIES & INFRASTRUCTURE

DRAFT GOAL STATEMENT:

Manassas facilities and infrastructure will be well-maintained and carefully planned to provide quality, dependable service to citizens while supporting economic development and meeting the needs of anticipated long-term growth.

COMMUNITY FACILITIES & INFRASTRUCTURE KEY ISSUES

Over the last five years, Manassas has made significant investments in new and upgraded public facilities, utilities, and services for the City. Ongoing issues include the following:

- While substantial investment has been made, there is still a need to maintain and upgrade facilities, particularly our schools and public safety facilities, to improve services and accommodate future growth. It must be recognized that the quality of these facilities impacts home values, tax revenues, and the overall economic vitality of the City.
- Manassas offers exceptional utilities. Continued planning and investment is needed to ensure continued reliable, service.
- The quality of water from Lake Manassas is an economic development driver that should be preserved.
- Investment in the City's water and sanitary sewer capacity and infrastructure is needed to ensure the long-term sustainability of these systems.
- Space for community gatherings and events is an unfulfilled need.
- Renewable energy sources, such as solar power, should be promoted and encouraged.
- Manassas facilities and infrastructure should incorporate advancements in technology and provide expanded access to wireless communications.

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE

MAY 8, 2019

COMMUNITY FACILITIES & INFRASTRUCTURE: DRAFT OBJECTIVES
& STRATEGIES



The following draft objectives and strategies are from the adopted Comprehensive Plan and updated with current recommendations.

Objectives and Strategies: General

- (Objective 7.1) Provide public facilities and services to meet the needs of residents and staff in an efficient, effective and cost-effective manner.
 - (Strategy 7.1.1) Design public facilities to be a distinguishing feature of the community using sustainable materials, context-sensitive design, and attractive architectural features.
 - (Strategy 7.1.2) Design new public facilities to: 1) be safe, functional, and efficient to persons with diverse abilities, 2) reflect the physical character of the surrounding community, and 3) maximize the broader social and cultural role the facility can play in the community.
 - (Strategy 7.1.3) Support continued use of existing public facilities through ongoing capital asset replacement, renovation, modernization, and adaptive reuse, particularly where facilities play an important role in social and economic activity of the local community or are historically significant.
 - (Strategy 7.1.4) Maintain and modernize existing facilities to meet current and projected resource demands and evolving customer needs, including: renovating City Hall, Public Works and Utilities offices, and the School Central Office, providing a consolidated customer service center, and incorporating multi-purpose rooms to meet the growing community demand for spaces to host community groups and events.
 - (Strategy 7.1.5) Strategically locate facilities where they can serve the community efficiently and effectively.
 - (Strategy 7.1.6) Coordinate and support internal, local, and regional partnerships for shared services, infrastructure, and facilities that benefit City residents and ensure the long-term sustainability of such services.
 - (Strategy 7.1.7) Incorporate Leadership in Energy and Environmental Design (LEED) principles and design elements into City facilities and operations, to the extent feasible, to provide efficient and cost-effective operations throughout the facility lifecycle, allowing for maximum utilization and optimum service.

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE

MAY 8, 2019

COMMUNITY FACILITIES & INFRASTRUCTURE: DRAFT OBJECTIVES
& STRATEGIES



Objectives and Strategies: Education

- (Objective 7.2) Provide state-of-the-art education facilities where educational best practices and programs, facility design, and technology combine to promote life-long learning and achievement.
 - (Strategy 7.2.1) Ensure planning for all new development and redevelopment provides for education facilities that meet or exceed adopted level of service (LOS) standards.
 - (Strategy 7.2.3) Continue implementation of the Manassas City Public Schools, School Facility Plan 2020-2030, including replacement of Jennie Dean Elementary School. Prepare an updated set of recommendations and priorities for capital improvements, building design standards that facilitate learning and promote safety, and feasible approaches, including resources and enabling policies, for funding these improvements.
 - (Strategy 7.2.3) Continue efforts to increase access to and quality of library facilities available to City residents.

Objectives and Strategies: Public Safety

- (Objective 7.3) Provide premier police, fire and rescue, and emergency services and facilities that protect the lives and property of our citizens against natural and man-made threats and disasters.
 - (Strategy 7.3.1) Ensure planning for all new development and redevelopment provides for public safety facilities that meet or exceed adopted level of service standards.
 - (Strategy 7.3.2) Continue plans to construct a new public safety facility to serve as a consolidated police headquarters, public safety logistics, 911 center, emergency operations, and other services.
 - (Strategy 7.3.3) Continue plans to construct Fire and Rescue Station #21 to provide enhanced four-minute emergency response times for the southern portion of the City.
 - (Strategy 7.3.4) Continue planning for fire and rescue services based on growth forecasts and the adopted LOS standard and update the capital facility plans to meet these needs. Complete planning and site selection studies for the replacement of Station 1 and determine the optimal location for an additional station to meet the city-wide LOS standard.
 - (Strategy 7.3.5) Enhance the City's disaster preparedness, mitigation, and response by maintaining the City's Emergency Operations Plan, protecting

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE

MAY 8, 2019

COMMUNITY FACILITIES & INFRASTRUCTURE: DRAFT OBJECTIVES
& STRATEGIES



critical infrastructure assets, and coordinating emergency plans with adjacent jurisdictions and regional authorities.

- (Strategy 7.3.6) Promote public safety engagement services and programs, such as community policing and community risk reduction, to encourage cooperation between public safety officials and citizens.
- (Strategy 7.3.6) Enhance efficient and effective public safety and emergency response through the implementation of appropriate development standards, such as Crime Prevention Through Environmental Design (CPTED) and interconnected streets that provide adequate access for emergency apparatus.

Objectives and Strategies: Infrastructure

- (Objective 7.4) Ensure public utilities meet the expanding needs of the City's residential, business, and industrial customers and are maintained to deliver safe, efficient, and uninterrupted service.
 - (Strategy 7.4.1) Identify future public utility needs based on growth forecasts and prepare plans and cost estimates for meeting these needs. Prioritize these recommendations in the Capital Improvement Program based on conformance with this Comprehensive Plan.
 - (Strategy 7.4.2) Safeguard the quality of the City's drinking water by monitoring the water quality in Lake Manassas and its tributaries and coordinating with Prince William County to ensure compatible land use practices within the watershed.
 - (Strategy 7.4.3) Complete upgrades to the water treatment plant, distribution, and storage facilities to increase available water supply.
 - (Strategy 7.4.4) Continue to work in partnership with adjacent jurisdictions and the Upper Occoquan Sewage Authority to coordinate plans, investments, and needs to ensure that wastewater capacity does not become a constraint to development.
 - (Strategy 7.4.5) Continue to aggressively remediate the wastewater collection system to recapture critical capacity by replacing aging infrastructure with properly sized lines and new materials and rehabilitating lines to eliminate infiltration and inflow.
 - (Strategy 7.4.6) Require new development to demonstrate that adequate wastewater capacity exists to accommodate the projected demand.

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE

MAY 8, 2019

COMMUNITY FACILITIES & INFRASTRUCTURE: DRAFT OBJECTIVES
& STRATEGIES



- (Strategy 7.4.7) Continue to invest in and maintain storm sewer, and stormwater management facilities to improve flood control, prevent erosion, and preserve water quality.
- (Strategy 7.4.8) Provide appropriate upgrades and maintenance to the electric supply and distribution system, including investing in new substations and pursuing opportunities for incorporating renewable energy sources into the City's energy portfolio.
- (Strategy 7.4.9) Place all utilities underground wherever possible in order to improve service reliability and aesthetics of the surrounding areas.
- (Strategy 7.4.10) Systematically upgrade street lights to increase safety, efficiency, and visual consistency within corridors, neighborhoods, and commercial areas.
- (Strategy 7.4.11) Maintain tree trimming on a three-year cycle and install animal protection equipment on vulnerable components of the overhead electric system as facilities are added.
- (Objective 7.5) Update and implement the City's solid waste management plan that prioritizes reduction, reuse, and recycling of solid waste above resource recovery, incineration, and disposal into landfills.
 - (Strategy 7.5.1) Continue to evaluate the curbside recycling service and 'drop off' recycling program and implement cost effective improvements. Actively pursue opportunities to expand recycling where feasible.
 - (Strategy 7.5.2) Actively promote and encourage residential, commercial, industrial and institutional participation in recycling programs.
- (Objective 7.6) Support the implementation of telecommunications infrastructure and technology necessary to remain connected and competitive in the new economy.
 - (Strategy 7.6.1) Continue to promote the use of City structures (e.g., buildings, water towers) as telecommunications sites to minimize the proliferation of single use towers.
 - (Strategy 7.6.2) Continue implementation and expand as feasible City-provided Wi-Fi access in the Historic Downtown and public facilities, such as parks and cultural facilities.

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE

MAY 8, 2019

COMMUNITY FACILITIES & INFRASTRUCTURE: DRAFT OBJECTIVES
& STRATEGIES



Level of Service

To ensure that current and future residents have access to adequate education facilities, the City of Manassas has adopted Level of Service (LOS) standards. The LOS standards adopted herein are based on existing conditions in the City and recognized national, state, and regional standards and benchmarks. The LOS for schools is based on the Manassas City Public Schools, School Facility Plan 2020-2030.

The LOS standards serve as the basis for developing the City's capital improvement program and for analyzing the impacts of new development on facilities in the City of Manassas. To ensure that LOS is addressed, all new development shall assess impacts specifically attributable to the development and in excess of existing permanent facilities. Sufficient mitigation shall be provided to offset such impacts.

Until such time as the General Assembly grants authority for other options, the City will consider landowner proposals of cash and in-kind assistance to mitigate capital facilities costs associated with new development, subject to the limitations established by Virginia Code 15.2-2303.4.

Table 7-1. Level of Service Standards for Community Facilities

Facility/Function	Level of Service
Schools	<ul style="list-style-type: none">• Maintain no more than 100% utilization of facilities on a citywide-basis; and,• Maintain no more than 100% utilization per school type (e.g. Pre-K/Kindergarten, Elementary, Intermediate, Middle, and High School).• For the purposes of calculating student generation rates for new development, the following generation numbers shall be used¹:<ul style="list-style-type: none">○ Single family detached: TBD○ Single family attached: TBD○ Multifamily: TBD○ Age-Restricted Residential (any unit type): Not Required
Public Libraries	<ul style="list-style-type: none">• Maintain 0.6 gross square feet of library facilities per capita.

¹ Generation rates are currently under development with Manassas City Public Schools

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE

MAY 8, 2019

COMMUNITY FACILITIES & INFRASTRUCTURE: DRAFT OBJECTIVES
& STRATEGIES



Facility/Function	Level of Service
Police	<ul style="list-style-type: none">• Maintain a ratio of 750 square feet per 1,000 residents for sworn officers.• Maintain a ratio of 700 square feet per 1,000 residents for administrative and training space.• Maintain a ratio of 70 square feet per 1,000 residents for animal control facilities.
Fire and Rescue	<ul style="list-style-type: none">• Maintain a 4.0 minute fire and rescue first unit travel time for 90 percent of all incidents.

DRAFT

2040 COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN COMMITTEE
MAY 8, 2019
PUBLIC COMMENTS



Dear Planning Commissioners,

Prince William Conservation Alliance (PWCA) seeks to protect green spaces within Manassas, Manassas Park, and Prince William County. We have comments regarding the Parks, Culture & Recreation chapter, scheduled for a Planning Commission discussion on May 22.

We're glad to see the positive efforts in the Transportation Master Plan to create an effective trail network for both recreation and mobility. We encourage the City to continue looking forward when planning networks for green infrastructure and cultural areas.

The city should establish a measurable objective for increasing its tree canopy, as Washington DC has done. Increasing tree canopy reduces stormwater runoff, improves community appearance, support birds and other wildlife, and minimizes the city's "heat island" effect.

Spaces around schools and park boundaries (such as Mayfield Fort) are good candidates for replanting projects. The City should consider replanting a portion of Annaburg Manor.

At the same time, the City should seek to minimize the loss of its existing mature tree canopy, including an inventory of the remaining natural areas within the City. Good candidates include stream corridors, Baldwin Park, Cannon Branch Fort, Stonewall Park, Liberia, Winters Branch, areas near Haydon and George C. Round elementary schools.

The city's greatest unused recreational asset is Lake Manassas. Other jurisdictions allow non-motorized boating and angling on their drinking water reservoirs, providing a scarce recreational opportunity in our urbanizing areas. Lake Manassas is publicly-owned, and should be opened for some public use. Because many users will come from other jurisdictions, PWCA suggests that the city should bargain with Prince William for sharing the benefits and the costs of opening Lake Manassas.

Thank you for the opportunity to share our comments.

Kim Hosen
Kim Hosen, Executive Director
Prince William Conservation Alliance

Please let us know your contact information:: Kim Hosen, alliance@pwconserve.org, 703-499-4954

Additional Information:

Form submitted on: 5/1/2019 4:41:26 PM