



City of Manassas, Virginia
Planning Commission - CIP Committee Meeting

AGENDA

**Planning Commission Subcommittee
Manassas City Hall - Community Conference Room
9027 Center Street
Manassas, VA 20110
Wednesday, February 4, 2026**

Call to Order - 5:30 p.m.

Roll Call and Determination of a Quorum

1. New Business

- 1.1 FY 2027-2031 Capital Improvement Program - New Projects**
(Staff: Matt Arcieri, AICP, Assistant City Manager)
[FY27 Department Requested CIP Projects](#)
[Draft Planning Commission Resolution](#)
[Built For The Future CIP Report \(January 2026\) - Information Only](#)

Adjournment

D-049 Wakeman Tract Pond Retrofit

Year Introduced: 2027
Change: New Project
Associated Proj: N/A
Program Area: Stormwater
Managing Dept: Engineering
Manager: A. Billman
Plan Conformance: CFI 7.4.7

Est. Start: 07/01/2026
Est. Comp: 09/30/2028



Description:

Renovating two regional wet ponds (small and large ponds) at the Wakeman Tract to providing water quality and quantity controls while addressing required maintenance items including sediment dredging. The project includes retrofitting the existing regional ponds to Level 1 Wet Ponds which will include a forebay and additional water quality measures. This will assist the City in meeting the Total Maximum Daily Load (TMDL) program nutrient reductions as required by VADEQ and USEPA by providing 1400 lb/yr of nitrogen and 78 lb/yr of Phosphorous removal. In addition, a floodplain study will be conducted, to maximize the buildable lots on the adjacent lands, as part of the project.

Status: Commencing design

Expected Construction Start: Summer 2027

(\$ in 1,000s)

Cost Estimate	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	510	-	-	-	-	-	510
Land	-	-	-	-	-	-	-	-
Construction	-	-	1,284	-	-	-	-	1,284
Total Cost:	-	510	1,284	-	-	-	-	1,794

Funding Sources

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	500	-	-	-	-	500
Airport Fund	-	-	-	-	-	-	-	-
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	-	-	-	-	-	-	-	-
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	510	784	-	-	-	-	1,294
Total Funding:	-	510	1,284	-	-	-	-	1,794

Operating Impacts

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

S-029 West Side Meter Stations

Year Introduced: 2025
Change: New Project
Associated Proj: N/A
Program Area: Sewer
Managing Dept: Utilities
Manager: J. Small
Plan Conformance: CFI 7.4.4

Est. Start: 07/01/2026
Est. Comp: 06/30/2027



Description:

The project is for the design and construction of 2 new meter stations at transition points to Prince William Water's sewer system due to increased development in Area 6.

(\$ in 1,000s)

Cost Estimate	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	50	-	-	-	-	-	50
Land	-	100	-	-	-	-	-	100
Construction	-	750	-	-	-	-	-	750
Total Cost:	-	900	-	-	-	-	-	900

Funding Sources

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	900	-	-	-	-	-	900
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	-	-	-	-	-	-	-	-
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	-	-	-	-	-	-	-	-
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	-	900	-	-	-	-	-	900

Operating Impacts

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-

W-086 Water Treatment Plant Upgrades

Year Introduced: 2027
Change: New Project
Associated Proj:
Program Area: Water
Managing Dept: Utilities
Manager: J. Small
Plan Conformance: CFI 7.4.3

Est. Start: 07/01/2028
Est. Comp: 07/01/2032



Description:

Rehabilitation and process upgrades of the existing plant based on condition assessment and process evaluations. The project will also include new infrastructure and improvements resulting from master planning activities.

(\$ in 1,000s)

Cost Estimate	Prior Years	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Future Years	Total Project
Planning	-	-	-	-	-	-	-	-
Land	-	-	-	-	-	-	-	-
Construction	-	-	-	11,000	-	-	-	11,000
Total Cost:	-	-	-	11,000	-	-	-	11,000

Funding Sources

General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	-	-	-	-	-	-	-	-
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	11,000	-	-	-	11,000
State	-	-	-	-	-	-	-	-
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	-	-	-	-	-	-	-	-
Total Funding:	-	-	-	11,000	-	-	-	11,000

Operating Impacts

Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue:	-	-	-	-	-	-	-	-



PLANNING COMMISSION RESOLUTION

MOTION:

**February 4, 2026
Regular Meeting**

SECOND:

Re: CITY OF MANASSAS FY2027-2031 – CAPITAL IMPROVEMENT PROGRAM (CIP)

WHEREAS, the City of Manassas Planning Commission annually reviews and provides recommendations to the City Manager on the department-recommended Capital Improvement Program projects in accordance with Section 15.2-2239 of the Code of Virginia; and

WHEREAS, the City of Manassas Planning Commission is responsible for review of all proposed Capital Improvement Program projects for conformance with the adopted Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia; and

WHEREAS, the City of Manassas Planning Commission's CIP Committee held a worksession to review new projects in the proposed FY2027-2031 CIP on February 4, 2026.

NOW THEREFORE BE IT RESOLVED, that the City of Manassas Planning Commission hereby **RECOMMENDS APPROVAL** of the FY2027-2031 CIP, as submitted to the City Manager, on the 4th day of February 2026.

Dheeraj Jagadev
Chairperson

Date

Built For the Future

THE CAPITAL IMPROVEMENT REPORT

UPDATE JANUARY 16, 2026



ABOUT THE REPORT

As the City of Manassas undertakes its Capital Improvement Projects, the objective of the "Built for the Future" newsletter is to keep our constituents informed and updated on project backgrounds and statuses. To explore various initiatives within the City, please scroll down, read the brief descriptions, and click on the links for more information on projects that pique your interest.

CONNECT WITH US

For details on City of Manassas Major Capital Improvement Projects, visit our website at www.manassasva.gov/finance/CIP

Receive full project descriptions, timelines, budgets, and community impact assessments. The site also provides contact information for city officials and project managers for inquiries or feedback. Attending city council meetings or public forums can also keep residents updated on these projects and their benefits to the community. See when the next council meeting will occur at: www.manassasva.gov/meetings



TRANSPORTATION PROJECTS

More Projects: www.manassasva.gov/CIP



Sudley Road Third Lane

Work is progressing on the Sudley Road Third Lane project, which will add a third northbound lane and complete a sidewalk from Grant Avenue northward for about 1.2 miles to just beyond Godwin Drive in Prince William County. The project connects to an existing three-lane section and is on track for completion this summer.

As We Begin a New Year: Major Progress Along the Sudley Road Corridor

As we begin a new year, the City of Manassas is excited to share continued progress on improvements along the Sudley Road corridor—one of the most heavily traveled routes in our community. Over the past month, construction crews have made significant strides toward a safer, more efficient roadway for drivers, pedestrians, and businesses throughout the area.

Progress Made: November 22 – December 21
Between November 22 and December 21, construction teams completed several major milestones, including:

- Milling and surface paving on both northbound and southbound lanes between Thomas Drive and the project limits
- Sidewalk installation and a new service road entrance at Godwin Drive
- Activation of new traffic signals at Godwin Drive, along with demolition of the old signals
- New pavement markings installed on Godwin Drive
- Pedestrian signal installation throughout the project area
- Traffic signal and signage modifications at Plantation Lane and Rolling Road
- Installation of power and water lines supporting the Manassas Gateway sign at Rolling Road
- Initial work beginning on final pavement markings on Sudley Road to support the corridor's final traffic configuration

Looking Ahead: Through January 23

Work will continue moving forward with key priorities that include:

- Continuing installation of pedestrian signals throughout the site
- Completing pavement markings on Sudley Road for the final traffic configuration
- Activating the Manassas Gateway sign at Rolling Road

Major Event: Third Northbound Lane Opening
A major milestone is also coming soon:

The third northbound lane will open to traffic between Thomas Drive and Godwin Drive.

Drivers should be alert for new traffic patterns in this area and allow extra time while traffic adjusts.

Traffic Impacts and Safety Reminders

As work continues, residents and commuters should expect:

- Daily lane closures on Sudley Road in both northbound and southbound directions
- Large construction vehicles entering and exiting lane closure areas
- Sudley Road southbound left U-turn lane at Godwin Drive remaining closed

We appreciate everyone's patience and encourage motorists to slow down, stay alert, and follow posted signage to help keep workers and fellow travelers safe.

Work Performed: December 21 – January 23 (Substantial Completion)

As crews approached substantial completion, major improvements included:

- Completed installation of the Manassas Gateway sign at Rolling Road
- Installed pavement markings for the final traffic configuration
- Installed crosswalks at Godwin Drive and Rolling Road intersections
- Installed permanent signage and removed remaining construction signs throughout the site

Upcoming Work: January 24 – February 20

From January 24 through February 20, the project will move into its final phase. Crews may address punchlist items, but no major activities or lane closures are currently planned during this window.

Thank You, Manassas

The Sudley Road corridor project represents a major investment in the City's infrastructure and long-term mobility. Thank you to residents, commuters, and local businesses for your patience and cooperation as we work toward a safer, more connected, and more efficient roadway for everyone. For continued updates, please stay connected through the City's website and official communication channels.

More information is available at:
www.manassasva.gov/Sudley3rd

Don't get stuck in avoidable traffic!

Curious about street paving updates or potential road closures in your neighborhood?

Stay ahead of traffic changes by checking the latest information:

manassasva.gov/traffic

STORMWATER PROJECTS

More Projects: www.manassasva.gov/CIP

Round Pond Retrofit & Stream Restoration



The project is nearing completion and involves renovating an existing dry pond, maintaining it, and replacing a culvert under Godwin Drive, which will be closed during the work. It aims to improve capacity for larger storm events and restore about 1,200 linear feet of eroded stream banks behind Round Elementary School, with 1,300 trees to be planted. Completion is expected by early 2026.

As we begin the new year, the contractor continued demobilizing equipment and stockpiles from the stream staging yard while also advancing earthwork and grading within the pond. Unsuitable material was hauled off site, and suitable material was stockpiled for later use in the dam embankment backfill. Crews also began placing topsoil along the new pond floor to support upcoming restoration work.

From January 26 through March 5, crews will begin planting efforts within both reaches of the stream and the pond, while continuing pond retrofit construction, including remaining dam crest embankment work, additional pond earthwork, construction of the new dam access road, and related plantings. The parking lot in the stream staging yard will be rehabilitated once temperatures are warm enough to complete the work properly.

There are no major events anticipated at this time, but Raccoon Trail will remain temporarily closed through Winter 2026 for safety, and drivers should expect intermittent stops on Godwin Drive as heavy equipment and deliveries access the project site.

For more information:

www.manassasva.gov/roundelementary

City Stormwater Projects Reach Substantial Completion as Crews Move Into Final Punch-List Work

As we begin a new year, the City of Manassas is closing out 2025 progress on the New Britain Pond Restoration Project at the Public Works Facility and preparing for the final planting phase in Spring 2026. This stormwater improvement project restored New Britain Pond into a Virginia DEQ-credited Level 1 Wet Pond, designed to strengthen stormwater retention, support long-term water quality improvements, and enhance overall system performance during heavy rainfall events.



Year-End Project Update: Progress and Winter Dormancy

As the new year begins significant progress had been made on the New Britain Project in 2025.

The contractor successfully installed a black chain link fence along the pond's west embankment, adding security and aesthetic appeal to the area. Additionally, efforts continued to address the remaining punch list items, which are crucial for supporting final closeout activities. These tasks mark the culmination of a busy and productive year in the project timeline.

Winter Dormancy and Next Steps

With the onset of winter, the project will enter a phase of temporary dormancy. During the colder months, work will be significantly scaled back, with only periodic punch list activities anticipated within the pond area as needed. This pause allows for a focus on essential maintenance while minimizing weather-related complications. Crews are scheduled to return in the Spring of 2026, aligning with the planting season to complete the remaining plantings on the aquatic benches. This step will signify the final stage of the restoration work, bringing the project closer to completion.

For more information:

www.manassasva.gov/newbritain

Community Impacts

Residents and operations at the nearby Public Works Facility can rest assured that no disruptions are expected during this winter dormancy period. The project's pause is designed to ensure minimal impact on the surrounding community while maintaining safety and efficiency.

Future Updates

This report serves as the final monthly update until the work resumes in Spring 2026. At that time, the City will provide the next progress report, detailing the final steps of the restoration process and the anticipated impact of the completed project. Community members and stakeholders are encouraged to stay tuned for updates as the conclusion of this significant restoration effort approaches.

Sills Warehouse Pond Restoration

The Silas Pond project reached completion in Fall 2025, and no further updates will be provided.

For more information:

www.manassasva.gov/sills

Report Illicit Discharge

**Remember
nothing but, rain
down the drain!**

user.govoutreach.com/manassascityva/

WATER & SEWER PROJECTS

More Projects: www.manassasva.gov/CIP

Year-End Update: Delivering a Stronger, More Resilient Water System for Manassas



As 2025 comes to an end, the City of Manassas is closing out the year with major progress across its water system—progress that strengthens reliability, expands capacity, and reinforces the community's long-term access to safe, high-quality drinking water. This year's accomplishments build on a proud foundation of excellence at the City's Water Treatment Plant, which earned the Virginia Department of Health (VDH) Gold Award for drinking water quality for the past three years.

This prestigious recognition reflects years of outstanding performance in clarification, filtration, and other essential treatment processes, consistently producing water that exceeds state and federal standards.

That same commitment to excellence is driving a series of major infrastructure investments now underway across Manassas. One of the most significant is the replacement of a 45-year-old transmission main that carries treated water from the Water Treatment Plant into the distribution system. Crews are upgrading the existing 24-inch pipe to a new 36-inch main, improving both reliability and overall system capacity.



As of November, work on the project has reached impressive milestones: Phase V-B is 95% complete with the final road bore underway, Phase V-C pipe installation

is 24% complete, and construction along Dean Drive is 90% complete with daily closures in place to support this essential work.

At the Water Treatment Plant itself, construction is underway to expand the City's ability to meet growing demand. With continued residential and commercial development, the plant is being upgraded to increase its treatment capacity from 14 million gallons per day to 18 million.

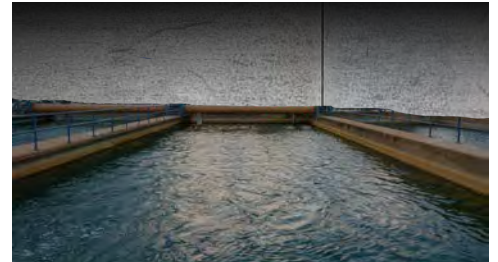


The foundation and concrete slab for the first of two new chemical buildings are now complete, and masonry walls are rising to support the equipment that will help power the expanded system.

Another major improvement nearing the finish line is the addition of a second clearwell—an essential storage tank that holds treated water before it enters the distribution system. This second tank provides critical redundancy and ensures uninterrupted service during future rehabilitation of the original clearwell. Permit closeout is underway, and the Virginia Department of Health has formally approved the new tank for service, marking a key milestone in strengthening system reliability.

To protect vital equipment and support year-round operations, the City is also preparing to install a new metal A-frame enclosure over the pulsator basins—structures that play a central role in removing solids from raw water. The contractor continues with coating of the structural steel prior to installation.

Together, these projects tell a unified story of reinvestment, modernization, and forward-looking planning. From replacing critical aging pipelines to expanding treatment capacity, adding storage, and protecting essential infrastructure, the City is ensuring its award-winning water system remains strong and resilient for generations to come.



As these efforts continue into 2026, Manassas remains firmly committed to delivering safe, reliable, and exceptional drinking water to every resident and business it serves.

got milky water?

Contact Us
With Manassas
Connect



www.user.govoutreach.com/manassascityva/support.php

Understanding Taste and Odor in Manassas Drinking Water

Occasionally, residents may notice changes in the taste or smell of their drinking water. These shifts are usually temporary and do not affect water safety. If you experience a taste or odor issue, you can try the following:

- Run cold water for a few minutes to flush your home's plumbing lines.
- Refrigerate tap water before drinking, which often reduces mild tastes or odors.
- Use a pitcher-style filter if you prefer—this is optional and not required for safety.
- Check your ice, as freezer odors can transfer and be mistaken for a water issue.
- Contact the Water Treatment Plant if the issue is strong or does not go away.

The City continues to monitor water quality daily to ensure your water remains clean, safe, and reliable.

ELECTRIC PROJECTS

More Projects: www.manassasva.gov/CIP



Longstreet Drive Undergrounding Overhead Lines

The project aims to improve pedestrian safety by building a sidewalk on Longstreet Drive's west side and relocating overhead utility lines underground.

This will enhance reliability, reduce storm outages, and create a cleaner streetscape. Coordination with the Longstreet Drive Water Line Project will minimize construction impacts and increase efficiency. The project design is finished. Important materials have been ordered because they take a long time to arrive. A work order has been set up for the city's contractor to begin work. The project is ready to start once final details with the Water & Sewer Department are reached final review.



Lockheed Martin Lomar Substation Relocation

The City of Manassas is working with Lockheed Martin to move and upgrade part of the city's power system.

The city is working with Lockheed Martin and Micron to remove equipment from the Lomar substation because Micron now has the rights to the area. Lockheed Martin showed the city documents proving that Micron owns the substation equipment, which is why everyone is working together. The city organized a site visit for a contractor to plan the removal of the equipment and figure out costs.



AWS/BCG Foster Drive Substation

This project involves constructing a new substation and 0.15 miles of transmission line with galvanized steel monopoles to connect to the existing grid.

Two of three transformers have been processed and site-tested.

ARE YOU USING THE UTILITY OUTAGE MAPPER?

If you're experiencing a power outage, the City of Manassas offers a quick and easy way to check outage information online.

Visit the Utility Outage Mapper on the City website to see real-time updates, outage locations, and estimated restoration times. **You can access the map at:** <http://manassasutilities.org/7576> Stay informed and up to date during utility events.

To report an outage, call the 24-hour Electric Utility emergency line at 703-257-8353.

HAVE YOU DOWNLOADED MANASSAS CONNECT?

Manassas Connect is your one-stop shop for all service requests in the City of Manassas. Download the App today and get connected with someone from the City to help you with your questions.

