

Historic Downtown Manassas

Regional Activity Center and Transit Oriented Development



City of Manassas
June 15, 2018



Background



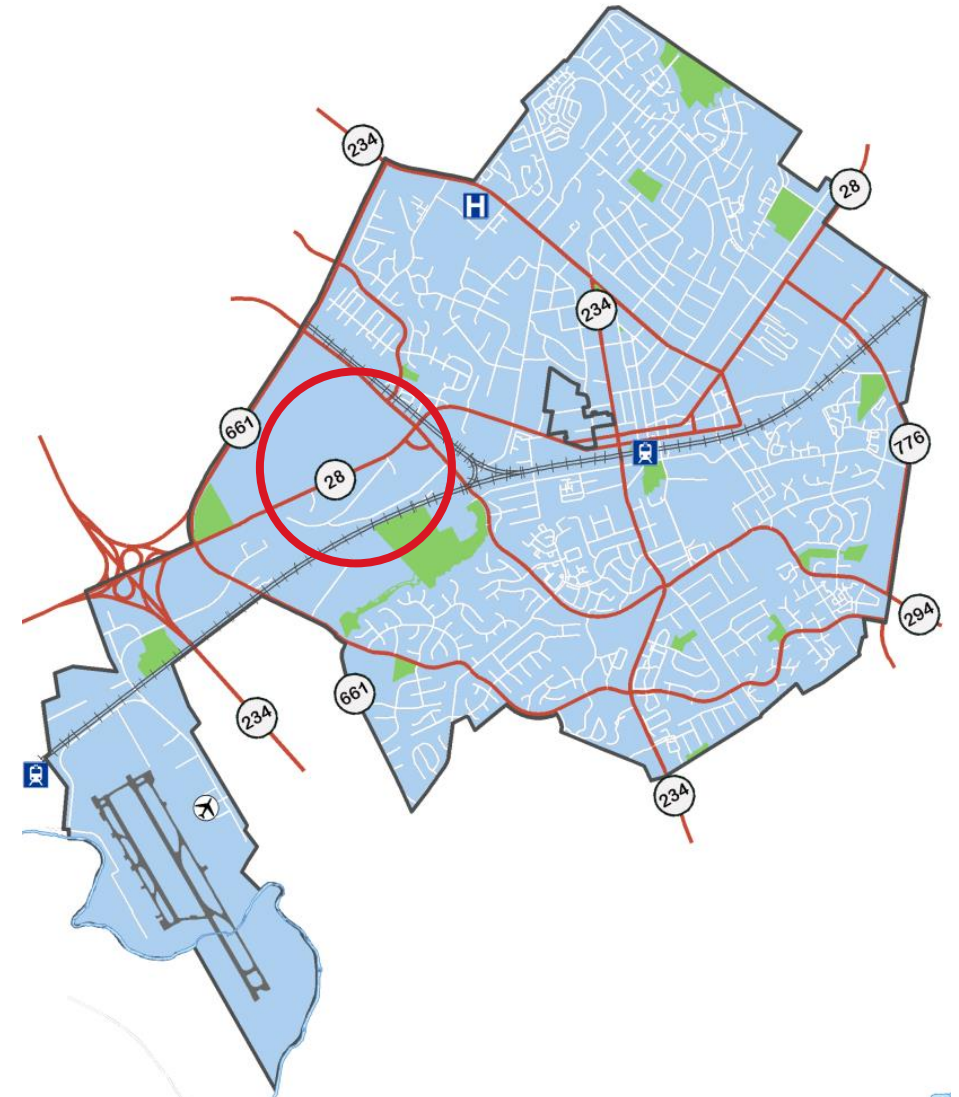
Total Area: 9.94 mi²

2000 –

- **Population: 35,135**
- **Housing Units: 12,114**
- **Households: 11,757**

Today -

- **Population: 41,483**
- **Housing Units: 13,612**
- **Households: 12,430**



Planning for Downtown Manassas

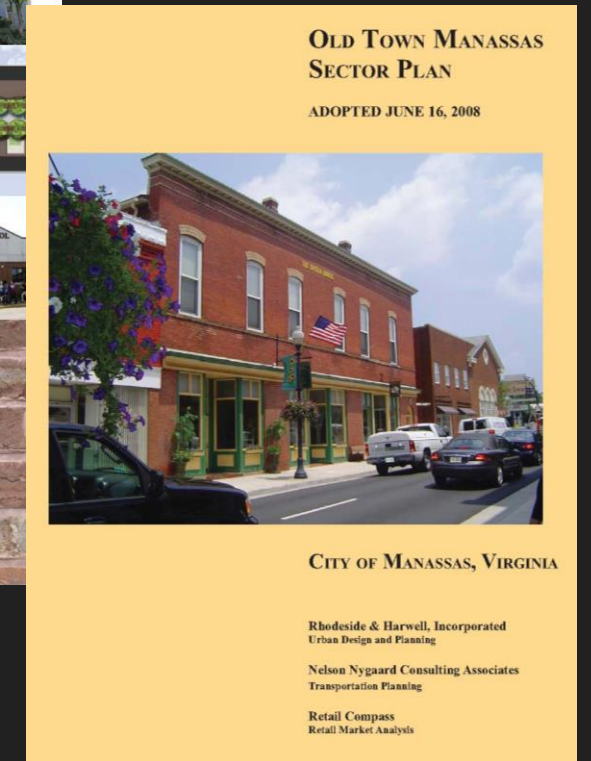
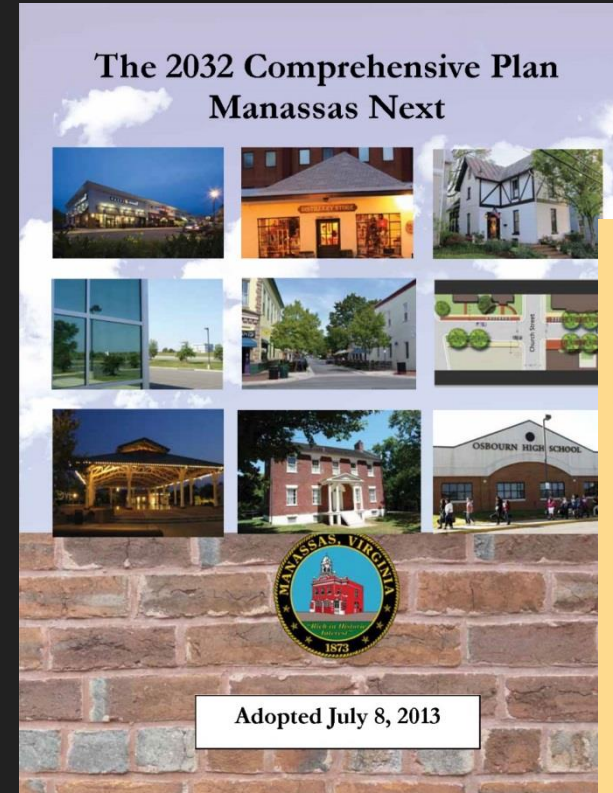


March 2003, First Comprehensive Plan since 1989

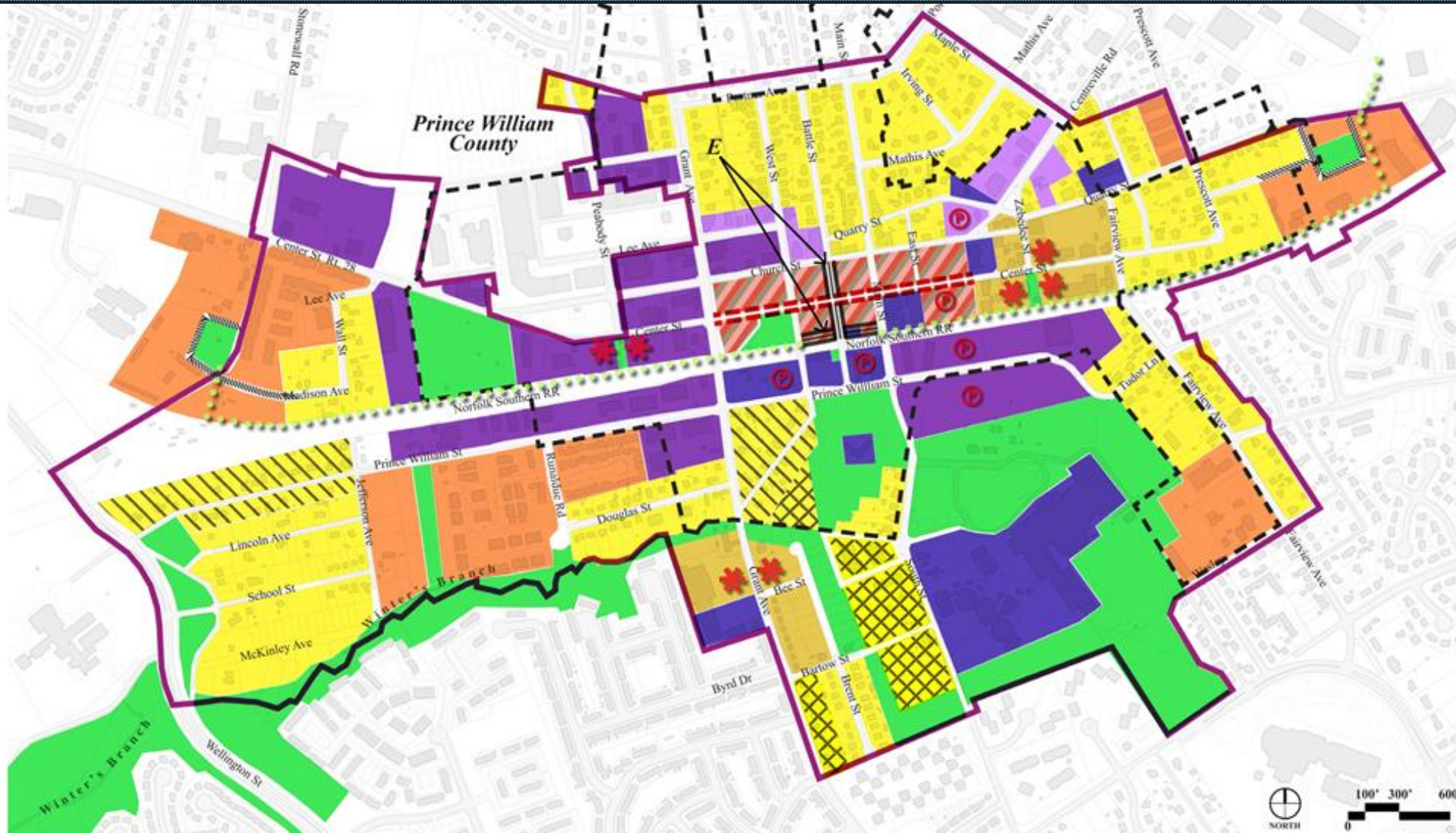
“To create a vibrant and robust downtown district that encourages business development, creates new urban residential choices, and maintains specialty shops while preserving the historic district and its identity.”

June 2008, Downtown Sector Plan

July 2013, Manassas NEXT Comprehensive Plan



Downtown Sector Plan



Legend

- Civic/government/institutional
- Open Space
- Single Family Residential
- Single Family - Accessory Unit
- Small Lot Single Family
- Mixed Use One
High Density Residential, Office, Primary Retail Edge
- Mixed Use Two
High Density Residential, Neighborhood Retail, Grocery
- Mixed Use Three
- Mixed Use Four
High Density Residential, Office, Small Service Retail
- Medium Density Residential
Medium Density Residential, Small Office
- Open Space Link
- Primary Retail Edge
- Sector Boundary
- Historic District
- Neighborhood Retail
- New Road
- Proposed Parking Facilities
- Primary Entertainment Node



Downtown Sector Plan



Planning Goals:

- Create an ability to live where you work
- Create a hub, full of people every day
- Improve quality of life with increased activities and services
- Maintain a respect for history while providing for the future
- Make the area pedestrian and bike friendly
- Strengthen the retail core to attract and serve residents and visitors

Development Goal:

- 1,850 residential units



Progress



- Streetscape projects & outdoor dining
- VRE parking structure
- New “City Center” zoning district
- Eliminated SUP for 2nd floor apartments
- Bike & Ped. improvements
- Baldwin Elementary/ Intermediate School
- Active arts, events, & community space



Progress



– Residential:

- Completed: 374 units
- Under Construction: 199 units
- Pipeline: 114 units

– Retail :

- Current retail space: 230,958 sq. ft.
- 5 year avg. vacancy 5.8% (current year 2.4%)

– Office:

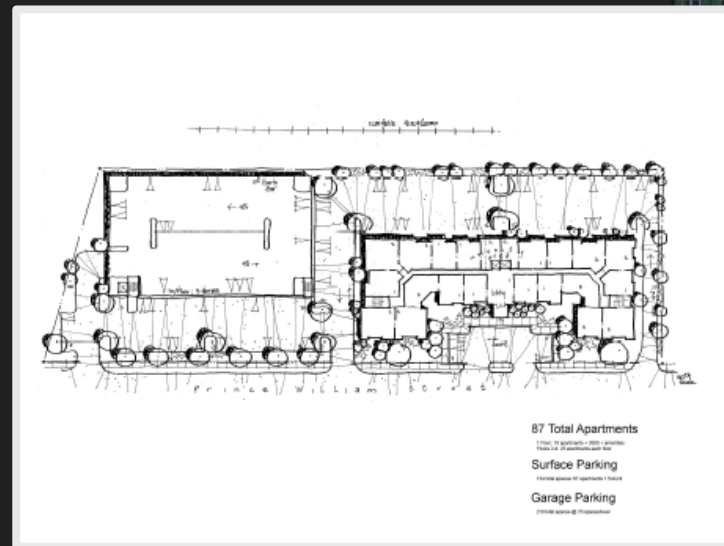
- Current office space 441,052 sq. ft.
- 5 year avg. vacancy 13% (current year 8.4%)

131,639 sq. ft. new office/retail since 2002



Next Steps

- Improve multi-modal infrastructure
- Invest in improvements beyond the core
- Redevelop surface parking lots
- Infill opportunities



Challenges



- Perception
- Community Character
- Cost





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