

Agenda
City Council Economic/Community Development & Land Use Committee
City Hall, 2nd Floor Conference Room
Thursday, July 22, 2010

Members:

The Hon. Jonathan L. Way, Chairman
The Hon. Andrew L. Harrover
The Hon. Mark D. Wolfe

Staff Liaison:

Elizabeth S. Via-Gossman, AICP

5:30 PM Order of Business

CALL TO ORDER

ROLL CALL

1. Adoption of minutes of May 27, 2010, Meeting 1 minute
2. Greater Manassas Baseball League Revised Agreement – 10 minutes
Staff: E. Via-Gossman, Director, Community Development
3. Development Update – Staff: E. Via-Gossman, Director 30 minutes
Community Development
4. Consideration of a resolution authorizing a closed meeting 30 minutes
on subjects in accordance with the amended Freedom of
Information Act. Sec. 2.2-3711 A (5) Discussion concerning
a prospective business or industry or the expansion of an
existing business or industry, since no previous
announcement has been made of the business' or industry's
interest in locating or expanding its facilities in the City
5. Proposed FY11 Work Plan – Staff: E. Via-Gossman, 10 minutes
Director, Community Development

ALL COUNCIL MEMBERS ARE ENCOURAGED TO REVIEW THE AGENDA AND ATTEND IF THEY HAVE AN INTEREST IN ANY OF THE ITEMS. THERE WILL NOT BE A CITY COUNCIL WORKSESSION ON THESE ITEMS PRIOR TO BEING PLACED ON A CITY COUNCIL AGENDA FOR ACTION IF APPROPRIATE.

cc:	The Hon. Hal Parrish, Mayor	City Manager
	The Hon. Marc Aveni, Council Member	City Attorney
	The Hon. Steve Randolph, Council Member	Senior Staff
	The Hon. Sheryl Bass, Council Member	Chair, MBC (Ray McCue)
	President, HMI (Mark Olsen)	Nancy Breeden, Planning Commission
	Chair, IDA (Joe France)	

LAND USE COMMITTEE
REGULAR MEETING MINUTES
Thursday, May 27, 2010
City Hall, 2nd Floor Conference Room

DETERMINATION OF QUORUM

MEMBERS PRESENT: Councilmember Jonathan L. Way, Chair
Vice Mayor Andrew L. Harrover
Councilmember Mark D. Wolfe

MEMBERS ABSENT: None

STAFF PRESENT: Elizabeth S. Via-Gossman, AICP, Director
Lawrence D. Hughes, City Manager

GUESTS PRESENT: Stephen Randolph, Councilmember
Nancy Breeden, Planning Commission

CALL MEETING TO ORDER

The meeting was called to order at 5:30 p.m.

ADOPTION OF MINUTES – April 22, 2010, MEETING

Motion was made by Councilmember Way, **seconded** by Vice Mayor Harrover, to approve the minutes of the April 22, 2010, meeting as submitted. **Motion Carried.**

CLOSED SESSION

Item 4 of the Agenda: Closed Meeting Resolutions.

The Chairperson read Resolution #R-2010-03 authorizing a Closed Meeting to discuss a prospective business or industry or the expansion of an existing business or industry, since no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the City, pursuant to Section 2.2-3711 paragraph (A) (5) of the Code of Virginia as amended.

Councilmember Way **MOVED** that Resolution #R-2010-03 as just read by the Chairperson be approved. **SECONDED** by Councilmember Wolfe. **MOTION CARRIED.**

The Committee retired to the Closed Meeting at 5:35 p.m.

The Committee returned from the Closed Meeting at 6:10 p.m.

The Chairperson read Resolution #R-2010-04 Certification of Closed Meeting.

Councilmember Way **MOVED** that Resolution #R-2010-04 as just read by the Chairperson be approved. **SECONDED** by Councilmember Wolfe. **MOTION CARRIED.**

DISCUSSION ON EXPANDING THE CITY'S RENTAL INSPECTION PROGRAM

Elizabeth Via-Gossman, Director of Community Development, reported that in September, 2009, the Land Use Committee placed on the work plan an analysis of the benefit of expanding the City's Rental Inspection Program. Ms. Via-Gossman reviewed a memorandum dated May 19, 2010, which provided background and staff analysis on the Rental Inspection Program; and stated that Staff recommends pursuing compliance under the new Spot Blight Abatement ordinance and not expanding the Rental Inspection Program at this time.

Councilmember Way identified spot blight abatement as a more critical issue at the present time.

Councilmember Wolfe acknowledged that staff resources need to be prioritized and agreed that spot blight abatement should be the immediate priority.

Vice Mayor Harrover expressed concern that the number of boarding houses seems to be increasing again, but people are being more careful to not make them known.

After discussion on the expansion of the City's Rental Inspection Program as compared to pursuing compliance under the new Spot Blight Abatement ordinance and review of property code information, it was determined that staff seems to be heading in the right direction towards compliance.

Staff was given direction to proceed with Spot Blight Abatement and revisit the Rental Inspection Program at a later date.

UPDATE ON PROPERTY CODE ENFORCEMENT ACTIVITIES AND DEVELOPMENT SERVICES INITIATIVES

Ms. Via-Gossman provided an update on current enforcement activities, proffer enforcement enhancements and progress made within the Development Services division. Included in the report was information on Property Code Enforcement and Inspections case load comparing activities of FY09 to FY10 (to date) and information on the current active case load. Ms. Via-Gossman also reported on the divisions proffer enforcement efforts.

An update on the Development Services initiatives included a report that the Personnel Committee on May 20 supported adding one FTE to Development Services to handle site plan reviews and bond administration and to be responsible for managing the customer counter and document control.

Improvements in the areas of process, accountability, space, and policy and code amendments were discussed. Additional improvements that have been made were also discussed and included the creation of a Document Control Manager position, reconfiguration of the telephone system, creation of e-mail distribution lists for citizens/customers, quality control for plan submittal and physical care of plans, and the acquisition of a library for use by designers, inspectors, and review staff.

Staff was directed to present this information to City Council and finalize the proffer enforcement initiatives.

Roll Call	
Councilmember Wolfe	Y
Chairperson Way	Y
Vice Mayor Harrover	Y

UPDATE ON FY10 PROJECT LIST

An update on the FY10 Community Development Projects was included in the Agenda Package for Committee review.

OTHER ITEMS OF DISCUSSION

Staff has been requested to invite a representative of the Rappaport Companies to discuss the options and best practices for moving forward with certain enforcement efforts.

Ms. Via-Gossman provided the Committee with an update on the status of the Iden House, reporting that it is considered a fire hazard and not a safe structure. Staff will take this issue to the Architectural Review Board in June, 2010.

ADJOURNMENT

Councilmember Wolfe **moved** to adjourn. **Seconded** by Vice Mayor Harrover **Motion carried**. The regular meeting of the Land Use Committee adjourned at 7:15 p.m.

AGENDA STATEMENT

PAGE NO. 7

ITEM NO. 1

MEETING DATE: July 22, 2010

TIME ESTIMATE: 10 Minutes

AGENDA ITEM TITLE: Consideration of a Revised Annual Limited Express License for the use of the E.G. Smith Baseball Complex by the Greater Manassas Baseball League

DATE THIS ITEM WAS LAST CONSIDERED BY COUNCIL: March 23, 2009
June 22, 2010

SUMMARY OF ISSUE/TOPIC: GMBL President Dave Cogar has previously signed the annual agreement, applied for the utilities and submitted the insurance certificates to the City as requested. Since then Staff has met with additional representatives of GMBL to clarify the remaining issues and revised the agreement which is required to be resigned.

STAFF RECOMMENDATION: Recommend approval of the Annual Limited Express License for use of the E.G. Smith Baseball Complex by the Greater Manassas Baseball League.

BOARD/COMMISSION/ COMMITTEE:

RECOMMENDATION: Approve Disapprove Reviewed See Comments

CITY MANAGER: Approve Disapprove Reviewed See Comments

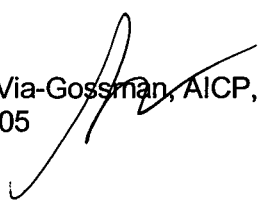
COMMENTS:

DISCUSSION (IF NECESSARY): A copy of the revised agreement is attached. GMBL is a Babe Ruth/Cal Ripken sanctioned little league and offers baseball to boys/girls ages 4 to 18 years. A majority of participants are County residents.

As part of the process of negotiating with GMBL, the Staff has also looked at the City's fee schedules and management of the two major ball field facilities, E.G. Smith and Dean Park. The Staff may recommend fee and management changes at these facilities in the fall for the 2011 recreational season.

BUDGET/FISCAL IMPACT: GMBL has agreed to pay for the utilities and the City Council has previously budgeted and appropriated \$8,000 towards the cost of the utilities. The County has also budgeted and appropriated a contribution to GMBL. There is no change to this financial agreement in the revised copy. Utilities staff is working with the league to reduce utilities costs.

STAFF: Elizabeth S. Via-Gossman, AICP, Director, Community Development, (703) 257-8224 or (571) 259-4405



LIMITED EXPRESS LICENSE

THIS LICENSE made this ___ day of _____, 2010, by and between the CITY OF MANASSAS, a Municipal Corporation of the Commonwealth of Virginia ("City"), and the GREATER MANASSAS BASEBALL LEAGUE, INC., a Virginia Corporation ("GMBL"), for the promotion of youth baseball activities and use of the E.G. Smith Baseball Complex. This License shall replace and supersede those previously signed.

WITNESSETH

That for and in consideration of the mutual promises and undertakings hereinafter set forth, and subject to the limitations, conditions and restrictions hereinafter provided, the City hereby grants permission or authority to GMBL to use the E.G. Smith Baseball Complex located at the intersection of Nokesville Road and Godwin Drive (the "Complex") for the purposes hereinafter set out and for the term hereinafter stated as follows:

1. GMBL shall without possessing any estate or interest therein, have exclusive use of the Complex for the purpose of playing/~~sponsoring~~ baseball and softball games or practice. When scheduling the fields, GMBL will coordinate with City maintenance staff to permit adequate access to perform routine and special turf maintenance tasks.

Deleted:

2. The parties agree that currently there are two playing seasons i.e. (i) April 1 through August 31 and (ii) September 1 through November 30.

3. GMBL shall pay a user fee to the City of \$7.00 per player per playing season as defined by GMBL. GMBL shall submit to the City of Manassas the total

number of players within thirty (30) days of the beginning of each season. This user fee shall be due upon receipt of an invoice from the City.

4. GMBL is authorized to and hereby agrees to use and maintain the building containing a refreshment stand, rest rooms, and storage room, which building will be under the exclusive control of GMBL. GMBL agrees to be responsible for maintenance of the said building. GMBL shall provide such supplies as may be needed for the use of the same. City shall not be required to furnish towels, soap, equipment or any other supplies. GMBL assumes full responsibility for the security of the said building and restrooms occupied by it and agree that any property brought to the Complex shall be at the risk of the owner of the property brought to the Complex or GMBL.

5. GMBL agrees to pay the cost of keeping the grounds of the Complex free of trash, litter and debris including for weekend tournaments. City will provide a commercial trash dumpster of a suitable size that will be emptied two (2) times per week. GMBL agrees to maintain the grounds of the Complex to the extent of mowing inside the exterior fence. The City remains responsible for mowing those areas outside of the exterior fence, primarily right-of-way and other public utility areas. The City will seed and fertilize the grounds of the complex once in the spring and once in the fall.

6. GMBL agrees to assume responsibility for the cost of water, sewer and electric service (utilities). The City Utilities Department shall waive the minimum demand charge for the utilities during the months of Jan, Feb, March and December as long as there is no consumption during those months. The City certifies that the utilities

are in good working order and assumes responsibility for infrastructure repair and replacement including pipes, poles, replacement light bulbs, etc. GMBL will provide and maintain portable rest room facilities at no cost to the City.

7. GMBL shall put in force and maintain during the period of this license fire and extended coverage insurance at minimum in the amount of Thirty Thousand Dollars (\$30,000.00) upon the building together with public liability and property damage insurance with combined limit of Two Million Dollars (\$2,000,000.00) and to include City as an additional insured on all such policies.

8. GMBL shall indemnify and save harmless and provide defense for the City, its agents, officials, and employees from all liability, damages, expenses, causes of action, suits, claims or judgments which may accrue against, be charged to recovered from or sought to be recovered from the City, its agents, officials and employees by reason of or on account of damages to the property of the GMBL or damages to the property of, injury to, or death of any person arising from the GMBL's use and occupancy of the Complex property which property damage, injury or death is caused by the negligence or other wrongful acts or omissions of GMBL or any of its agents, volunteers or employees. The GMBL shall secure and maintain, at its own expense, the kinds and amounts of insurance that in its judgment may be necessary for the proper protection of the City beyond that required in Paragraph 5 above. The GMBL shall provide evidence of insurance pursuant to items 5 and 6 above to the City with this signed agreement.

9. City authorizes GMBL, upon written request, to complete such additional permanent development of the Complex, including bleachers, lights, benches, and

dugouts, etc. as GMBL may propose, subject to written approval by City as to location, construction, type and material and such other requirements as City may include respecting insurance or other protective specifications. Such approved permanent construction shall become fixtures and thereafter City property.

10. GMBL shall not conduct any pregame activities, other entertainment or promotional event, involving explosives, dangerous machinery or equipment of a hazardous nature, or which would violate any State, federal or local law or ordinance. GMBL agrees to abide by all applicable State laws, City ordinances and rules and regulations of the City applicable or respecting the use of the Complex property, including the utilization and management of the Complex as a Drug Free and Weapon Free Zone, and any permit or limitations required by the Health Director of Prince William Health District to operate a concession stand at a youth athletic activity.

11. GMBL shall present City with evidence that it has obtained a permit from the Health Director of the Prince William Health District as required by City Code Section 70-34, so long as it operates a concession stand at the Complex.

12. GMBL shall not subject or assign, in whole or part, any of the rights granted it herein without written consent of the City except that GMBL may make the fields available for others in the community.

13. Term of License. This license between the City and GMBL shall be for the period of one (1) year from the date hereof. Either party shall have the right to terminate this license at any time upon one hundred eighty (180) notices in writing. Although this license is for a term of one (1) year only, City agrees that renewal for additional terms of one (1) year will be considered six (6) months prior to the expiration

Deleted: The City shall have the right to terminate
Deleted: ninety (90) days' notice
Deleted: to GMBL by certified mail.

hereof subject to such terms and conditions as may then be appropriate. City authorizes, and directs that pursuant to its authority under Section 130-126(2) of the City Code, GMBL shall be permitted to erect, or have erected, on the inside facing of the Complex fencing, a sign, approved by the City Manager as may be appropriate for display and advertising

14. Responsible Parties – The City recognizes that the responsibility party for this license agreement and any charges incurred under this agreement is the responsibility of the Greater Manassas Baseball League, Inc. and not individual members of the board of directors.

Comment [e1]: Needs legal review by City and GMBL attorneys.

15. Administration - For the purposes of administration of this Agreement, the City shall be represented by the City Manager or his/her designee(s.) GMBL shall be represented by the President of the Board of Directors or his/her designee(s). Designees shall be named by the beginning of the spring season for the upcoming year to facilitate communication between the parties.

CITY OF MANASSAS, a Municipal Corporation

By: _____
Harry J. Parrish, II, Mayor

Attest:

Andrea P. Madden, City Clerk

Deleted: P:\Greater Manassas Baseball League\GMBL_2010_Agreement_Clean FinalDraft.doc]

GREATER MANASSAS BASEBALL LEAGUE, INC., a Virginia Corporation

2010 Board of Directors

By: _____
Name and Title, date

Name and Title, date

Name and Title, date

Name and Title, date

Name and Title, date

Deleted: Dave Cogar, President

7/16/10 9:37 AM

Deleted: 7/16/10 9:18 AM

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Background
Emails for Council
Information

Elizabeth Via-Gossman

From: Kenny Loveless [kenny@northsideauto.com]
Sent: Tuesday, July 06, 2010 9:51 AM
To: Larry Hughes; Elizabeth Via-Gossman; Jonathan Way; 'Andrew Harrover'; Mark Wolfe; halparrish@verizon.net; Bonni Johnston
Cc: 'Kevin Streets'; 'Vickie Bill'; 'Wendy Jennings'; 'Kimberly Payne'; 'Richard M Bill'
Subject: GMBL- Limited Express License
Attachments: 2010 Limited Express License-City 070510.docx

Dear Larry, Liz and Jon,

Attached is a copy of the areas we humbly request the City can agree with. I am sincerely sorry this matter has dragged on this long. With a little additional assistance from you all we can keep this great GMBL/City of Manassas partnership rolling and the kids playing ball.

I am hopeful that a representative from the Land Use Committee can attend the 3:30 meeting this afternoon as well so we can all leave the meeting with a final agreement.

Sincerely,
Kenny

LIMITED EXPRESS LICENSE
July 6th, 2010

City/Staff
Response
ESV-G

Discussion points with City

Section #1

- 1. Request a change to "playing/sponsoring baseball and softball games"

Done

Section #5

- 1. Request for dumpster of suitable size

Done

- 2. Clarify that the inside of the exterior fence is where grass cutting responsibilities stop.

Done

Section #6

- 1. Request that all underground pipes be certified in good working order.

Done / City Resp. for infrast.
Submit work order after lighting study

- 2. Request that the City replace all burned out field lights.

Submit work order

- 3. Request that the City will be responsible for future maintenance of field lights.

Done

- 4. Request that field 6 be placed on a residential rate.

- Not Possible

- 5. Request that we combine entire complex to one electric meter.

- To costly

Section #9

- 1. Request that the word "etc." be added after the word "dugouts".

Done

Section #13

- 1. Request that either party have the right with 180 day notice to terminate the license.

Done

Section #14

- 1. Request that wording be added that the corporation and not the President or his/her designee(s) be held responsible in the event of an unpaid bill to the City.

Done, needs legal review

Other General concerns:

- 1. Request that the City take responsibility for safety related issues.
- 2. Request that the City still contribute its resources in a partnership spirit to the upkeep of the complex with respect to upgrades or maintenance of the structures.

Yes, clarified it myself.

Further discussion with Council required

Northside Auto Sales
 9000 Centreville Rd.
 Manassas, VA 20110
 703-368-5666
 703-334-5524
 F- 703-368-2921
 www.northsideauto.com
 "Now in our 33rd Year"



LIMITED EXPRESS LICENSE

July 6th, 2010

Discussion points with City

Section #1

1. Request a change to "playing/sponsoring baseball and softball games"

Section #5

1. Request for dumpster of suitable size
2. Clarify that the inside of the exterior fence is where grass cutting responsibilities stop.

Section #6

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2. Request that the City replace all burned out field lights.
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Other General concerns:

1. Request that the City take responsibility for safety related issues.
2. Request that the City still contribute its resources in a partnership spirit to the upkeep of the complex with respect to upgrades or maintenance of the structures.

Elizabeth Via-Gossman

From: Kenny Loveless [Gmbldponsor@verizon.net]
Sent: Thursday, July 08, 2010 6:01 AM
To: 'Vickie Bill'; 'Dave Cogar'
Cc: 'Kenny Loveless'; 'Kevin Streets'; 'Kim Payne'; 'Wendy Jennings'; Elizabeth Via-Gossman
Subject: RE: Limited Express License w/City of Manassas

Attachments: 2010 Limited Express License-City 070510.docx



2010 Limited Express License-C...

Dave,

Attached is the list of items discussed. The City is preparing a new Limited Express License for a signature and Liz requested she only have one point of contact for the League to facilitate communications better so I will be fulfilling that role as the City Liaison.

The status of the necessity for the meeting with the Land Use Committee for the 22nd will probably not be necessary as it appears all outstanding issues have been resolved. As soon as the new Limited Express License is drafted I will forward a copy to the Board.

Kenny

GMBL
P.O. Box 4433
Manassas, VA 20108
www.manassasbaseball.com

-----Original Message-----

From: Vickie Bill [mailto:vickie.s.bill@gmail.com]
Sent: Wednesday, July 07, 2010 10:27 PM
To: Dave Cogar
Cc: Kenny Loveless; Kenny Loveless; Kevin Streets; Kim Payne; Wendy Jennings
Subject: Limited Express License w/City of Manassas

Dave, in your absence, Kenny, Kevin, Wendy, Kim and I met with the City to discuss the User Agreement and understand any outstanding issues. We were all able to review the Agreement prior to the meeting and the city helped clarify things for us. This meeting was scheduled as we were all concerned that we would potentially miss a deadline, and with the Regional T-Ball Tournament quickly approaching, we did not want to be caught off guard with anything. Since you were on vacation, we felt the need to make sure everything with the City was good.

Any/all of us can brief you on the discussion.

All in all it was a good meeting.

Elizabeth Via-Gossman

From: Kenny Loveless [kenny@northsideauto.com]
Sent: Wednesday, July 14, 2010 10:20 AM
To: Mike C. Moon; Elizabeth Via-Gossman
Cc: 'Richard M Bill'
Subject: FW: Lighting survey - NOT FULLY COMPLETE YET

Mike,

Thanks so much for sending the guys out. Would you be available to meet at my office this Friday at 4pm with Rick Bill and myself to discuss the preliminary results of the light survey? We would also like to look at three years of history of the electric bills if possible. (see Ricks notes below) Did you have any luck putting your hands on those invoices for bulb replacement costs?

Kenny

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 Manassas, VA 20110
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 703-334-5524
 F- 703-368-2921
 www.northsideauto.com
 "Now in our 33rd Year"



From: Richard M Bill [mailto:rick.bill@me.com]
Sent: Wednesday, July 14, 2010 7:39 AM
To: Cogar Dave; Streets Kevin; Bill Vickie; Payne Kim; Jennings Wendy; Loveless Kenny
Cc: Cogar Dave; Loveless Kenny
Subject: Lighting survey - NOT FULLY COMPLETE YET

E-Board

Kenny and I were the sole representatives for GMBL last night during the first part of our lighting survey. So, I am updating everyone on what was discovered and next steps.

The preliminary results are not good. At ground level, in the infield, we are currently about 20 foot-candles. A calculation will be done to provide the foot-candles at three feet later today however a quick hand-held test resulted in 15 foot-candle increase, well below the required 50-foot candle requirement. With the impending rain, we opted to take random outfield readings based on the 30 x 30 foot grid (the orange dots now on the field). The sampling showed an average of 15 foot-candles (some higher and some lower).

One pole has five of eight bulbs out. I believe the count for lights out was nine but I will have to re-

7/14/2010

check this tonight. With the preliminary results, it appears we will not be able to remove some lights. In fact, to the contrary, we will have to replace the non-functional lights.

A quick estimate of power usage reviewed the field consumes (all lights functional) about 150,000 watts per hour. This is the minimum spec for a baseball field according to the Illuminating Engineering Society of North America Sports Lighting-RP-6-01. The City will get back to us today with the three-foot calculations for the infield and the random sampling of the outfield.

As some of you already know, the problem is not the number of lights on the field, rather the length of time we allow the lights to burn. Going over the 100kWh mark in any two months in a 12-month billing cycle, bumps the field up to a higher demand charge. As an example, a bill for power consumption on the field has several components, usage (Energy -the cheapest), PCA charge, demand, and taxes. We cannot control three of the four. The demand CAN be controlled thru usage and scheduling. I will be asking Kenny to acquire the last three years electric bills from the City and will compare that against game schedules in the system to determine how our schedules affect the bill (i.e. night games only on a weekend).

Additional meeting and discussions will continue with the City electric department to curtail the bill however, as we enter this fall season, we need to remember that scheduling games should occur to minimize the usage of lights and no further light usage should occur until the fall season is underway.

Rick Bill

AGENDA STATEMENT

PAGE NO. 20

ITEM NO. 3

MEETING DATE: July 22, 2010

TIME ESTIMATE: 30 Minutes

AGENDA ITEM TITLE: Development Update

**DATE THIS ITEM WAS
LAST CONSIDERED
BY COUNCIL:**

**SUMMARY OF
ISSUE/TOPIC:** Periodic report on development projects in the City of Manassas including projects under construction and planned.

**STAFF
RECOMMENDATION:** Information Only

**BOARD/COMMISSION/
COMMITTEE:**

RECOMMENDATION: Approve Disapprove Reviewed See Comments

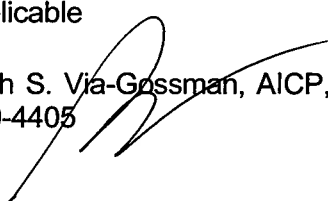
CITY MANAGER: Approve Disapprove Reviewed See Comments

COMMENTS:

**DISCUSSION
(IF NECESSARY):** Attached is an updated spreadsheet that includes the status of projects that are under review, under construction and/or planned. In addition, the developers for the Prescott and Van Metre have engaged City officials in discussions regarding changing their development plans due to the market and lack of financing currently available for planned projects.

**BUDGET/FISCAL
IMPACT:** Not Applicable

STAFF: Elizabeth S. Via-Grossman, AICP, Community Development Director, 703-257-8224 or 571-259-4405



**City of Manassas
Development Update
Office of Community Development**

	A	B	C	D	E
	Development Name	Location	Builder/ Developer	Land Use	Status
1	All Saints Church Expansion	Center Street and Stonewall	All Saints Church	Religious Facility	COMPLETED dedication mass 8/14/2010
2	Barrington Park	Dumfries Road, South of Hastings Drive	Comstock Homes	132 Unit Multi-family Development (Proffered max of 146)	Van Metre completing project
3	Carmello's and Little Portugal	NE corner of Center St and Battle St	Cockes Building Inc	Renovation	On-hold by applicant
4	Courts at Historic Manassas	SW corner of Prince William and Grant	Christopher Companies	94 Condominium Units in 3 multi-story buildings	Remainder of project delayed.
5	Hastings Marketplace	Block created by Lake Jackson, PW Parkway and Fairview (Wellington)	Opus East	141 residential units; 126,000 sq ft of retail	Rappaport Company taken over the management of the project and is completing; Harris Teeter announced fall 2010 opening.
6	Jefferson Avenue & McKinley Avenue	End of Jefferson and McKinley	T&M Properties	5 single family units	Home sites stabilized; road completed.
7	Lee Square	NW corner of Stonewall and Center incl. Lee Avenue	Developers - TWG Lee Sq, LLC Builder-Ryan	140 Condo Units	NVR completing 1st four buildings/KHOV completing remainder

**City of Manassas
Development Update
Office of Community Development**

	A	B	C	D	E
	Development Name	Location	Builder/ Developer	Land Use	Status
9	Manassas Landing (Gateway)	Intersection of PWC Bypass, Godwin and Rt. 28	City of Manassas and Lerner Enterprises	Phase 1 1131,907 sf retail 121,285 sf office 105,734 sf of hotel	Lerner Enterprises required to have 75,000 sq ft of office under construction by fall 2010 or lose the development rights per the agreement.
10	Micron Expansion and New Cafeteria	Godwin Drive	Micron		Plans submitted and approved for temporary cafeteria to allow expansion
11	Prince William Hospital	Sudley Road	Prince William Hospital	New Cath Lab	Plans submitted and approved for cath lab
12	Van Metre at Old Town Manassas	Block created by Center, Zebedee and Quarry across from O'Meara's	Van Metre	182 Condo Units; 24,500 sq ft of retail/office; parking structure	Van Metre is discussing changing that project to townhouses. Would require rezoning to B-3.5
13	Village at Wellington	NW corner of Hastings and Dumfries	Developers - Milestone and Elm Street; Builder - Craftmark	84 duplex/quadplex; 72 condo units	Townhouses under construction by NVR and Richmond American/Multifamily submitted proffer amendment/rezoning for new builder

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**City of Manassas
Development Update
Office of Community Development**

	A	B	C	D	E
1	Development Name	Location	Builder/ Developer	Land Use	Status
14	Walgreen's Drug Store (Dumfries Rd Triangle)/ Raley Miller Property	Southern point of Wellington and Dumfries	Walgreen's	Stand alone drug store	Lawsuit settled. Walgreen's site plan under review; residential townhouse rezoning submitted.
15	Walgreen's Drug Store @ Sudley	Intersection of Sudley and Centreville	Walgreen's	Stand alone drug store	Under Construction
16					
17					

AGENDA STATEMENT

PAGE NO. 24

ITEM NO. 4

MEETING DATE: July 22, 2010

TIME ESTIMATE: 30 Minutes

AGENDA ITEM TITLE: Consideration of a resolution authorizing a closed session on subjects in accordance with the amended Freedom of Information Act.

DATE THIS ITEM WAS LAST CONSIDERED BY COUNCIL:

SUMMARY OF ISSUE/TOPIC: Va Code Section 2.2-3711 A (5) Discussion concerning a prospective business or industry or the expansion of an existing business or industry, since no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the City;

STAFF RECOMMENDATION: Discussion Only.

BOARD/COMMISSION/ COMMITTEE:

RECOMMENDATION: Approve Disapprove Reviewed See Comments

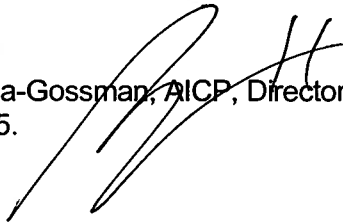
CITY MANAGER: Approve Disapprove Reviewed See Comments

COMMENTS:

DISCUSSION (IF NECESSARY): Information provided in closed session. Includes update on pending prospects and 1 new retail prospect, 2 existing business expansions/relocations

BUDGET/FISCAL IMPACT:

STAFF: Elizabeth S. Via-Gossman, AICP, Director, Community Development (703) 257-8224 or (571) 259-4405.



AGENDA STATEMENT

PAGE NO. 26
ITEM NO. 5

MEETING DATE: July 22, 2010

TIME ESTIMATE: 10 Minutes

AGENDA ITEM TITLE: Proposed FY11 Workplan for Economic and Community Development

DATE THIS ITEM WAS LAST CONSIDERED BY COUNCIL: Monthly.

SUMMARY OF ISSUE/TOPIC: The Staff maintains an ongoing status report of committee and department projects, inquires, and other items.

STAFF RECOMMENDATION: Information Only

BOARD/COMMISSION/ COMMITTEE:

RECOMMENDATION: Approve Disapprove Reviewed See Comments

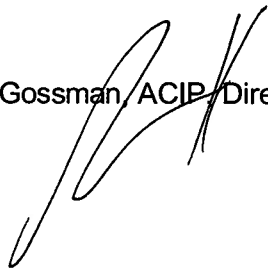
CITY MANAGER: Approve Disapprove Reviewed See Comments

COMMENTS:

DISCUSSION (IF NECESSARY): Attached is a proposed FY11 projects list for economic and community development in the City of Manassas that will come before the City Council's Land Use Committee during the next year.

BUDGET/FISCAL IMPACT: None.

STAFF: Elizabeth S. Via-Gossman, ACIP, Director, Community Development (703) 257-8224 or (571) 259-4405



City Council Land Use Committee (LUC) – Project Status FY11

July 15, 2010

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Issue/Project/ Priority	Date Initiated/ Key Dates	Date Due	Staff Assigned	Description	Status
HIGH PRIORITY					
Manassas Landing	July 1, 2009	August 1, 2011	Via, Hughes	The development agreement with Lerner Enterprises will expire in August 2011 if 75,000 sq ft of office product is not under construction.	Lerner representatives are meeting with Staff to determine a means of jumpstarting this project or agreeable modification.
Manassas Sesquicentennial	May 2010	July, 2011 – 1 st Manassas August, 2012 – 2 nd Manassas	Via	Two year commemoration of the 1 st and 2 nd Battles of Manassas	Event program July 1, 2010 through July 30, 2011 completed.
DT Arts and Tourism District - Battle Street Venue	Initiated 7/23/09	4/1/2010	Via	Draft a proposal to close Battle Street on a regular basis such as Friday's at 5 for regular events.	Proposal scoped; permit being drafted for Friday and Saturday night regular closures May through October
DT Arts and Tourism District – Signage and Public Art	Initiated 8/07	12/30/09 – pushed to 6/30/10; pushed to 9/10	Via, Jennings for installation of Phase 1	Develop new wayfinding signage for the City as a whole leading to downtown and other districts; begin public art program.	Need to B&A with Finance Committee LU approved Gateway signage; bring back Phase 2 installation schedule and budget to Land Use Committee; meeting 7/19 with S. Bass on public art

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City Council Land Use Committee (LUC) – Project Status FY11

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Issue/Project/ Priority	Date Initiated/ Key Dates	Date Due	Staff Assigned	Description	Status
Medium Priority Hospital Sector Plan	FY2009	November 2010 adoption by City Council	Russell, Bokan	Final sector plan covering hospital area along Sudley Road from County line to Grant Ave.	Plan draft completed; public hearings to be scheduled in the fall.
Comprehensive Plan Update		October 2010 adoption by City Council	Russell, Bokan	The PC has been working on the state required review of the City's comp plan and recommended changes.	Joint worksession with PC Comp Plan Committee scheduled for July 8, 2010 postponed; needs to be rescheduled.
Spot Blight Abatement	July 1, 2010	TBD	New DSM	Apply new blight abatement codes strategically to properties identified where extra effort is needed to abate blighted condition.	Properties identified and under review; update provided to LUC in September
Development Computer System	July 1, 2010	Go Live Date	New DSM	Automation of development services and code enforcement.	Requirements gathering focus group meetings August 16 – 19; LUC briefing to be scheduled for September

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City Council Land Use Committee (LUC) – Project Status FY11

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Issue/Project/ Priority	Date Initiated/ Key Dates	Date Due	Staff Assigned	Description	Status
ONGOING ITEMS					
Business Visitation Program	Ongoing	Reports due quarterly	TBD	Regular visits to existing businesses by City officials.	J. Way requested that this be placed on the project status log; no staff currently available to reconstitute program; consider quarterly roundtable based on success of Mayor's breakfast..
ED Strategic Plan Progress Tracking	Ongoing	Reports due quarterly	Via	Monitor progress on '08 strategic plan as modified by '09 reorganization and staff cuts.	Next update – Annual Report for FY10
ED Prospects	Ongoing	Reports due quarterly	Via	Report on prospects and use of EOF and other incentives; including tools evaluation.	Update to be provided July 22, 2010.
Development Update	Ongoing	Reports due quarterly	Via	Report on development activity	Update to be provided July 22, 2010
Project Status Report	Ongoing	Monthly	Via	Report on status of high, medium and low priority projects primarily by CD under the direction of the LUC.	Submitted as an information item with each agenda for the LUC

City Council Land Use Committee (LUC) – Project Status FY11

July 15, 2010

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Issue/Project/ Priority	Date Initiated/ Key Dates	Date Due	Staff Assigned	Description	Status
Community Dev Annual Report	Ongoing	Bi-annual reports	Via	Report on full Community Dev activities at end of FY and mid-FY	Provided 2/11/10 to City Council; Next will be FY10 Annual Report in September, 2010

City Council Land Use Committee (LUC) – Project Status FY11

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Completed Projects FY11

Project	Initiated	Approved	Staff	Description

Pending Projects to be Scheduled or On hold

Project	Description
Update City Code and Zoning Ordinance with City Re-Org	There is a need to recodify sections of the City code and zoning ordinance as well as the DCSM to reflect the changes in roles and responsibilities resulting from the City FY09 reorganization.
DT Arts and Tourism District – Development Standards	Review zoning ordinance/ propose amendments that facilitate good development and lessons learned from B-3.5 and PMD.
Design Corridor Overlay	Draft and implement a design corridor overlay leading into the historic district for limited design controls.
Mathis Avenue Overlay District	Draft and implement a zoning overlay to implement the Mathis Avenue sector plan.