

Implementation Strategy



The Manassas City Planning Commission and the Manassas City Council will use the Comprehensive Plan as a guide for decisions concerning the physical development of the City. The Comprehensive Plan will also be used to guide priorities for new and expanded community facilities and other public improvements. The Land Use Plan and Character Areas designations serve as the principal policy points for evaluating development proposals and proposed changes in City regulations regarding growth, development, and redevelopment. Implementation actions formulated from plan strategies are provided in the following table. They are organized by chapter and provide preliminary timeline recommendations for initiating an action:

- Ongoing actions that should continue for the life of the plan;
- Short Term actions can be completed within five years (2025) of the Plan's adoption; and

- Long Term actions may be initiated within five years but will be completed beyond the first five years of the Plan's adoption.

The implementation strategies appearing in the following table are not listed in order of priority or potential impact, but rather are identified as an array of actions that can be taken to help Manassas achieve the goals and objectives that are discussed in this Plan. Since fiscal and economic conditions constantly change, the selection of strategies to be pursued is best made on a regular and ongoing basis.

Annually, the Planning Commission as part of its annual report to the City Council will include a summary of implementation actions undertaken during the past year and recommendations for actions to be undertaken in the upcoming year. Use of the Plan in this manner helps ensure continuing attention to the issues and strategies developed as part of this Plan, and helps to unify decisions in the context of the Plan's themes (**Chapter 2**) and goals.

Table A1 - Implementation Strategy

		BALANCED	CONNECTED	VIBRANT	RESILIENT	TIMELINE FOR ACTION
	STRATEGY					
	LAND USE					
LU 3.1	Balanced Land Use					
LU 3.1.1	Preserve opportunities for commercial and manufacturing growth that provide high-quality jobs and do not negatively impact established residential areas.	x		x	x	Ongoing
LU 3.1.2	Maximize the City's open space in an increasingly dense urban environment by protecting existing open spaces and identifying opportunities for new open space when infill, new, or redevelopment is approved.		x		x	Ongoing
LU 3.1.3	Preserve and enhance existing residential areas while promoting infill development that is consistent with, and contributes to, that neighborhood's character.	x				Ongoing
LU 3.1.4	Promote increased residential densities in the Downtown and Mathis areas through the use of mixed-use, transit-oriented development.	x		x		Ongoing
LU 3.1.5	Continue to build upon and enhance partnerships with Prince William County and Manassas Park by exploring the shared border areas for land use planning and zoning that address joint land use goals, promote connectivity of a multimodal transportation network, and address overlapping environmental impacts.	x	x		x	Ongoing
LU 3.2	Redevelopment					
LU 3.2.1	Encourage the relocation of commercial and manufacturing uses that are inconsistent with the character area.	x				Ongoing
LU 3.2.2	Elevate the community's appearance and contribute to the area's character by encouraging investments in older neighborhoods and along aging commercial corridors.	x		x	x	Ongoing
LU 3.2.3	Utilize redevelopment opportunities to enhance open space and pedestrian, bicycle, and vehicular connectivity and mobility.		x		x	Ongoing
LU 3.2.4	Eliminate industrial zoning from residential and Downtown character area and remove heavy industrial zoning throughout the city by working proactively with property owners to initiate rezonings. Limit negative impacts (e.g., height) of existing industrial zoning in the Downtown character area through a zoning text amendment.	x				Ongoing
LU 3.3	Design Quality and Character					
LU 3.3.1	Review the Zoning Ordinance and Design and Construction Standards Manual, and update as necessary, to ensure that new development, infill development, and redevelopment occur according to standards and guidelines that implement the character area design principles and protect the integrity of surrounding uses, while providing appropriate buffers and transitions.	x	x	x	x	Short Term
LU 3.3.2	Review the Architectural Review and Historic Overlay regulations, and update as necessary, to ensure that new development, infill development, and redevelopment occur according standards and guidelines that implement the character area design principles and protect the integrity of surrounding uses.	x		x		Short Term
LU 3.3.3	Evaluate all land use applications against the applicable character area intent, focus priorities, and design principles and applicable City regulations, and provide guidance to the development community to improve compliance.	x				Ongoing
LU 3.3.4	The edges of character areas should be considered transitional so that any change to the development pattern between the areas is gradual. The transition should be accomplished through building orientation, height step-downs and landscaping; however, the use limitations of each character area should be maintained.	x				Ongoing
LU 3.3.5	All non-residential sites should be designed to address potential negative impacts to surrounding residential uses. Required parking and landscaped open space, consistent with adjacent residential uses, should be accommodated on-site. Lighting and signage should be limited in quantity, scale, and intensity to reduce overlighting and other negative impacts on surrounding residential character areas.	x				Ongoing
LU 3.4	Adequate Infrastructure					
LU 3.4.1	Generally, utility extensions required within any character area should be designed to serve the same capacity levels as the rest of the character area. When land use decisions require upgrades to handle increased density, efforts to reduce demand should be explored and incorporated in redevelopment.	x			x	Ongoing

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		BALANCED	CONNECTED	VIBRANT	RESILIENT	TIMELINE FOR ACTION
	STRATEGY					
LU 3.5	Gateways and Corridors					
LU 3.5.1	Apply the Gateways and Corridors guidelines to critical public rights-of-way and incorporate these improvements in the CIP in order to take advantage of available public grants.	x	x			Long Term
LU 3.5.2	Apply the guidelines to land use applications located at the recognized gateways and along the specified corridors.	x	x			Ongoing
	HOUSING & NEIGHBORHOODS					
HOU 4.1	Neighborhood Vitality					
HOU 4.1.1	Continue to support and reinforce neighborhoods through neighborhood-oriented revitalization, safety services and other programs, including code enforcement, recreation, and community policing.	x			x	Ongoing
HOU 4.1.2	Improve pedestrian and bike mobility within and across neighborhoods by providing safe and comfortable connections to key activity areas, such as Downtown, schools, and parks.		x		x	Ongoing
HOU 4.1.3	Increase availability of community space and neighborhood amenities that foster connections, invoke community pride, and improve quality of life.	x	x	x	x	Ongoing
HOU 4.1.4	Develop policies and programs that reinforce the link between City schools and local neighborhoods, and establish school facilities and grounds as centers for community activity.		x		x	Long Term
HOU 4.1.5	Continue to hold public meetings in neighborhoods as a means to engage citizens and encourage face-to-face customer service. Broaden the publicity of these meetings.		x			Ongoing
HOU 4.1.6	Using the Downtown South Neighborhood Plan as a pilot, implement neighborhood-level studies to facilitate a targeted approach to revitalization, preservation, and neighborhood improvement strategies.	x		x	x	Short Term
HOU 4.2	Neighborhood Partnerships					
HOU 4.2.1	Encourage the creation and maintenance of neighborhood organizations.		x	x	x	Long Term
HOU 4.2.2	Build neighborhood leadership capacity and foster better neighborhood relations through outreach, guides, resources, and training for neighborhood representatives.				x	Ongoing
HOU 4.2.3	Build positive relationships with community partners to foster understanding between diverse neighbors and neighborhoods. Proactively identify solutions to issues facing neighborhoods.			x	x	Ongoing
HOU 4.2.4	Promote community pride and engagement by developing and promoting civic beautification awards.			x		Short Term
HOU 4.2.5	Update and maintain an online, user-friendly clearinghouse of programs and public assistance available to neighborhoods and households, including those provided by nonprofit organizations and through state and federal programs.				x	Short Term
HOU 4.2.6	Conduct neighborhood-oriented outreach programs to educate the community on the planning and zoning process, environmental sustainability, and building code regulations. Offer technical support to neighborhood planning initiatives.	x			x	Short Term
HOU 4.3	Neighborhood Character					
HOU 4.3.1	Continue strong code enforcement in neighborhoods. Connect property owners with violations to housing rehabilitation resources. Track code violations on a quarterly basis to keep track of trends and allow more efficient targeting of staff resources.	x			x	Ongoing
HOU 4.3.2	Incentivize home landscaping, painting, energy efficiency, and general upkeep by establishing a curb appeal matching grant program. Use the program to provide small matching grants to residents and rental property owners who undertake curb appeal projects.			x	x	Long Term
HOU 4.3.3	Enhance the City's matching grant program for neighborhood organizations to improve their ability to finance major improvements like fence repairs, repaving, and recreation amenities.			x		Long Term
HOU 4.3.4	Develop streetscape plans to improve walkability and aesthetics, resulting in a higher quality of life for existing residents and encouraging private investment. Tie streetscape improvements into other capital improvement projects to reduce costs.		x		x	Ongoing

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		BALANCED	CONNECTED	VIBRANT	RESILIENT	TIMELINE FOR ACTION
	STRATEGY					
HOU 4.3.5	Implement character area design principles to ensure that infill, rebuilds, and expansions are compatible with, and enhance, neighborhood character. Use guidelines to encourage the use of contextual building materials, establish uniform build-to lines for consistent setbacks, ensure that building heights and upper floor step backs are compatible with existing structures, discourage dead-end streets and cul-de-sacs to facilitate neighborhood connectivity, encourage short blocks for improved walkability, allow on-street parking, and locate parking lots behind buildings to improve aesthetics and walkability.	x	x	x	x	Short Term
HOU 4.4	Housing Affordability and Quality					
HOU 4.4.1	Modify the City’s Community Development Block Grant (CDBG) program, and work with Habitat for Humanity, which has its own housing rehabilitation program, to implement a targeted approach to housing rehabilitation that includes rental rehabilitation in neighborhoods most in need of home repairs.	x		x	x	Short Term
HOU 4.4.2	Leverage CDBG funds to make energy efficiency improvements and lower utility costs for qualifying residents.	x			x	Short Term
HOU 4.4.3	Identify a suitable development partner, such as a nonprofit, to acquire tax credit properties upon their expiration to reduce the risk of losing affordable units to market-rate conversions. An appropriate development partner would have the ability to acquire the property, secure financing, and maintain affordability.	x		x	x	Long Term
HOU 4.4.4	Provide a comprehensive housing assistance guide for households struggling to cover housing costs. Work with the City’s Social Services Department, partner organizations, and other area nonprofits to develop a Manassas-specific housing resource guide that can be available in print and online and distributed to area schools, libraries, homeowner associations, and social service agencies.	x			x	Short Term
HOU 4.4.5	Consider expanding the City of Manassas’s nonprofit Housing Trust Fund to assist low- and moderate-income families with homeownership through funding from CDBG and the Virginia Housing Development Authority.	x			x	Long Term
HOU 4.5	Housing Balance					
HOU 4.5.1	Implement land use and zoning tools that encourage higher-density residential in the Mathis and Downtown character areas and implement character area design principles to ease parking issues and enhance neighborhood character and walkability.	x	x	x	x	Short Term
HOU 4.5.2	Explore the potential of an affordable dwelling unit ordinance, which encourages developers to create affordable units in exchange for density bonuses in areas appropriate for more high-density residential development (e.g. in the Mathis and Downtown character areas) or in redevelopment of property with existing affordable housing units.	x				Long Term
HOU 4.5.3	Encourage the development of higher-end housing to capture a market segment that is currently underrepresented in Manassas. Reposition the City’s housing market within the larger regional context and allow families to “move up” to larger, modern homes without leaving the City.	x				Long Term
HOU 4.5.4	Explore new kinds of housing opportunities that can accommodate emerging needs of residents, such as the use of accessory dwelling units, which may provide a missing middle unit type, especially for young or elderly family members who need assistance with housing affordability. Consideration should be given to address minimum lot sizes, parking, and traffic impacts to ensure neighborhood compatibility.	x			x	Long Term
HOU 4.5.5	Facilitate the reconstruction of substandard and underutilized residential developments to provide additional housing opportunities, including utilizing the City’s Economic Development Authority as a tool for acquiring properties and providing financing for residential redevelopment in qualified areas.	x			x	Long Term
	ECONOMIC DEVELOPMENT					
ED 5.1	Promotion					
ED 5.1.1	Utilize electronic media, social media, collateral materials, and targeted advertising to highlight community success, vibrancy, economic growth, and tourism.		x	x		Ongoing
ED 5.1.2	Execute a targeted outreach effort focused on potential business startup and relocation markets.	x		x	x	Ongoing
ED 5.2	Business Attraction and Expansion					
ED 5.2.1	Implement an adaptive business development program that responds to market and business trends.	x		x	x	Short Term

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		BALANCED	CONNECTED	VIBRANT	RESILIENT	TIMELINE FOR ACTION
	STRATEGY					
ED 5.2.2	Create and foster business incubation, startup, and small business development support services.	x		x	x	Ongoing
ED 5.2.3	Identify and assist businesses poised for growth.	x		x	x	Ongoing
ED 5.2.4	Support the retention, growth, and expansion of existing businesses as a core element of the City's economic development efforts.	x		x	x	Ongoing
ED 5.3	Development and Redevelopment					
ED 5.3.1	Identify capital improvement projects that strategically facilitate private redevelopment investment in conformance with the character area design principles, while also improving the City's infrastructure and services.			x	x	Long Term
ED 5.3.2	Expand and apply a toolkit for development, redevelopment, and revitalization, to include specific support services and incentives.	x		x	x	Short Term
ED 5.3.3	Collaborate with the private sector to leverage the Airport, Godwin Technology, and Sudley Medical character areas to develop major employment centers focused on aviation, technology, and health care.	x		x	x	Long Term
ED 5.3.4	Collaborate with the private sector to leverage the Downtown and Mathis character areas to attract investments that offer unique shopping, dining, lodging, and entertainment opportunities. Support Prince William County's ongoing implementation of the Courthouse Master Plan and to promote legal services around the Courthouse Complex.	x		x	x	Long Term
ED 5.3.5	Maintain the Department of Economic Development as the ombudsman responsible for facilitating new development projects.	x		x	x	Ongoing
ED 5.3.6	Utilize the City's Economic Development Authority (EDA) as a tool for acquiring properties and providing financing for redevelopment in qualified areas.	x		x	x	Long Term
ED 5.4	Workforce Development					
ED 5.4.1	Recognize the Manassas School System as a crucial component of the City's sustained economic development. Provide the support required to continue the School System's success in providing an educated, skilled workforce to fill the community's needs.				x	Ongoing
ED 5.4.2	Support programs and partnerships with major employers and educators to improve the transition from school to work and provide a skilled local workforce.				x	Ongoing
ED 5.4.3	Work with existing businesses to identify employment gaps and with the School System, the Northern Virginia Community College, and George Mason University to provide programs to address these gaps.				x	Short Term
ED 5.4.4	Identify and support alternative education paths, including apprenticeships and technical training, to ensure a well-balanced and skilled workforce.				x	Short Term
ED 5.5	Tourism					
ED 5.5.1	Promote the Downtown as a tourism, cultural, and entertainment destination to attract visitors, residents, and new businesses.	x		x	x	Ongoing
ED 5.5.2	Continue to implement the Virginia Main Street approach to guide initiatives that support the preservation, revitalization, and expansion of the Downtown.	x		x	x	Ongoing
ED 5.5.3	Create and foster strong relationships with tourism partners and stakeholders.			x	x	Ongoing
ED 5.5.4	Create and support events, festivals, and parades that appeal to residents and visitors.			x		Ongoing
ED 5.5.5	Enhance and maintain venues, area attractions, and historic sites that appeal to residents and visitors.			x		Ongoing
	MOBILITY					
MOB 6.1	Regional Network					
MOB 6.1.1	Coordinate with regional transportation planning partners to ensure orderly development and access to various transportation funding sources.		x		x	Ongoing
MOB 6.1.2	Advocate and support regional transportation improvements that promote the efficient flow of through traffic, such as the Godwin Drive extended/Route 28 corridor improvements and Bus Rapid Transit along the Route 28 corridor.		x		x	Long Term

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	STRATEGY	BALANCED	CONNECTED	VIBRANT	RESILIENT	TIMELINE FOR ACTION
MOB 6.1.3	Improve access to regional and local transit services for all residents by supporting the expansion of OmniRide and Virginia Railway Express as cost-effective alternatives to driving and to accommodate the City's growing transportation needs. Support implementation of the OmniRide strategic plan, including relocation of its transit hub to Downtown Manassas, and the Virginia Railway Express 2040 system plan, including the Broad Run and Manassas station expansions.		x		x	Long Term
MOB 6.1.4	Promote the Manassas Regional Airport as a vital component of the region's transportation system and the City's economy. Work with neighboring jurisdictions to improve access to the airport's facilities. Continue to improve facilities to enhance safety, comply with Virginia Railway Express design standards, and accommodate greater numbers of aircraft and passenger under a broader range of conditions.		x		x	Ongoing
MOB 6.1.5	Coordinate with Prince William County, the City of Manassas Park, and other Northern Virginia localities to create a regional bikeway and trail network connecting to the National Capital Trail, Potomac Heritage National Scenic Trail, U.S. Bicycle Route 1, East Coast Greenway, and any other significant regional and national trails. Partner with Norfolk Southern for rails-with-trails opportunities.		x		x	Long Term
MOB 6.1.6	Update and adopt a revised traffic calming policy to diminish the impacts of through-traffic on existing residential neighborhoods and Downtown.		x		x	Short Term
MOB 6.2	Multimodal Connectivity					
MOB 6.2.1	Implement Complete Streets designs in accordance with the City's complete streets typology guide. When implementing these designs, emphasize the safety and convenience of all users including pedestrians, bicyclists, public transit riders, and motor vehicle drivers. This includes providing facilities so that even the most vulnerable can travel safely and comfortably within the public right-of-way.		x		x	Long Term
MOB 6.2.2	Improve the safety and comfort of the pedestrian and bicyclist environment by removing or relocating existing obstructions, such as utility poles and overgrown vegetation, and providing trees, shade, lighting, street furniture, and designs that improve pedestrian and bicyclist safety and comfort.		x		x	Ongoing
MOB 6.2.3	Implement an aggressive maintenance plan to ensure that all on-street lane markings, crosswalks, signals, and safety and wayfinding signs are clear and visible.		x		x	Long Term
MOB 6.2.4	Develop and implement pedestrian-oriented connections and transitions within and between the Downtown and the Mathis Avenue character areas.		x		x	Short Term
MOB 6.2.5	Enhance connectivity within and between neighborhoods by providing connector trails between cul-de-sacs or through environmental corridors. These facilities should be implemented in coordination with neighborhoods.		x		x	Long Term
MOB 6.2.6	Develop and implement a crosswalk policy and intersection standards that improve pedestrian and bike safety by heightening visibility, denoting a clear right-of-way, and reducing conflict between vehicles and more vulnerable road users through the use of pavement markings, specialized signals, and other improvements.		x		x	Short Term
MOB 6.2.7	Continue to study and implement, where feasible, innovative mobility programs to provide mobility options (e.g. improved local transit, autonomous shuttle, bicycle and micromobility friendly accommodations, dedicated pick-up and drop-off zones for ridesharing, Transportation Demand Management strategies).		x		x	Long Term
MOB 6.2.8	Expand bicycle parking facilities and accommodations (e.g., repair stations and locker/shower facilities) across the city to encourage use and to support the future implementation of a bike share program and the designation of bike friendly community. Create a "request a bike rack" program to provide businesses and citizens a tool to help identify and implement additional bike parking facilities.		x		x	Short Term
MOB 6.2.9	Plan for self-driving and connected vehicles by monitoring national and regional trends and best practices, investing in new technology (e.g. roadside equipment to provide signal phase and timing data to the vehicles), and considering opportunities and impacts of future roadway design, parking demand, and pedestrian-oriented spaces.		x		x	Long Term

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		BALANCED	CONNECTED	VIBRANT	RESILIENT	TIMELINE FOR ACTION
	STRATEGY					
MOB 6.2.10	Update, as needed, comprehensive automobile parking policies that meet the needs of the residents, business community, commuters, civic organizations, and visitors.		x		x	Ongoing
MOB 6.3	Local Network					
MOB 6.3.1	Implement the prioritized transportation capital improvement projects according to the Transportation Master Plan, which balances the flow of traffic, multimodal access, and safety throughout the City.	x	x		x	Long Term
MOB 6.3.2	Update the City’s design standards to incorporate the Complete Streets Typology map, typical cross sections, and intersection standards to ensure that new construction and redevelopment projects provide improvements that promote multimodal access and safety.		x		x	Short Term
MOB 6.3.3	Update the City’s Capital Improvement Program to implement the Plan’s short and long-term intersection improvements to maintain operations at existing internal signalized intersections at a Level of Service “C” or better, or “D” or better along the Liberia Avenue and Godwin Drive corridors. Research and implement additional performance measures (e.g. vehicle miles traveled) that more comprehensively measure roadway and intersection operations.		x		x	Long Term
MOB 6.3.4	Review and update traffic signal timing at least every five years to maximize efficiency of the existing road network and adjust for changing traffic patterns and growth.		x		x	Long Term
MOB 6.3.5	Implement the City’s long-range bike network plan and pedestrian network plan by prioritizing links to schools, parks, jobs, and transit. Implement sidewalk infill projects to ensure that all streets have sidewalk on at least one side of the street.		x		x	Long Term
MOB 6.3.6	Ensure that multimodal improvements, such as sidewalk and bike facilities, are included in the Capital Improvement Program and street repaving plan, and identify additional funding sources to complete and maintain projects.		x		x	Ongoing
MOB 6.3.7	Review and adjust requirements for new construction and redevelopment projects to upgrade access management provisions, such as inter parcel connectivity and limits on location and number of curb cuts, to improve the flow of traffic on higher volume streets and support the character area design principles.	x	x		x	Short Term
MOB 6.3.8	Update the transportation database developed as part of the Transportation Master Plan and expand its inventory of transportation facilities and features to include a crosswalk inventory and bicycle and pedestrian counts.		x		x	Long Term
MOB 6.3.9	Review and update the Transportation Master Plan at least every five years to maximize efficiency of the existing transportation network and adjust for changing trends, patterns, and growth.		x		x	Long Term
MOB 6.4	Safety and Resiliency					
MOB 6.4.1	Use data on transportation crash rates to guide infrastructure investments that minimize rates of injuries and accidents.		x		x	Ongoing
MOB 6.4.2	Consider adoption of a Vision Zero program that seeks to reduce and eliminate traffic fatalities and severe injuries among all road users.		x			Long Term
MOB 6.4.3	Conduct walking audits to improve signage, shelters, pedestrian crosswalks and signaling, road markings, lighting, and sidewalk design. Ensure that pedestrians, bicyclists, motorists, and disabled persons using assistive devices, such as canes, walkers, and wheelchairs feel safe and comfortable at all times when traveling in Manassas. Prioritize designated safety improvement areas as part of this program.		x		x	Short Term
MOB 6.4.4	In conjunction with the City’s Emergency Operations Plan, invest in facilities and improve traffic management capabilities that optimize the transportation system’s ability to execute emergency responses, including evacuation when necessary.		x		x	Ongoing
MOB 6.4.5	Promote Crime Prevention through Environmental Design practices.				x	Ongoing
MOB 6.5	Sustainability					
MOB 6.5.1	Respect and accommodate historic, cultural, and natural resources throughout the transportation planning and construction process.		x	x	x	Ongoing
MOB 6.5.2	Increase solar electricity and energy efficiency technologies and consider ways to encourage electric vehicles by developing electric vehicle charging station policies or requiring them in redevelopment.		x		x	Long Term

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		BALANCED	CONNECTED	VIBRANT	RESILIENT	TIMELINE FOR ACTION
	STRATEGY					
MOB 6.5.3	Reduce vehicle emissions by regularly optimizing citywide traffic signals, promoting innovative intersections, and encouraging alternative-fuel vehicles, non-motorized travel, public transit, carpooling, telecommuting, and other Transportation Demand Management strategies.		x		x	Long Term
MOB 6.5.4	Minimize the creation of additional impervious surface area for streets and other transportation facilities, and manage the collection and release of runoff in an effective and environmentally sensitive manner.		x		x	Ongoing
	COMMUNITY FACILITIES & INFRASTRUCTURE					
CFI 7.1	General and Administration					
CFI 7.1.1	Maintain, modernize, and adapt existing facilities to meet current and projected resource demands and evolving customer needs, including: renovating City Hall, Public Works and Utilities, and the former DMV for offices, and providing permanent school central office facilities.	x			x	Short Term
CFI 7.1.2	Whenever feasible, incorporate multi-purpose rooms into public facilities to meet the growing community demand for spaces to host community groups and events.	x	x			Ongoing
CFI 7.1.3	Design public facilities to be a distinguishing feature of the community, conforming to the specific character area design principles and using sustainable materials, context-sensitive design, and attractive architectural features.	x			x	Ongoing
CFI 7.1.4	Design new public facilities to be safe, functional, and efficient to persons with diverse abilities, reflect the physical character of the surrounding community, and maximize the broader social and cultural roles the facility can play in the community.	x	x			Ongoing
CFI 7.1.5	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 activities of the local community or are historically significant.	x	x			Ongoing
CFI 7.1.6	Strategically locate facilities where they can serve the community efficiently and effectively.	x			x	Ongoing
CFI 7.1.7	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.	x			x	Ongoing
CFI 7.1.8	Incorporate Leadership in Energy and Environmental Design 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.	x			x	Long Term
CFI 7.1.9	Evaluate all surplus public land and/or facilities for possible public reuse prior to any sale. For example, the soon-to-be vacated police headquarters space should be considered for office and outdoor open space uses.	x	x			Long Term
CFI 7.2	Education					
CFI 7.2.1	Ensure planning for all new development and redevelopment provides for education facilities that meet or exceed adopted level of service standards.	x				Ongoing
CFI 7.2.2	Provide permanent facilities and eliminate temporary classrooms at public schools by supporting the replacement of Dean Elementary, construction of classroom additions, and reconfiguration of existing space to increase efficiency per the Manassas City Public Schools' School Facility Plan 2020-2030.	x				Long Term
CFI 7.2.3	Prepare an updated set of recommendations and priorities for capital improvements, including building design standards that facilitate learning, promote safety, and include adaptive spaces that can accommodate a variety of career paths, including non-college careers. Recommendations should also address resources and enabling policies to fund these improvements.	x			x	Long Term
CFI 7.3	Public Safety					
CFI 7.3.1	Ensure planning for all new development and redevelopment provides resources for public safety facilities that meet or exceed adopted level of service standards.	x			x	Ongoing
CFI 7.3.2	Complete construction of the new public safety facility to consolidate police headquarters, public safety logistics, 911 center, emergency operations, Fire & Rescue administration, and other services.	x			x	Short Term

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	STRATEGY	BALANCED	CONNECTED	VIBRANT	RESILIENT	TIMELINE FOR ACTION
CFI 7.3.3	Complete construction of Fire and Rescue Station #21 to provide enhanced four-minute emergency response times for the southern portion of the City.	x			x	Short Term
CFI 7.3.4	Plan for fire and rescue services based on growth forecasts and the adopted level of service standards, 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 a third station to meet the city-wide level of service standard.	x			x	Long Term
CFI 7.3.5	Enhance the City's disaster preparedness, mitigation, and response by maintaining the City's Emergency Operations Plan, protecting critical infrastructure assets, and coordinating emergency plans with adjacent jurisdictions, regional authorities, local churches, civic and volunteer organizations.				x	Ongoing
CFI 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.		x		x	Ongoing
CFI 7.3.7	Enhance efficient and effective public safety and emergency response through the implementation of appropriate development standards, such as Crime Prevention Through Environmental Design and interconnected streets that provide adequate access for emergency apparatus.	x	x		x	Ongoing
CFI 7.3.8	Enhance safety at the Manassas Regional Airport through the continued use of aircraft rescue and firefighting equipment and the provision of adequate equipment staffing.				x	Ongoing
CFI 7.3.9	Continue participation in regional mutual aid agreements that enhance the City's ability to provide quick response to fire and rescue emergencies and hazardous material incidents.				x	Ongoing
CFI 7.4	Infrastructure					
CFI 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 consistent with this Plan.				x	Ongoing
CFI 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 lake's watershed.				x	Ongoing
CFI 7.4.3	Complete upgrades to the water treatment plant, distribution system, and storage facilities to increase available water supply, reduce loss during transmission, and increase system redundancy.				x	Short Term
CFI 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.				x	Ongoing
CFI 7.4.5	Recapture critical wastewater treatment capacity by replacing aging infrastructure with properly-sized lines and new materials, and rehabilitating lines to eliminate infiltration and inflow.				x	Ongoing
CFI 7.4.6	Ensure that the projected wastewater demand from new development does not exceed wastewater capacity and encourage major users to provide on-site treatment or other measures to reduce system impacts.	x			x	Ongoing
CFI 7.4.7	Invest in, maintain, and improve storm sewer and stormwater management facilities to improve flood control, prevent erosion, and preserve water quality. Utilize creative, cost-effective, and land-efficient best management practices where feasible to achieve or exceed required pollutant load reductions and conserve valuable land. Develop a priority ranking system for stormwater sewer infrastructure replacement and rehabilitation.				x	Long Term
CFI 7.4.8	Provide appropriate upgrades and maintenance to the electric supply and distribution system, including investing in new substations and battery storage, and pursuing opportunities for incorporating renewable energy sources into the City's energy portfolio.				x	Long Term
CFI 7.4.9	Place all utilities underground wherever possible to improve service reliability and aesthetics of the surrounding areas.				x	Ongoing
CFI 7.4.10	Systematically upgrade street lights to increase safety, efficiency, reliability, and visual consistency within corridors, neighborhoods, and commercial areas.				x	Long Term
CFI 7.4.11	Coordinate utility improvements with transportation and repaving projects to reduce cost, delays, and impacts to residents.		x		x	Ongoing

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		BALANCED	CONNECTED	VIBRANT	RESILIENT	TIMELINE FOR ACTION
	STRATEGY					
CFI 7.4.12	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.				x	Ongoing
CFI 7.5	Solid Waste					
CFI 7.5.1	Continue to provide curbside and drop-off recycling services, and implement cost effective improvements. Actively pursue opportunities to expand recycling and composting where feasible.				x	Ongoing
CFI 7.5.2	Actively promote and encourage residential, commercial, industrial, and institutional participation in recycling programs.				x	Ongoing
CFI 7.6	Telecommunications					
CFI 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.		x			Ongoing
CFI 7.6.2	Continue implementation and expand, as feasible, high-quality City-provided Wi-Fi access in Downtown and at public facilities, such as parks and cultural sites.		x			Short Term
	ENVIRONMENTAL SUSTAINABILITY & HEALTH					
ESH 8.1	General					
ESH 8.1.1	Develop a holistic sustainability plan that inventories natural resources and provides a blueprint for creating a thriving, sustainable community. Consider implementing an assessment tool, such as Leadership in Energy and Environmental Design (LEED) for Cities and Communities, to set goals and measure progress.				x	Long Term
ESH 8.1.2	Coordinate with regional partners, such as the Metropolitan Council of Governments, Northern Virginia Regional Commission, and the Prince William Health District, to align priorities and resources for maximum impact.				x	Short Term
ESH 8.1.3	Create an environmental and health review checklist for land use applications and support development plans that demonstrate a commitment to sustainable development practices.	x			x	Short Term
ESH 8.1.4	Expand resources for residents, business owners, and property managers to promote environmental stewardship, including topics such as tree planting and maintenance, installation of renewable energy, recycling, and waste prevention.	x			x	Long Term
ESH 8.2	Vegetation and Tree Canopy					
ESH 8.2.1	Update the City's urban tree canopy study and establish targeted goals to increase coverage.				x	Short Term
ESH 8.2.2	Establish an aggressive urban tree planting program with dedicated funding for planting and replacing trees on public land and public rights-of-way.				x	Long Term
ESH 8.2.3	Strengthen development standards impacting vegetation and tree canopy, such as reevaluating standards for preserving mature trees, providing incentives to developers that protect or replant trees beyond what the zoning standards require, and formally adopting a list of specimen or champion trees to be preserved.	x			x	Short Term
ESH 8.2.4	Ensure the City qualifies for and maintains its status as a Tree City USA community.				x	Ongoing
ESH 8.2.5	Plant and promote the use of regionally-adapted, native, and drought tolerant plants, including turf-to-forest conversions and pollinator gardens.				x	Ongoing
ESH 8.2.6	Support the conservation of local and regional biodiversity by promoting the protection and enhancement of native plant communities, and pollinator and wildlife habitats while managing invasive plant and animal species.				x	Ongoing
ESH 8.3	Green Infrastructure					
ESH 8.3.1	Protect, restore, and connect natural areas and enhance access to natural open space in all development, redevelopment, and capital projects.	x	x		x	Ongoing
ESH 8.3.2	Encourage conservation easements and other programs that protect sensitive environmental areas, such as wetlands, flood plains, stream buffers, and steep slopes, to maintain or enhance the beneficial ecosystem services these areas provide.	x	x		x	Ongoing
ESH 8.3.3	Preserve and increase vegetated buffer areas along streams, wetlands, and floodplains, integrating trails and passive recreation opportunities in an environmentally-sound manner where appropriate.		x		x	Ongoing

Table A1 - Implementation Strategy

		BALANCED	CONNECTED	VIBRANT	RESILIENT	TIMELINE FOR ACTION
	STRATEGY					
ESH 8.3.4	Strengthen buffer standards and consider their expansion as they apply to incompatible uses, such as protecting natural open space in public parks from negative impacts of adjacent land uses.	x	x		x	Short Term
ESH 8.4	Water Resources					
ESH 8.4.1	Review City water resource management practices and policies and recommend improvements that promote sustainable stormwater management, encourage the use of green infrastructure, and protect water and habitat quality.				x	Short Term
ESH 8.4.2	Reduce loss of open waterways and natural stream habitats by discouraging additional underground piping of city streams and encouraging daylighting of piped streams.		x		x	Ongoing
ESH 8.4.3	Enhance the protection of streams and natural wetlands by updating development standards to protect and restore buffer areas, exploring the use of erosion hazard setbacks from streams, and considering public acquisition of natural areas along waterways for linear parks and open space.		x		x	Short Term
ESH 8.4.4	Encourage developers to incorporate environmentally-sensitive approaches to stormwater management into site planning, including low impact development techniques and preservation and restoration of natural land forms.				x	Ongoing
ESH 8.4.5	Limit the extent of impervious surfaces by encouraging the use of semi-pervious or pervious surfaces in new development or redevelopment projects in order to minimize storm water runoff.	x			x	Ongoing
ESH 8.4.6	Protect the City's floodplains by ensuring floodplain maps are updated and maintained. Consider amending allowable development density calculations to exclude floodplains.	x			x	Short Term
ESH 8.4.7	Educate, encourage, and incentivize property owners to implement water resources stewardship practices, with a focus on retrofitting sites that lack adequate stormwater treatment with rain gardens and other low impact development measures.	x			x	Long Term
ESH 8.4.8	Implement measures to improve pollution prevention and contingency planning for hazardous substances that may pose a threat to surface and groundwater quality, and ensure these practices and policies are also implemented at all City facilities as an integral component of City operations.				x	Short Term
ESH 8.5	Air Quality and Emissions					
ESH 8.5.1	Encourage new development to design, construct, and operate with a reduced emissions footprint by encouraging high performance, green buildings, green sites, and green neighborhood standards and practices such as the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) certification program, Earthcraft, Energy Star, or other similar systems.	x			x	Ongoing
ESH 8.5.2	Create policy and financial incentives to encourage increased building and site performance that reduces greenhouse gas emissions and the City's overall carbon footprint.	x			x	Long Term
ESH 8.5.3	Promote compact block and street networks and a built environment that facilitates walking, biking, and bus riding to provide alternatives to the use of single occupancy vehicles and reduce greenhouse gas emissions.	x	x		x	Ongoing
ESH 8.5.4	Encourage the use of renewable energy by reducing regulatory barriers and providing resources for the installation of solar and geothermal equipment.	x			x	Long Term
ESH 8.5.5	Reduce vehicle-related emissions through increased fuel efficiency, reduced vehicle miles traveled, fleet downsizing, anti-idling efforts, and use of alternative fuel sources.				x	Long Term
ESH 8.5.6	Support the use of energy-efficient transportation by encouraging the siting of, and promoting the availability of, electric vehicle charging stations and expanding the availability of bicycle facilities throughout the City.		x		x	Long Term
ESH 8.5.7	Encourage citywide waste prevention, recycling, and composting to reduce greenhouse gas emissions by expanding education and outreach programs, encouraging the purchase and use of recycled products, and requiring recycling plans for commercial and multifamily residential projects.				x	Long Term
ESH 8.6	Noise and Light Pollution					
ESH 8.6.1	Apply special use permit conditions and accept rezoning proffers that limit lighting and noise impacts on adjacent properties and the City as a whole. Support development standards that address lighting and noise pollution.	x				Ongoing

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		BALANCED	CONNECTED	VIBRANT	RESILIENT	TIMELINE FOR ACTION
	STRATEGY					
ESH 8.6.2	Continue to work with the Manassas Regional Airport and railroad authorities to minimize noise from air and rail traffic while maintaining the vitality of each.	x				Ongoing
ESH 8.6.3	Require new development adjacent to the airport or railroad to assess noise impacts and provide reasonable noise mitigation for residential units.	x				Ongoing
ESH 8.7	Public Health					
ESH 8.7.1	Leverage the City's status as a "Healthy Eating Active Living" (HEAL) Community to implement policies and programs that improve community health.				x	Ongoing
ESH 8.7.2	Participate with community health agencies in developing a comprehensive community health needs assessment and integrate with HEAL policies and programs to improve the health of Manassas residents.				x	Short Term
ESH 8.7.3	Create convenient and safe opportunities for physical activity for residents of all ages, abilities, and income levels.				x	Ongoing
ESH 8.7.4	Explore partnerships to ensure housing and neighborhoods are safe and sanitary, and develop systems for rapid response and remediation when unsanitary conditions, such as rodents, arise.				x	Long Term
ESH 8.7.5	Plan for access to healthy, affordable, locally-grown foods for all neighborhoods by supporting urban agriculture and considering the creation of community gardens on public lands.				x	Long Term
ESH 8.7.6	Encourage the expansion of medical and health services in the City, particularly within the Sudley Medical character area.				x	Long Term
ESH 8.7.7	Create a more equitable transportation system for those with disabilities by implementing Complete Streets and making streets and rights-of-way safe and accessible for everyone.	x	x			Long Term
	PARKS, CULTURE, & RECREATION					
PCE 9.1	Facilities and Amenities					
PCR 9.1.1	Develop and implement master plans for community use of all park and cultural resource sites that balance areas and facilities for active recreation, unstructured play, quiet enjoyment, contemplation, and the preservation of important natural and cultural resources.	x	x		x	Long Term
PCR 9.1.2	Prioritize implementation of the Dean Park and Stonewall Park Master Plans to address critical level of service deficiencies identified in the 2016 Parks, Recreation, and Cultural Needs Assessment and Facilities Plan.		x			Short Term
PCR 9.1.3	Provide an improved ballfield complex through renovation or replacement of the E.G. Smith Baseball complex.		x			Short Term
PCR 9.1.4	Update the 2016 Parks, Recreation, and Cultural Needs Assessment and Facilities Plan following the 2020 Census. The revised plan should consider the impact of privately-owned, publicly-accessible open space and homeowner associations' facilities when proposing new amenities.		x			Short Term
PCR 9.1.5	Evaluate the potential of undeveloped City-owned properties, flood plains, and easements for recreation, preserved open space, and designated wildlife areas and corridors in accordance with citizen needs and level of service standards.	x	x			Long Term
PCR 9.1.6	Beautify parks and cultural resource sites with enhanced landscaping and design elements that highlight the scenic value of parks, open space, and historic properties.		x	x		Ongoing
PCR 9.1.7	Retrofit and upgrade existing stormwater facilities within parks and publicly-owned land with innovative best management practices that provide opportunities for recreation, beautification, and enhanced environmental benefits.		x		x	Long Term
PCR 9.1.8	Update agreements with the City school system to expand the use of facilities for compatible recreation activities and community space, maximizing their use and cost efficiency and improving service to residents.		x			Short Term
PCR 9.1.9	Integrate accessibility and safety into park and facility design to ensure that parks and playgrounds are safe and inclusive for all users.				x	Ongoing
PCR 9.1.10	Incorporate consistent signage and wayfinding throughout City parks and historic sites to help connect residents and visitors to available amenities and natural resources.		x	x		Ongoing
PCR 9.1.11	Support community partnerships that activate parks and provide expanded amenities, such as recreation programming and community gardens.		x	x		Ongoing

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		BALANCED	CONNECTED	VIBRANT	RESILIENT	TIMELINE FOR ACTION
	STRATEGY					
PCR 9.1.12	Expand availability of small-scale turf fields in neighborhoods that increase opportunity for unscheduled play.	x				Short Term
	PCR 9.2 Historic Preservation					
PCR 9.2.1	Prepare a master plan and historic structures report for Annaburg Manor.		x	x		Short Term
PCR 9.2.2	Tell the story of our community and neighborhoods, piloting this effort with a history trail that includes south-side neighborhoods of Downtown and the Manassas Industrial School for Colored Youth at Dean Park.		x	x		Short Term
PCR 9.2.3	Continue to renovate and maintain publicly-owned historical resources. Consider the potential for adaptive reuse as appropriate and protect archaeological resources.		x	x		Ongoing
PCR 9.2.4	Continue to work with, support, and provide incentives for private-sector investment and use of historic properties.		x	x		Ongoing
PCR 9.2.5	Continue educating property owners about the legal responsibilities that come with owning historic structures, and discourage demolition of historic structures.			x		Ongoing
PCR 9.2.6	Update the City's historic and cultural resources surveys to identify any new resources from the City's later historic periods that should be considered for preservation.			x		Long Term
PCR 9.2.7	Encourage the restoration and maintenance of existing landmark and historic structures.			x		Ongoing
PCR 9.2.8	Ensure that new development within historic districts is sensitive to the character and context of these areas and protects any archaeological resources found during the construction process.	x		x		Ongoing
	PCR 9.3 Maintenance and Reinvestment					
PCR 9.3.1	Make strategic investments in facilities and amenities that expand the use or service life of existing assets and/or correct level of service deficiencies.		x		x	Ongoing
PCR 9.3.2	Improve maintenance of existing facilities by implementing a comprehensive maintenance and waste management plan that calls for annual park inspections and provides consistent standards for the ongoing maintenance of all City parks and amenities.		x		x	Ongoing
PCR 9.3.3	Provide enhanced landscaping and maintenance of vegetated areas along public rights-of-way and entrances to all parks and historic sites to improve community and park appearance and safety.		x	x		Ongoing
PCR 9.3.4	Enhance park and cultural resource beautification, maintenance, and cleanliness by engaging public-private partnerships and community volunteer organizations in Adopt-A-Park programs and capital maintenance projects.		x		x	Ongoing
	PCR 9.4 Development and Redevelopment					
PCR 9.4.1	Ensure that public and private development does not reduce the available park amenities and parkland within the City of Manassas.	x	x			Ongoing
PCR 9.4.2	Ensure that planning for all new development and redevelopment provides for trails, open space, parks, and recreational land that meet or exceed adopted level of service standards.	x	x			Ongoing
PCR 9.4.3	Recognize that while private recreation facilities may partially address level of service needs, new development should also contribute to public parks and recreation facilities per the adopted level of service standards.	x	x			Ongoing
PCR 9.4.4	Ensure that adequate public park space and recreation facilities are available within a 15-minute walking radius of all new residential development.	x	x			Ongoing
PCR 9.4.5	Ensure that every school provides recreation facilities that are available to the public after school hours.		x			Ongoing
	PCR 9.5 Greenways and Trails					
PCR 9.5.1	Connect the community through an effective trails system by developing five miles of new trails in the next five years per the Mobility Chapter of this Plan.		x			Long Term
PCR 9.5.2	Require multi-use paths consistent with the requirements of the Mobility Chapter and the Design and Construction Standards Manual during the construction of road and frontage improvements.		x			Short Term
PCR 9.5.3	Evaluate all stormwater management upgrades and stream restoration projects for natural surface trails and additional environmental benefits such as wetlands mitigation, bird sanctuaries, and wildlife corridors.		x		x	Long Term

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		BALANCED	CONNECTED	VIBRANT	RESILIENT	TIMELINE FOR ACTION
	STRATEGY					
PCR 9.6	Culture and Arts					
PCR 9.6.1	Promote tourism and economic vitality in the city through the artistic design of beautiful public spaces, including maximizing use of the public rights-of-way by incorporating public art, landscaping, and street furnishings.			x		Ongoing
PCR 9.6.2	Renovate the existing Manassas Museum to provide a state-of-the-art visitor experience and facilities for community benefit. An expanded museum will incorporate space for community programs and offer opportunity for more frequently-changing exhibits and display of affiliate collections.			x		Short Term
PCR 9.6.3	Enhance visitor facilities throughout the museum system's sites to promote tourism.			x		Ongoing
PCR 9.6.4	Provide facilities that expand opportunities for the visual and performing arts for both residents and visitors.			x		Ongoing
PCR 9.6.5	Ensure that new development integrates public art and civic spaces that enhance the visual environment and commemorates the City's rich history.			x		Ongoing
PCR 9.6.6	Support partnerships with local agencies and organizations and cooperate with museum partners to provide new and unique cultural events and venues that promote the City of Manassas, draw tourists and visitors, and promote a sense of community among our residents.			x		Ongoing
PCR 9.6.7	Prioritize reinvestment in library facilities based on the results of the City's joint service agreement and needs assessment. Library services to the community should be maintained through a continuation of the joint service agreement or the creation of a new facility within Manassas' boundaries.			x		Long Term
PCR 9.6.8	Promote private museums not in the Manassas Museum System and cultural facilities, and assist in the relocation of such facilities, as appropriate.			x		Long Term