

City of Manassas Development and Construction Update - October 2023



PROJECTS WITHIN THE CITY

1. DIDLAKE

- 8641 & 8661 Breeden Avenue
- New office and warehouse
- 15,000 square feet total
- Occupancy granted for Office - January 30, 2023
- Occupancy granted for Warehouse - October 2022

2. VIRGINIA TECH HYDRAULIC LAB

- 9410 Prince William Street
- 1st and 2nd Level Tenant Renovations
- Permit issued October 14, 2021; Occupancy granted August 24, 2023

3. JEFFERSON SQUARE PROJECT

- Prince William Street & Jefferson Street
- New Residential Development
- Eighty-five townhomes and twenty single-family homes
- 42 Townhomes and 8 Single Family Homes completed
- 14 Townhomes and 2 Single Family Homes currently being constructed
- 7 Townhomes commencing late September 2023

4. HITTITE STEEL

- 9129 Euclid Avenue
- New Tenant Alterations with Bathroom
- Permit issued August 02, 2022; Occupancy granted January 25, 2023

5. TANG'S BRIDAL & ALTERATIONS BESPOKE

- 8675 Sudley Road
- Expanded Tenant Space
- Permit issued June 28, 2022; Occupancy granted September 27, 2022

6. 7-11 UNDERGROUND FUEL STORAGE TANKS & DISPENSERS

- 10299 Dumfries Road
- New Underground Fuel Storage Tanks, Piping, Dispensers
- Permit issued on January 18, 2023; Finaled May 3, 2023

7. LEARNING EXPERIENCE ACADEMY

- 10219 Dumfries Road
- Two-story Child Daycare
- Permit issued January 4, 2022; Occupancy granted June 8, 2023

8. DUMFRIES ROAD - SELF STORAGE

- 10411 Dumfries Road
- 96,000 sq. ft. Self-Storage Building

- Permit issued November 22, 2022; Ongoing construction

9. QUARRY STATION SENIOR APARTMENTS

- 8750 Quarry Road
- Resident Alterations to 80 units
- Permits issued December 14, 2021; Completed as of July 12, 2023

10. MED VET

- 8610 & 8614 Centreville Road
- New CT Room, ER/Triage, Oncology & X-Ray Rooms
- Phase 1 complete- X-Ray Room & ER; Ongoing CT Room, Control, Triage, Internal Medicine & Annex Building

11. NATHAN'S DAIRY BAR

- 8948 Mathis Avenue
- New Permanent Awning Roof & New Exterior Freezer

12. MICRON TEAM MEMBER CENTER

- 9600 Godwin Drive
- New Team Member Center
- Permit issued November 08, 2022; Ongoing construction

13. EVOLUTION BOULDERS

- 10371 Central Park Drive #B
- New Indoor Climbing Walls
- Permit issued February 13, 2023; Occupancy granted July 13, 2023

14. SUMMIT BANK

- 9757 Phair Way
- New Bank
- Permit issued February 23, 2023; Occupancy granted August 9, 2023

15. RAPIDFLIGHT

- 9617 Center Street
- Interior Alterations
- Permit issued December 13, 2022

16. BRICK PLANT DATA CENTER

- 9905 Godwin Drive
- New Plant Data Center
- Permit issued May 31, 2023
- Ongoing construction

17. SUDLEY ROAD WAWA

- 8708 & 8712 Sudley Road
- Gas Station and Convenience Store
- Ongoing construction

18. O'REILLY AUTO PARTS

- New Auto Parts Store
- Permit issued February 14, 2023
- Ongoing construction

19. MCKINLEY SINGLE FAMILY RESIDENCES

- 9526 & 9528 McKinley Street
- New Single-Family Residences
- Permit issued April 27, 2023; Ongoing construction

20. KING'S LANDING TOWNHOMES

- Intersection of Hastings Drive and Godwin Drive
- Twenty-eight New Townhomes
- Site work in progress

LIBERIA AVENUE

21. TOMMYS CARWASH

- 9850 Liberia Avenue
- New Car Wash
- Permit issued October 19, 2022; Occupancy July 31, 2023

22. CHECKERS RESTAURANT

- 9500 Liberia Avenue
- New Restaurant & Signs
- Permit issued February 24, 2022; Occupancy granted August 25, 2022

23. CHICK-FIL-A RESTAURANT

- 9506 Liberia Avenue
- Small Building Addition, Revamp Drive-thru and Parking
- Permit issued May 24, 2022; Occupancy granted August 24, 2022

24. CHASE BANK

- 9560 Liberia Avenue
- New bank owner and interior redesign
- Permit issued April 25, 2022; Occupancy granted October 3, 2022

25. DON JOSE'S

- 9676 Liberia Avenue
- New Interior Alterations
- Permit issued March 24, 2022; Occupancy granted May 24, 2023

26. WENDY'S

- 9680 Liberia Avenue
- Interior Alterations
- Permit issued August 31, 2022; Finaled October 28, 2022

27. HANGRY JOE'S

- 9740 Liberia Avenue
- New Restaurant Alterations
- Permit issued June 23, 2022; Occupancy granted August 11, 2022

HISTORIC DOWNTOWN

28. HARRIS II BUILDING

- 9414 Battle Street
- Four-story Mixed-Use Residential and Commercial
- Permit issued August 12, 2021; Ongoing construction

29. MONZA'S RESTAURANT BAR

- 9403 Battle Street
- New Exterior Bar Area
- Permit issued August 23, 2023; ARB Revisions Under Review

30. BENNY CAPOLAGO'S PIZZA

- 9209 Center Street
- New Pizza Restaurant
- Finaled on June 30, 2022
- Occupancy granted July 13, 2022

31. GADFLY RESTAURANT

- 9110 Center Street
- New Gastro Pub
- Permits issued July 24, 2023

32. ZENGO RESTAURANT

- 9112 Center Street
- New Restaurant
- Permits issued July 24, 2023

33. FLOWERS WITH PASSION

- 9010 Center Street
- Interior Alterations and New Restroom
- Permit issued on June 27, 2023; Occupancy granted on July 17, 2023

34. SALTS2 SOCIAL CLUB

- 9001 Center Street
- New Social Club
- Permit issued April 14, 2023; Ongoing construction

35. LIBERTY ST. SINGLE FAMILY RESIDENCE

- 9511 Liberty Street
- New Single-Family Residence with Garage
- Permit issued May 18, 2022; Ongoing construction

CITY PROJECTS

36. HARRIS PAVILION

- 9201 Center Street
- New Audio Speakers and Lighting Installed
- Ongoing construction

37. PUBLIC SAFETY FACILITY

- 9608 Grant Avenue
- New Public Safety Building
- Permit issued November 25, 2020; Occupancy granted November 25, 2022

38. CITY HALL RENOVATIONS

- 9027 Center Street
- Interior and exterior renovations

- Permit issued October 24, 2022
- Ongoing construction

39. OLDE TOWN INN

- 9403 Main Street
- Demolition Permits issued May 5, 2023 and September 11, 2023

40. ANNABURG

- 9201 Maple Street
- Exterior Renovations, New Windows, Porch and Ramp
- Ongoing construction

41. MANASSAS MUSEUM

- 9101 Prince William Street
- Renovation and Addition
- Permit issued May 26, 2022
- Occupancy granted October 3, 2023

42. OBSERVATION ROAD RELOCATION

- 10600 Harry J. Parrish Boulevard
- Manassas Airport
- Relocation of Observation Road
- Site Plan approved on April 2023

UPCOMING PROJECTS

43. AWS DATA CENTER

- New Data Center
- Intersection of Nokesville Road and Wellington Road
- Access from Dean Drive
- Three proposed new buildings
- Site Plan Approved

44. VAN METRE HOMES AT MANASSAS

- Rezoning Approved January 10, 2022 and September 14, 2022
- Site Plan near Approval
- Demolition Underway

45. RICHMOND AVENUE RETAIL

- 9502 Liberia Avenue
- New Panera Bread & Dunkin Donuts Restaurants
- Site Plan Approved

46. COMMERCIAL BUILDING ADDITION

- 8430 Quarry Road
- 1-Storey Flex Warehouse Building Addition
- Site Plan under review

47. QUARRY ROAD STORAGE LOT

- 8451 Quarry Road

- Proposed Storage Facility
- Site Development Permit issued on August 23, 2023
- Ongoing construction

48. D2 TECH PARK

- 9496 Technology Drive
- Two new Data Centers
- Site Plan Under Review

49. CANNON BRANCH FLEX BUILDING

- 10580 Gateway Boulevard
- One-story New Commercial Building
- Site Plan Under Review

50. MATHIS AVENUE SELF STORAGE

- 8840 Mathis Avenue
- One to Two Story 115,000 square foot Self-Storage Complex
- Site Plan Under Review

51. PRINCE WILLIAM ISLAMIC CENTER ADDITION

- 9002 Mathis Avenue
- One-story addition to Worship Center
- Site Plan Under Review

City of Manassas
Development and Construction Update
October 2023

Department of Community Development



DIDLAKE

8641 & 8661 BREEDEN AVE.



OFFICE

2022



- New Office and Warehouse
- 15,000 sq. ft. total
- Occupancy granted Oct 24, 2022 - Warehouse
- Occupancy granted Jan 30, 2023 - Office

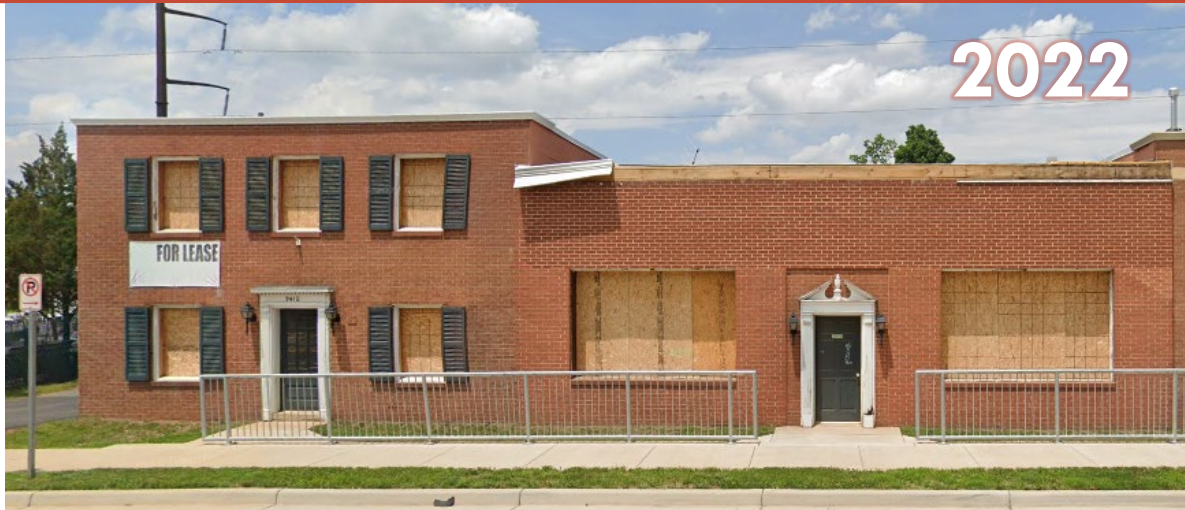
2023



WAREHOUSE



VIRGINIA TECH HYDRAULIC LAB 9410 PRINCE WILLIAM ST.



- 1st and 2nd Level Tenant Renovations
- Permit Issued Oct 14, 2021
- Finaled Aug 02, 2023
- Occupancy granted Aug 24, 2023



JEFFERSON SQUARE PROJECT PRINCE WILLIAM ST. & JEFFERSON ST.



2022



2023



- Residential Development
- 85 Townhomes, 20 Single Family
- 42 Townhomes completed
- 8 Single Family Homes completed
- 14 Townhomes currently being constructed
- 2 Single Family Homes currently being constructed
- 7 Townhomes commencing Sept 2023

HITTITE STEEL 9129 EUCLID AVE.



2022



- New Tenant Alterations with Bathroom
- Permit issued on Aug 02, 2022
- Finaled on Jan 23, 2023
- Occupancy granted Jan 25, 2023

2023



TANG'S BRIDAL & ALTERATIONS BESPOKE 8675 SUDLEY RD.



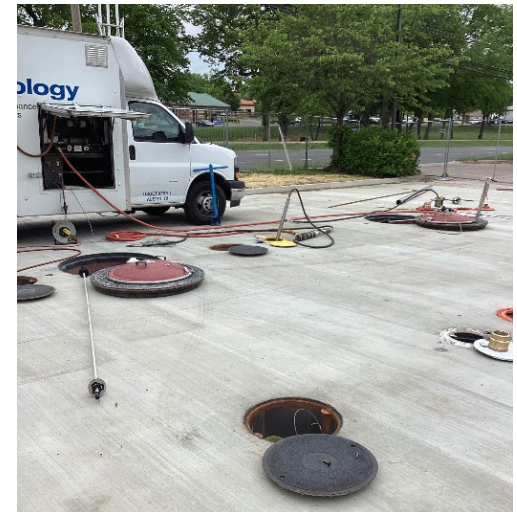
- Expanded Tenant Space
- Permit issued on Jun 28, 2022
- Finaled Sept 13, 2022
- Occupancy granted Sept 27, 2022



7-11 UNDERGROUND FUEL STORAGE TANKS 10299 DUMFRIES RD.



- Remove and replace underground fuel storage tanks, dispensers, and piping
- Permit issued on Jan 18, 2023
- Finaled on May 3, 2023



LEARNING EXPERIENCE ACADEMY 10219 DUMFRIES RD.



- 2-Story Child Daycare
- Permit issued Jan 4, 2022
- Finalized on Jun 12, 2023
- Occupancy granted Jun 8, 2023

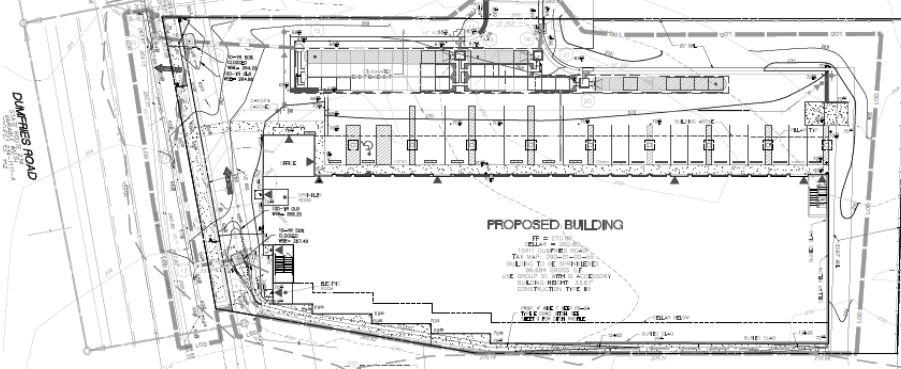


DUMFRIES RD. SELF-STORAGE

10411 DUMFRIES RD.



- 96,000 sq. ft. Self Storage Building
- Permit issued Nov 22, 2022
- Ongoing construction



QUARRY STATION SENIOR APARTMENTS

8750 QUARRY RD.



- Resident Alterations to 80 units
- Permits issued Dec 14, 2021
- Finaled on Jul 12, 2023



MED VET

8610 & 8614 CENTREVILLE RD.



- Ongoing construction
- New Control, CT Room, ER, Triage, Oncology & X-Ray Rooms

- Phase 1 near completion in X-Ray & ER
- Commenced with Phase 2 in Aug 2023 to complete CT Room, Control, Triage, Internal Medicine & Annex Building



NATHAN'S DAIRY BAR 8948 MATHIS AVE.



- New Permanent Awning Roof & New Exterior Freezer

MICRON TEAM MEMBER CENTER 9600 GODWIN DR.



2022



2023

- New Team Member Center
- Permit issued Nov 08, 2022
- Ongoing construction



EVOLUTION BOULDERS

10371 CENTRAL PARK DR. #B



- Indoor Climbing Walls
- Permit issued Feb 13, 2023
- Finaled on Jul 13, 2023
- Occupancy granted Jul 13, 2023



SUMMIT BANK 9757 PHAIR WAY



- New Bank
- Permit issued Feb 23, 2023
- Finaled on Aug 7, 2023
- Occupancy granted Aug 9, 2023

RAPIDFLIGHT 9617 CENTER ST.



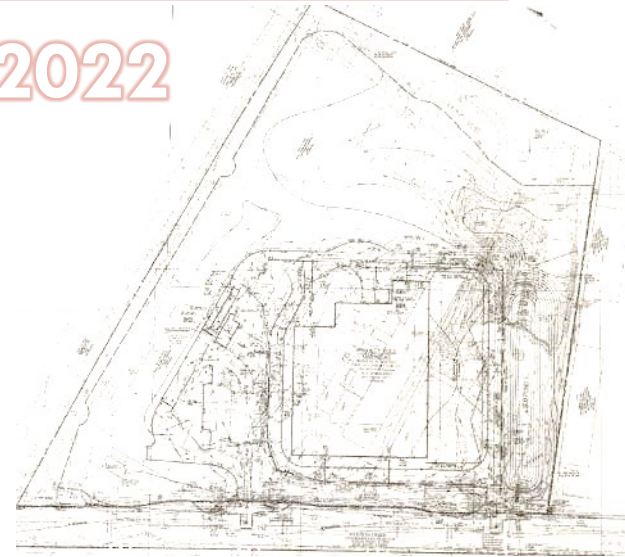
- Interior Alterations
- Permit issued Dec 13, 2022
- Finalized on Mar 30, 2023



BRICK PLANT DATA CENTER 9905 GODWIN DR.



2022



- Data Center
- Permit issued May 31, 2023
- Ongoing construction



2023

SUDLEY ROAD WAWA 8708 & 8712 SUDLEY RD.



2022

- Gas Station and Convenience Store
- Ongoing construction



2023



O'REILLY AUTO PARTS 9000 MATHIS AVE.



- New Auto Parts Store
- Permit issued Feb 14, 2023
- Ongoing construction



MCKINLEY SINGLE FAMILY RESIDENCES 9526 & 9528 MCKINLEY ST.

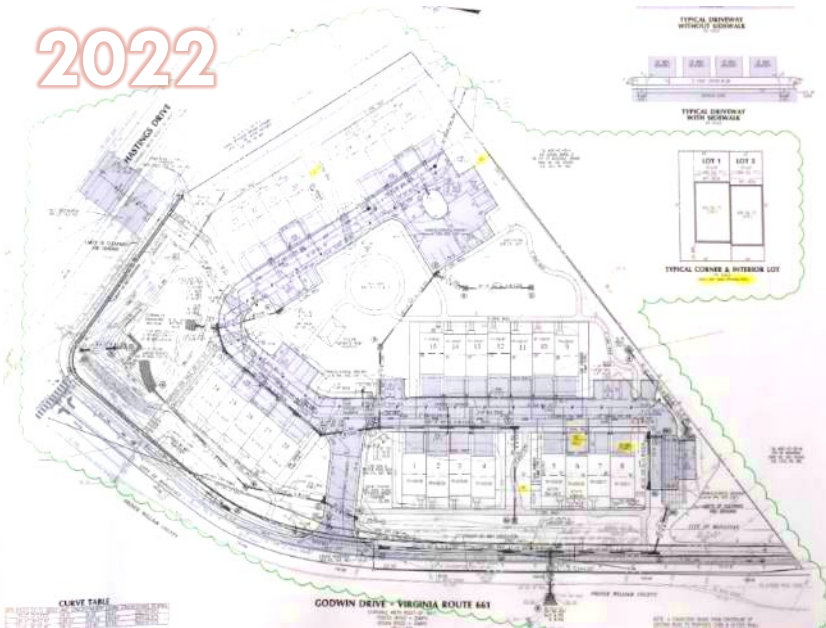


- McKinley St. Single Family Homes (2)
- Permits Issued Apr 27, 2023
- Ongoing construction

KING'S LANDING TOWNHOMES GODWIN DR.



2022



- Intersection of Hastings Drive & Godwin Drive
- 28 New Townhomes
- Site work in progress



LIBERIA AVENUE

TOMMY'S CARWASH

9850 LIBERIA AVE.



- New Car Wash
- Permit Issued Oct 19, 2022
- Finaled Jul 28, 2023
- Occupancy granted Jul 31, 2023



LIBERIA AVENUE BUSINESSES



- Checker's - 9500 Liberia Avenue
- New Restaurant & Signs
- Occupancy granted Aug 25, 2022



- Chick-fil-A - 9506 Liberia Avenue
- Addition, Drive-Thru & Parking
- Occupancy granted Aug 24, 2022



- Chase Bank - 9560 Liberia Avenue
- New Bank Owner and Redesign
- Occupancy granted Oct 3, 2022



- Don Jose's - 9676 Liberia Avenue
- Restaurant - Bakery Alterations
- Occupancy granted May 24, 2023



- Wendy's - 9680 Liberia Avenue
- Wendy's Redesign
- Finaled Oct 28, 2022



- Hangry Joe's - 9740 Liberia Avenue
- New Restaurant Alterations
- Occupancy granted Aug 11, 2022

HISTORIC DOWNTOWN

HARRIS II BUILDING 9414 BATTLE ST.

2022



- 4-Story Mixed-Use Residential and Commercial
- Permit issued Aug 12, 2021
- Ongoing construction

2023



MONZA'S RESTAURANT OUTDOOR BAR 9403 BATTLE ST.



- New Exterior Bar Area
- Permit issued Aug 23, 2023
- ARB Revisions Under Review

BENNY CAPOLAGO'S PIZZA

9209 CENTER ST.



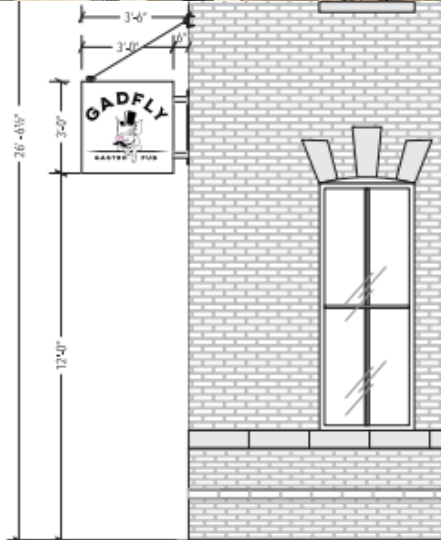
- New Pizza Restaurant
- Finaled on June 30, 2022
- Occupancy granted July 13, 2022

GADFLY & ZENGO RESTAURANTS

9110 & 9112 CENTER ST.



- Gadfly (9110) - New Gastro Pub
- Zengo (9112) - New Restaurant
- Permits issued Jul 24, 2023



FLOWERS WITH PASSION 9010 CENTER ST.



- Interior Alterations and New Restroom
- Permit issued Jun 27, 2023
- Occupancy granted Jul 17, 2023

SALTS2 SOCIAL CLUB

9001 CENTER ST.



- Interior & Exterior Renovations for New Social Club
- Permit Issued Apr 14, 2023
- Ongoing construction



LIBERTY ST. SINGLE-FAMILY RESIDENCE

9511 LIBERTY ST.



2022



- New Single-Family Residence with Garage
- Permit Issued May 18, 2022
- Ongoing construction

2023



CITY PROJECTS

HARRIS PAVILION 9201 CENTER ST.



- New Lighting & Audio Speakers
- Ongoing construction

PUBLIC SAFETY FACILITY 9608 GRANT AVE.



- New Public Safety Building
- Permit Issued Nov 25, 2020
- Finaled Sept 22, 2022
- Occupancy granted Nov 25, 2022



CITY HALL RENOVATIONS

9027 CENTER ST.



- Interior and Exterior Renovations
- Permit Issued Oct 24, 2022
- Ongoing construction



OLDE TOWN INN 9403 MAIN ST.



- Demolition Permits Issued May 5, 2023 & Sept 11, 2023

ANNABURG HISTORIC SITE 9201 MAPLE ST.



2022



- Exterior Renovations, New Windows, Porch and Ramp
- Ongoing construction



2023

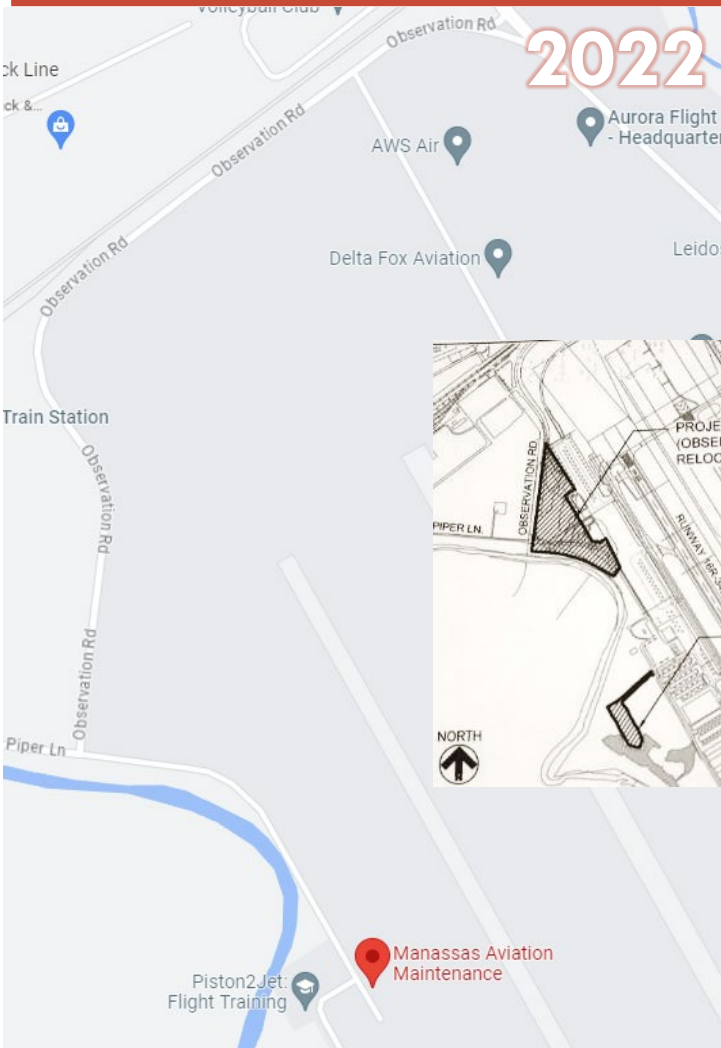
MANASSAS MUSEUM 9101 PRINCE WILLIAM ST.



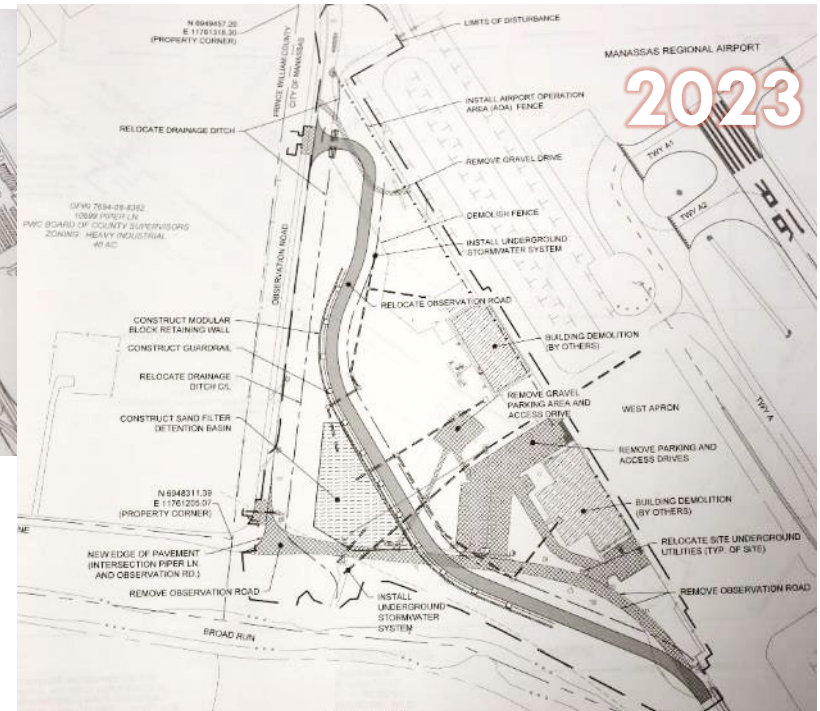
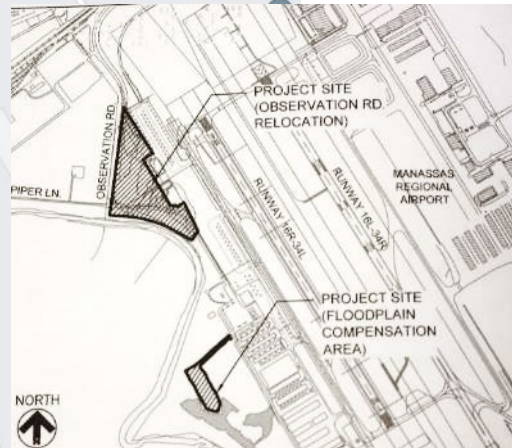
- Renovation and Addition
- Permit Issued May 26, 2022
- Occupancy granted Oct 3, 2023



OBSERVATION ROAD RELOCATION 10600 HARRY J. PARRISH BLVD.

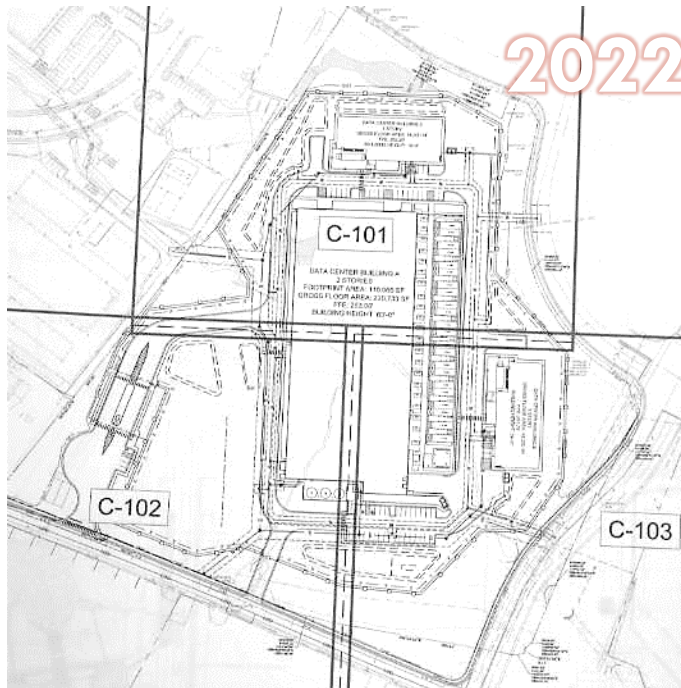


- Manassas Airport
- Relocation of Observation Rd.
- Site Plan Approved



UPCOMING PROJECTS

AWS DATA CENTER



- New Data Center
- Intersection of Nokesville Road and Wellington Road
- Access from Dean Drive
- 3 Proposed New Buildings
- Site Plan Approved

VAN METRE HOMES AT MANASSAS GRANT AVE.



- Rezoning Approved January 10, 2022 and September 14, 2022
- Site Plan near Approval
- Demolition Underway

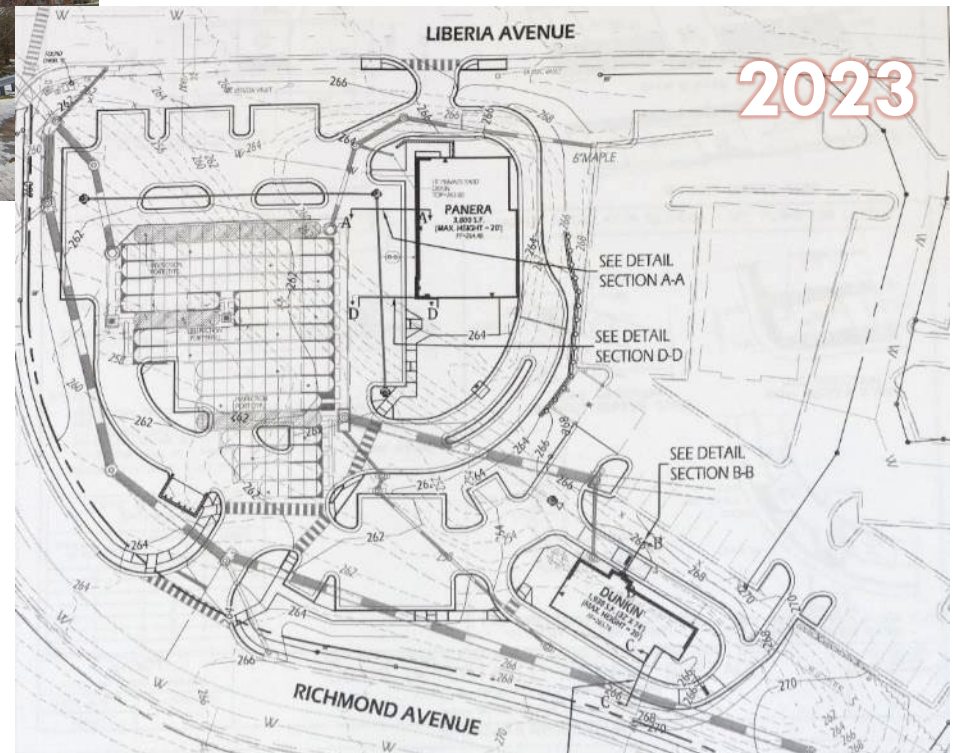
2023



RICHMOND AVENUE RETAIL 9502 LIBERIA AVE.



2022



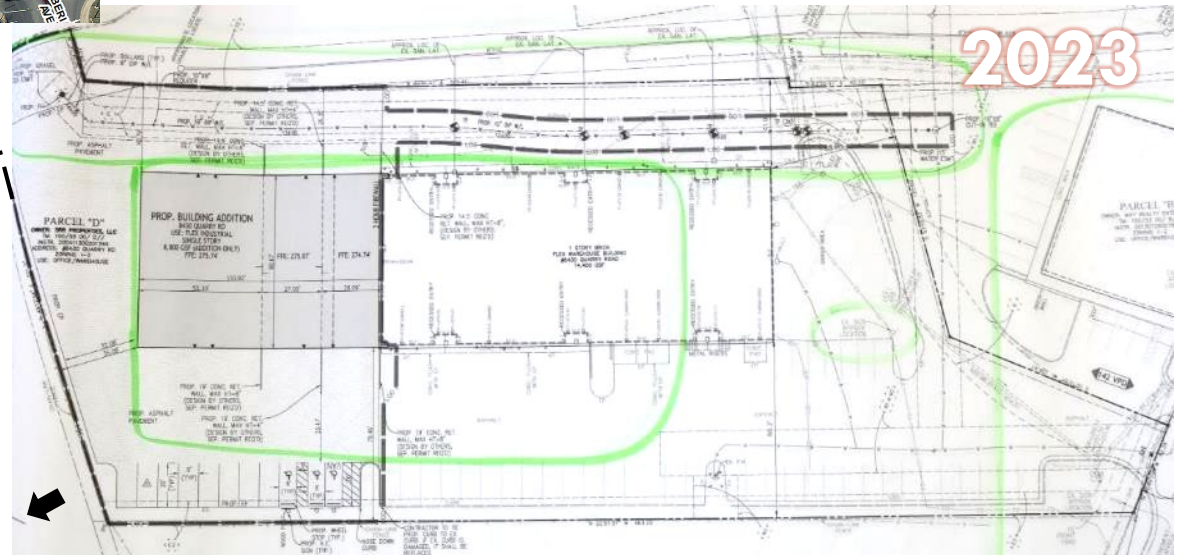
2023

- New Panera Bread & Dunkin Donuts Restaurants
- Site Plan Approved

COMMERCIAL BUILDING ADDITION 8430 QUARRY RD.



- 1-Story Flex Warehouse Building Addition
- Site Plan Under Review



QUARRY ROAD STORAGE FACILITY

8451 QUARRY RD.



2022



- Proposed Storage Lot
- Site Development Permit issued on Aug 23, 2023
- Ongoing construction

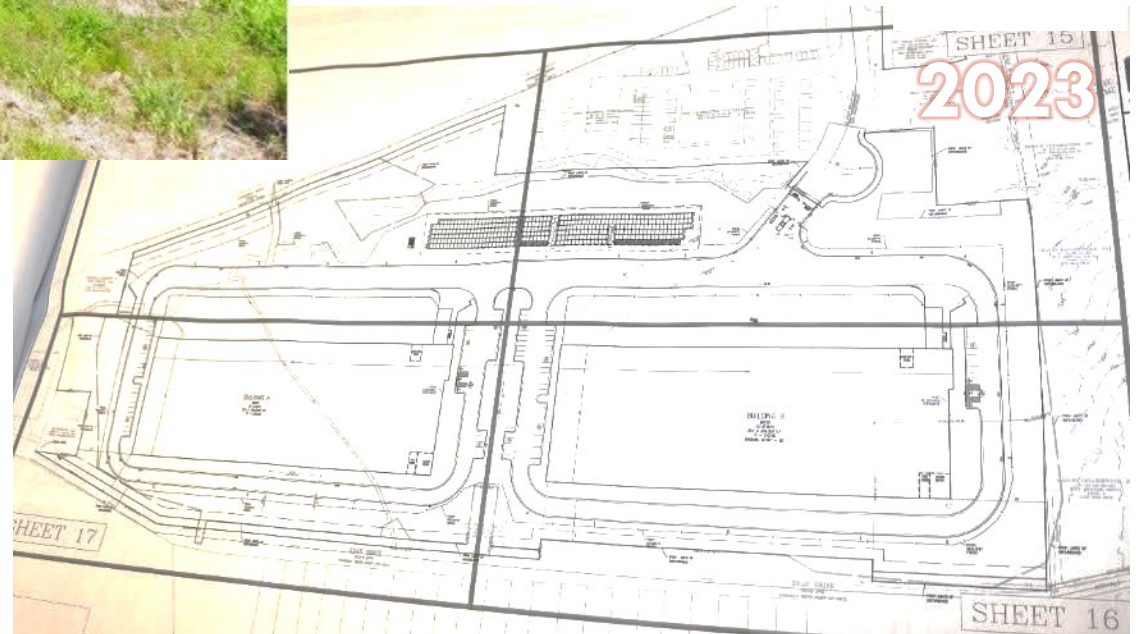
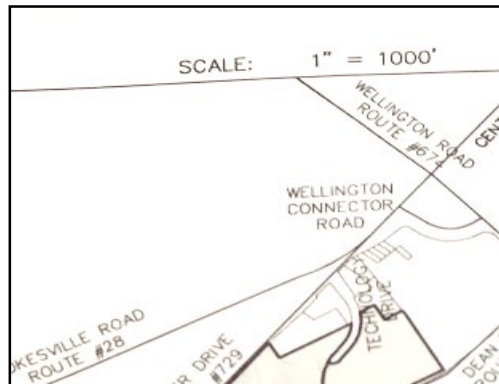
2023



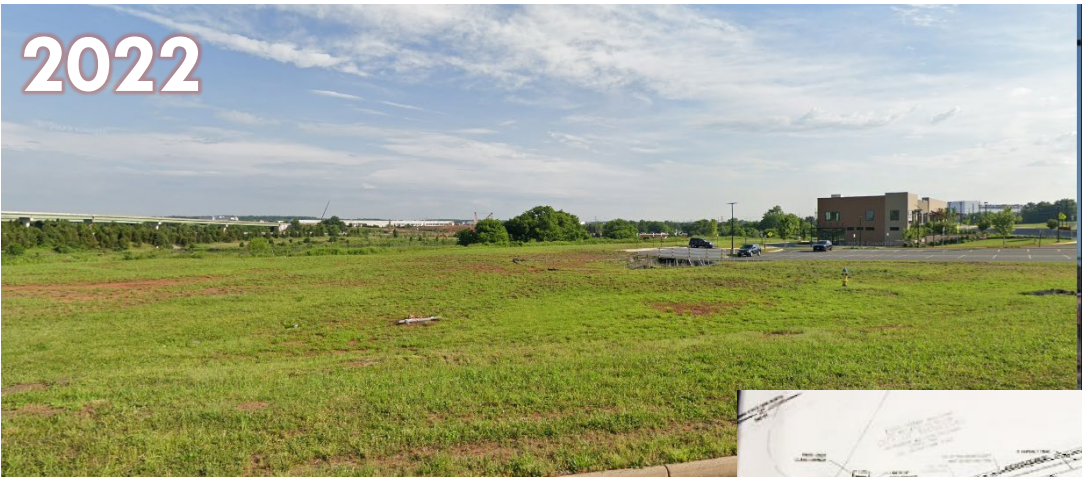
D2 TECH PARK 9496 TECHNOLOGY DR.



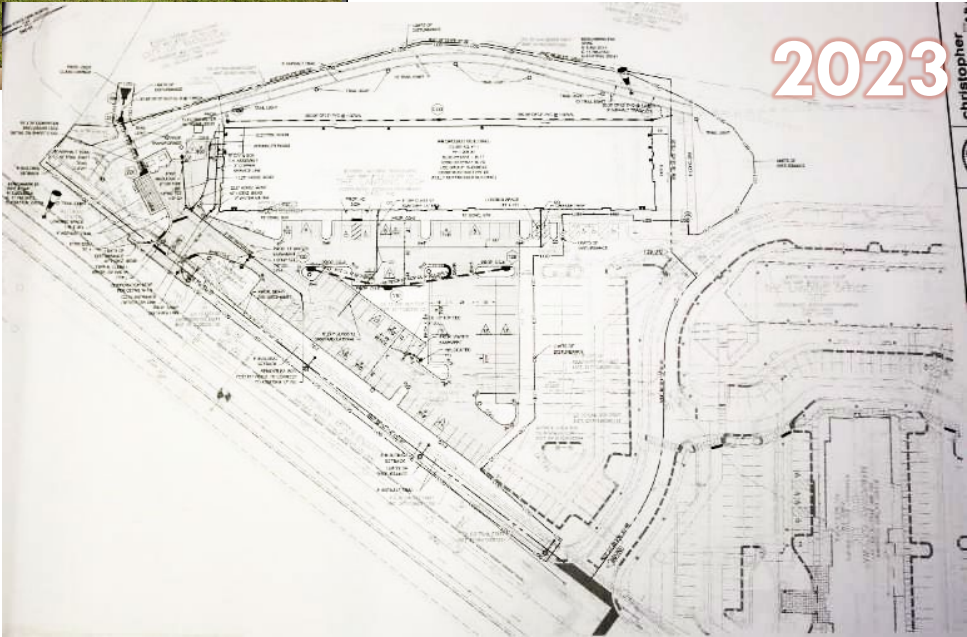
- New Data Center
- Two proposed new buildings
- Site Plan Under Review



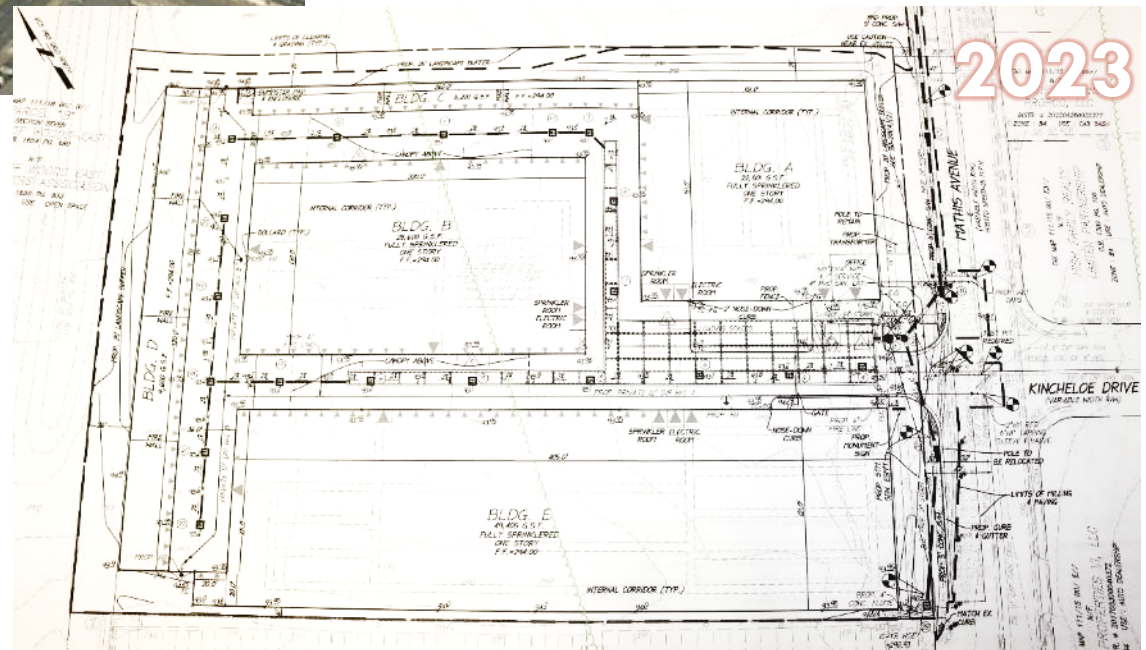
CANNON BRANCH FLEX BUILDING 10580 GATEWAY BLVD.



- 1-story New Commercial building
- Site Plan Under Review

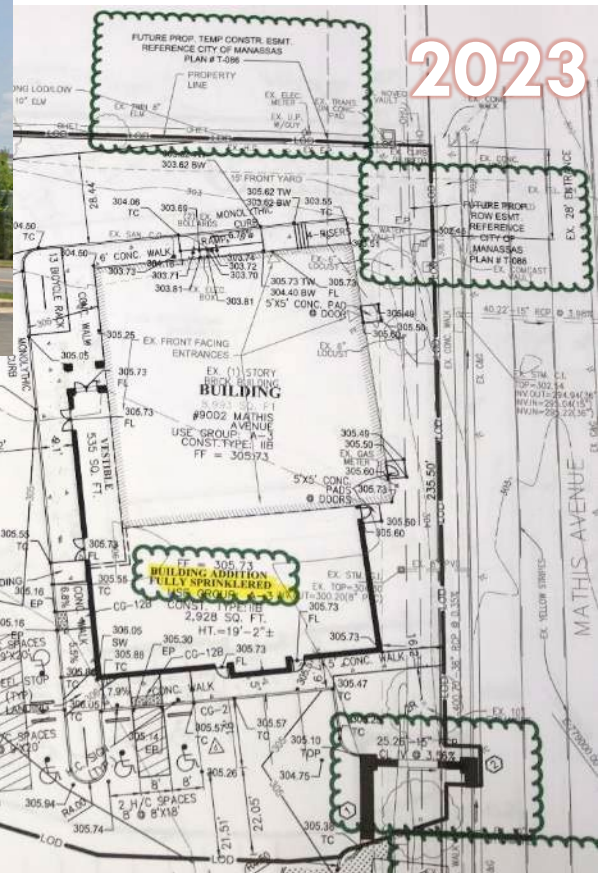


MATHIS AVENUE SELF-STORAGE 8840 MATHIS AVE.



- 1 & 2-Story Self-Storage Complex
- 115,000 sq. ft. total
- Site Plan Under Review

PRINCE WILLIAM ISLAMIC CENTER ADDITION 9002 MATHIS AVE.



- 1-Story Addition to Worship Center
- Site Plan Under Review

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Development and Construction Update
October 2023

Department of Community Development

