

# Welcome!

## Tonight's Agenda:

- 7:00 - 7:15 – SIGN IN AND OPEN HOUSE
- 7:15 - 7:30 – OVERVIEW PRESENTATION
- 7:30 - 9:00 – COMMUNITY CONVERSATIONS





**Share Your Voice. Shape Your City.**

MANASSAS COMMUNITY CONVERSATIONS

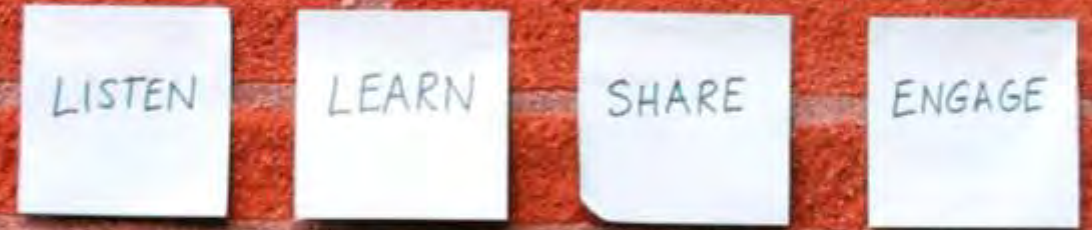
**Comprehensive Plan Kickoff & Community Conversation on Land Use**

**June 19, 2018**

# Purpose of Tonight's Meeting



- **Overview of the Comprehensive Plan**
- **Review input from the first round of Community Conversations**
- **Discuss the process for the upcoming round of Community Conversations**
- **Conversation on Land Use and Urban Form**

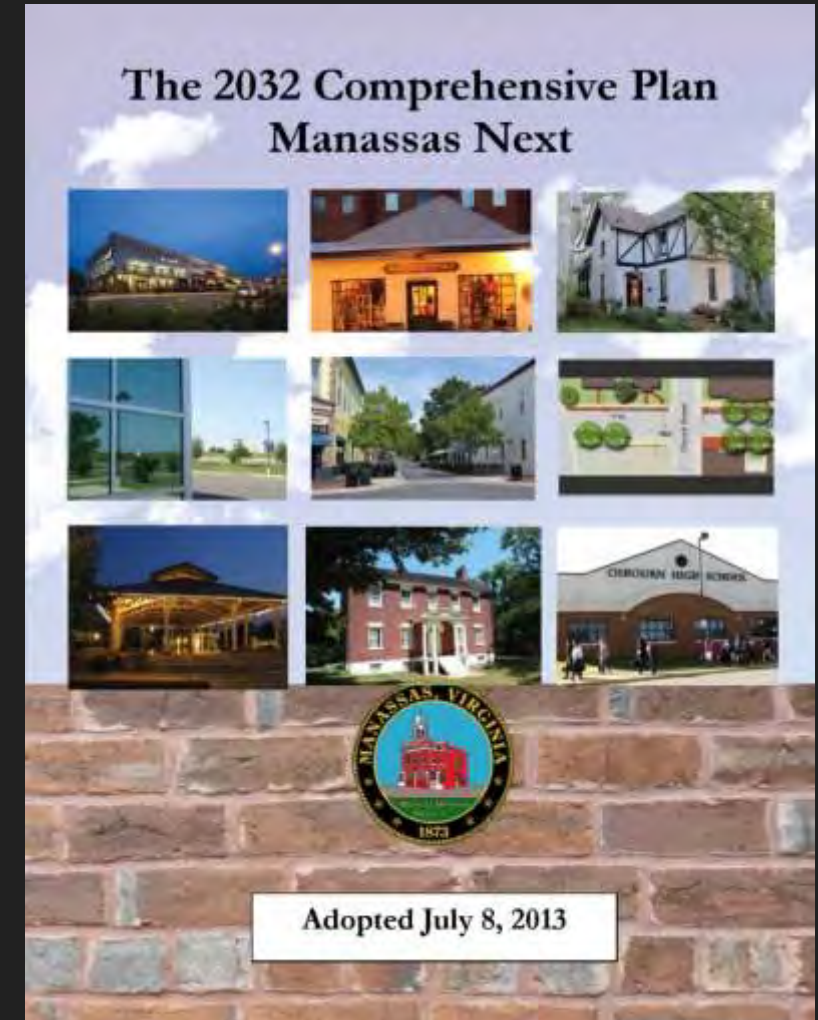




# What is the Comprehensive Plan?



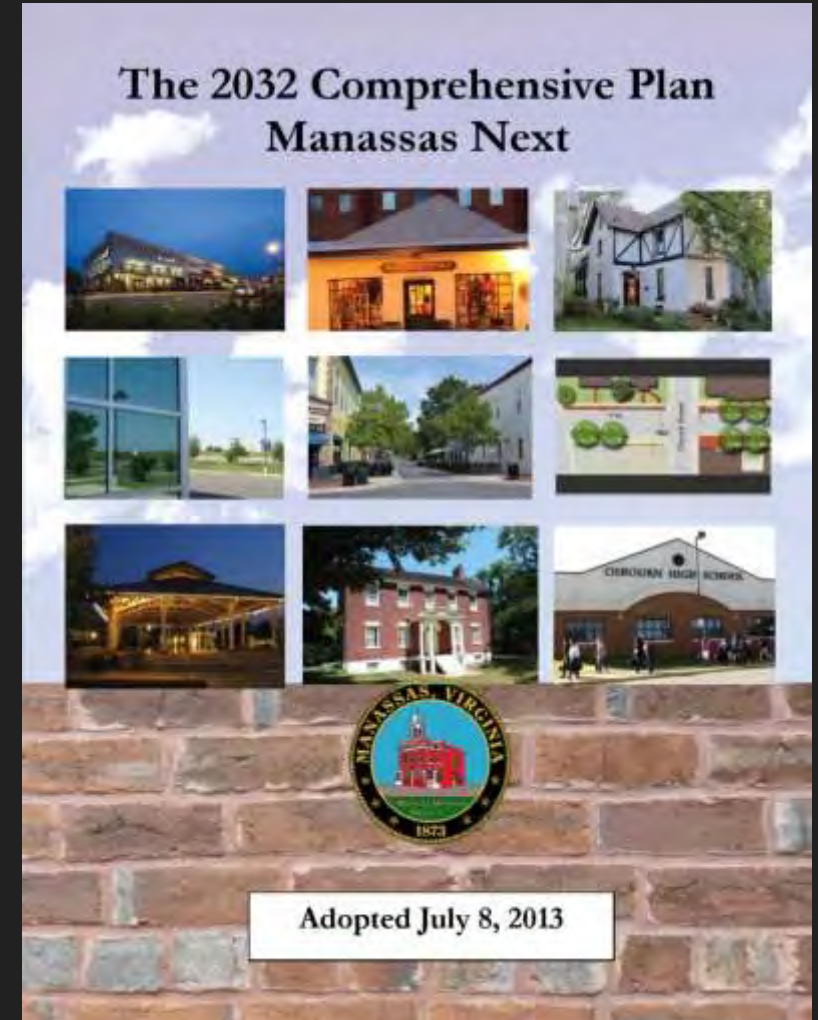
- “The 2032 Comprehensive Plan: Manassas Next” (2013) is a guide to decision-making regarding the future of Manassas.
- The Plan addresses three main questions:
  - What is the status of the community in 2012?
  - What are the goals for the City in the future?
  - What needs to happen to achieve those goals?
- State code requires the Planning Commission to **review the Comprehensive Plan every five years**. The City is updating the Plan this year.



# What does the Comprehensive Plan do?



- The Comprehensive Plan describes goals and objectives for the future, community policies, and specific implementation strategies to guide decision-making.
- The Comprehensive Plan **does not regulate land uses**, only the Zoning Ordinance does that.
- The Comprehensive Plan **does provide detailed guidance** for rezoning applications.



# How does the Plan address land use?



- **Character Areas provide land use strategies for the city.**
- **Each Character Area:**
  - Establishes context, density, and character
  - Identifies focus priorities
  - Identifies critical design features common to each category
  - Provides infill and redevelopment principles





# What will the update do?



- Build on strengths of existing Plan
- Validate existing goals and strategies and correct deficiencies
- Incorporate recommendations from recent studies
- Address new policy directions identified by the community



# What are Community Conversations?



- Outreach designed to:
  - Identify citizen priorities
  - Location-specific ideas
  - Develop a city-wide vision.
- The first round (2017) focused on high-level topics.
- The second round will take a detailed look at specific topic areas.

## Pop-Up Events

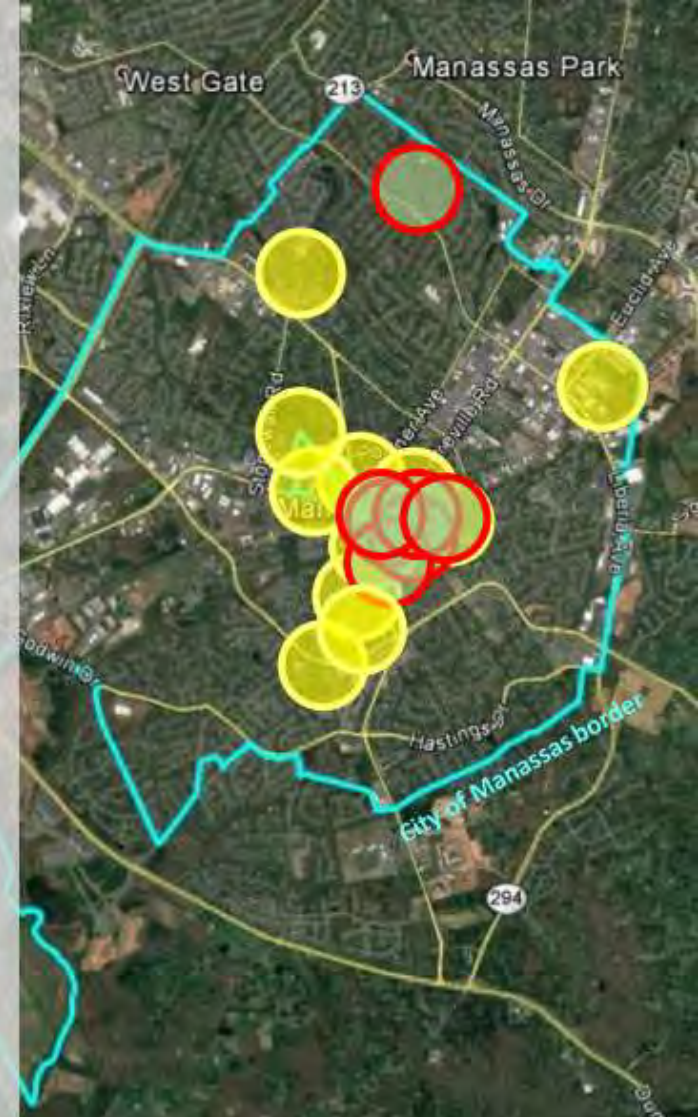
13 events at 7 locations

- Farmers Market (Harris Pavilion)
- Farmers Market (Prince William Lot)
- National Night Out (Manassas Museum)
- Stonewall Park Pool
- VRE/Amtrak
- Car Free Day (West Street near Harris Pavilion)
- Police Station Open House (Manassas City Police Station)

## Discussions

11 events at 11 locations

- Jirani Coffee House
- Georgetown South Community Center (Hispanic/Latino community)
- Senior Center (Older/active adults)
- Manassas Museum (Young families)
- Bad Wolf Brewery (20s-30s/young professionals)
- Grace Methodist Church
- First Baptist
- Centerfuse (Business owners)
- Bull Run Unitarian
- Bethel Lutheran
- Don Bosco Center (Youth)







# Topic 1: Land Use & Urban Form



## Issues from Round 1

- Vacant office & commercial spaces
- History is lost when architecture is hastily approved
- Built environment around Rt. 28 is inconsistent and needs improvement
- Pursue equitable growth
- Support a mix of housing
- Increased density and impacts on infrastructure & services



# Topic 1: Land Use & Urban Form



## Examples of Ideas & Actions Suggested During Conversations

- Examine development needs
- Encourage redevelopment or reuse of vacant spaces
- Stricter architectural guidelines
- Require new public amenities / open space with developments
- Ensure that infrastructure can accommodate increased use
- Encourage transit-oriented development
- Avoid new structures on undeveloped land



# Goals for Tonight's Conversations



- **What kind of development is appropriate?**
- **Where should development happen?**
- **What should new development look like?**



# Discussion

- Small group discussions (60 mins.)
- We will record notes, and groups will report out at the end
- Ground rules
  - One person talks at a time
  - Everyone has a chance to chime in
  - No side conversations
  - Debate ideas – not people
  - Let's focus on the future





# Thank you!



**We look forward to more Community Conversations as we continue to work together to plan for the future of Manassas!**

- **Parks & Recreation Community Conversation *hosted by the Parks & Recreation Committee* Wednesday, July 11th – 7 PM at the Manassas Museum**
- **Visit: [www.manassascity.org/planmanassas](http://www.manassascity.org/planmanassas)**



# Upcoming Conversations



## **Parks & Recreation Community Conversation**

*hosted by the Parks & Recreation Committee*

Wednesday, July 11th – 7 PM @ Manassas Museum, 9101 Prince William Street

## **Community Appearance & Environment Community Conversation**

*hosted by the Manassas Beautification Committee*

Thursday, July 19th - 7 PM @ Public Works, 8500 Public Works Dr.

## **Economic Development Community Conversation**

*hosted by the Manassas Business Council*

Thursday, August 2nd – 12 PM @ Centerfuse, 9071 Center St

## **Infrastructure Community Conversations**

*hosted by the Utility Commission*

Thursday, August 9th - 7 PM @ Public Works, 8500 Public Works Drive

## **Culture & Historic Resources Community Conversation**

*hosted by the Historic Resources Board*

Tuesday, September 4th – 7 PM @ Manassas Museum, 9101 Prince William Street

## **Land Use & Transportation**

*hosted by the Manassas City Council*

Monday, September 17th – 7 PM @ Location TBA