



# Village at Manassas Park





# Master Development Plan

In October 2019, Norton Scott LLC proposed to the City of Manassas Park a Public Private Partnership to redevelop downtown Manassas Park into a vibrant, pedestrian-centric, mixed-use community anchored by a civic, retail, and entertainment plaza, and a newly constructed garage and pedestrian bridge for the Manassas Park VRE Station.

This proposal was subsequently accepted by the City's Governing Body and on June 16, 2020, a Comprehensive Development Agreement between the City and the developer was adopted alongside approval of the Phase 1A Rezoning of the property.



Master Development Plan for the Village at Manassas Park.



# A New Downtown Crossroads



*Future intersection of Manassas Drive and Park Center Court.*

Norton Scott has submitted a rezoning application for Phases 1B and 2 of the development.

The redevelopment will make the intersection of Manassas Drive and Park Center Court the new central intersection of downtown Manassas Park. VMP will develop the eastern side of Manassas Drive at this intersection with commercial and civic uses, and an enhanced streetscape to complement that of the new City Center development incorporating land on both sides of Manassas Drive.





# A Phased Approach



Phasing Plan for Village at Manassas Park.

## Phase 1A (and Phase 3)

- New 51,000 square foot City Hall with a Library and ground level retail
- 6,500 square foot retail/restaurant pad
- Public Plaza
- Surface parking lot & VRE Garage
- 164 stacked townhome units (for sale)

## Phase 1B & Phase 2

- 42,000 square foot movie theater
- 38,000 square feet of office space
- Ground level retail/restaurant space
- Surface parking
- 136 stacked townhome units (for sale)



# The Public Realm



A SPRAY PAD



B PROGRAMS AREA



C VIDEO SCREEN



H AREA FOR PUBLIC ART



I LAWN AREA



D MOVABLE LOUNGE SEATING



E MOVABLE SEATING AREA



F PERMANENT SEATING



G RETAIL OUTDOOR SEATING

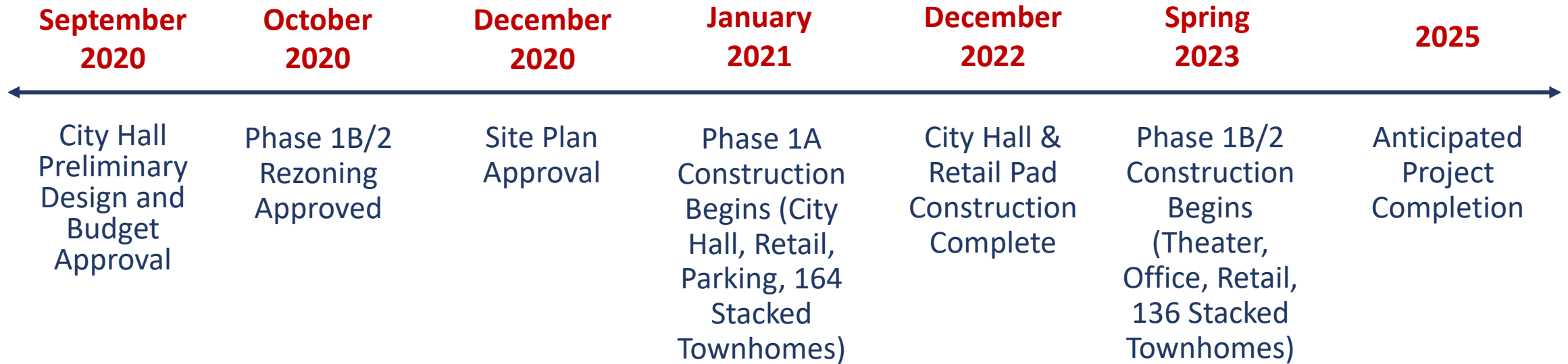


An engaging public plaza with spaces for community programming, passive recreation, dining and pedestrian activity creates a key focal point around which to center the development. The new plaza will help energize the surrounding area and create a draw for both residents of Manassas Park and those living and working outside the immediate area.





# Timeline



Elevations of buildings along Manassas Drive.



# Presentations & Public Documents

- [Presentation and Q&A from Facebook Live Town Hall](#)
- [Downtown Development Phase 1A Rezoning](#)
- [Governing Body - Downtown Development Proposals Work Session](#)
- [City Center Phase III Comprehensive Agreement](#)
- [Downtown Development Public Hearing March 31, 2020](#)



# Contact

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