

**PLANNING COMMISSION & PARKS CITIZEN ADVISORY
COMMITTEE JOINT WORKSESSION
AGENDA**

**City Hall – Second Floor Conference Room
9027 Center Street**

September 29, 2016 – 7:00 PM

MEMBERS

Harry J. Clark, Chairperson
Bruce Wood, Vice-Chairperson
Russell Harrison
Ken Johnson
Robert W. Schilpp
Elaine Trautwein
Martha Wilson

1. Roll Call and Determination of a Quorum
2. New Business:
 - **Presentation on Draft Parks, Recreation, and Culture Needs Assessment and Facilities Plan**
Staff: Kelly Davis, Senior Planner & Elizabeth S. Via-Gossman, AICP, Director of Community Development
3. Other Business
4. Adjournment



MEMORANDUM

CITY OF MANASSAS

Department of Community Development

Phone: 703-257-8223 Fax: 703-257-5117

TO: Planning Commission & Parks Citizen Advisory Committee

FROM: Kelly Davis, Senior Planner

DATE: September 23, 2016

RE: Draft Parks, Recreation, and Culture Needs Assessment and Facilities Plan

The City of Manassas provides a comprehensive system of public parks, recreation and cultural resource amenities that greatly contributes to the quality of life in the City and surrounding areas. In order to plan for the future of this system, the City's Community Development Department and its consultant, Greenplay LLC, began a planning process to develop a Parks, Recreation, and Culture Needs Assessment and Facilities Plan. Development of the plan took place from October 2015 through September 2016 and included an extensive public input process as well as a facilities and services inventory and analysis. The Parks, Recreation and Culture Needs Assessment and Facilities Plan provides a framework to respond to the evolving parks, recreation and cultural needs of Manassas residents and will serve as a the basis for the Planning Commission's review of amendments to Comprehensive Plan Chapter 7 (Public Facilities) and Chapter 9 (Cultural Resources).

On September 29th, Greenplay will present its final recommendations and action plan for parks, recreation, and culture to the City of Manassas. Draft recommendations are included as an attachment (Attachment 1) for reference and review prior to this presentation. The complete Parks, Recreation, and Culture Needs Assessment and Facility Plan will be finalized following Greenplay's presentation and will include the following sections:

- I. Executive Summary
- II. Introduction and Context
- III. Demographic Profile and Trends Report
- IV. Overview of Public Input
- V. Inventory and Assessment of Existing Facilities and Services

VI. Recommendations

Appendices: Public Input Summary, Community Survey Report, Trends Analysis,
Facility Inventory and Level of Service Analysis

Additional informational materials are available on the project website at www.manassascity.org/parksplan. The final report will also be made available at this website upon completion.

Attachment:

1. Recommendations: Draft Needs Assessment Section VI. Great Things to Come – SMART Goals, Objectives, and Actions

VI. Great Things to Come – SMART Goals, Objectives, and Actions

A. Recommendations

The following section provides a list of goals, objectives, and actions for the City to consider based on the consultant's analysis of the citizens survey, staff and Citizens Advisory Committee input, focus groups, needs assessment and Level of Service (LOS) analysis. The recommendations describe ways to enhance the level of service and the quality of the City's parks and cultural facilities and programs.

The acronym **SMART** is being used in this context to provide guidance to both the staff and the public to be more specific and meaningful in our goal setting and to set goals that are achievable, relevant, and targeted. Specific recommendations from this report will be considered by the City Council as part of an update to the City's Comprehensive Plan, FY18 annual operating budget, and Five-Year Capital Improvement Program. Additional public input will occur with each of those decisions.

Goal 1: Improve the Organizational Efficiencies of the City's Parks, Recreation and Cultural Services

Objective 1.1 – Centralize the management of parks, recreation, and cultural resources currently operating in disparate divisions under Community Development through the creation of a stand-alone Department or initially as a single division within Community Development or Public Works.

An unfortunate consequence of the economic downturn in the late 2000s was the elimination of the City's Parks and Recreation Department. Since that time, those traditional services have been housed in Community Development, which also assumed responsibility for the Manassas Museum System during the same time period. Maintenance of facilities and management of the capital improvement program is currently housed in the Department of Public Works as it was prior to the economic downturn. This has created multiple points of contact regarding facilities and services as well as a lack of consistent coordination of operations. Several citizens commented during the process that they did not know whom to call within the city government to address their questions or needs. A single point of contact inherent in centralizing the management of these functions could improve operations, better focus maintenance efforts, enhance user satisfaction, and strengthen existing partnerships. The City has already taken a step in this direction in the Five-Year Capital Improvement Program by organizing parks, recreation, and museum facility improvements under the heading of "Culture and Recreation."

Objective 1.2 – Improve internal and external communication regarding City parks, recreation and cultural activities and services.

A recurring theme throughout the assessment process was that the Manassas community did not know about all that the City has to offer in terms of parks, recreation, and culture. The development of a comprehensive marketing plan to guide the City's communications and promotions efforts would create awareness and potentially improve participation, which could result in increased revenue. In addition, many citizens surveyed did not know where some facilities, such as the Stonewall Pool, were located or that the City was a partner at the Freedom Aquatic and Fitness Center. In fact, the need for aquatic programming was a consistent request from focus group participants and survey respondents.

Additionally, the City has long had a desire to improve directional signage throughout the City and a survey of park and historic site signage finds that every sign is different. Consistent wayfinding and site identification signage for City amenities with the new brand such as is shown in the recently installed signage at Dean Park would contribute to a greater awareness of parks and higher utilization. Both the marketing plan and wayfinding signage should include partner programs and facilities.



Consistent wayfinding and site identification signage, such as the recently installed signage at Dean Park, would contribute to greater awareness and utilization of the City's parks.

Objective 1.3 – Evaluate and strengthen existing parks, recreation, and cultural resource partnerships within the community.

The City of Manassas currently partners with a number of agencies to provide facilities, programs, and activities to the community. Some current partnerships include:

- Manassas City Public Schools
- Boys and Girls Club
- Stonewall Swim Team
- Sports Leagues such as the Greater Manassas Baseball League
- George Mason University

However, in some instances, such as with the Manassas City Public Schools, there are no formal written agreements that specify the primary goal of the partnership, roles, and responsibilities. Developing and adopting a written agreement will better define roles and responsibilities and clarify expectations that show mutual trust and partnership. Without a written agreement, both partners may be missing enhanced opportunities to provide greater service to City residents. The City should seek to enhance or formalize all existing partnerships in signed partnership agreements while continuing to explore additional opportunities. (Sample Partnership Policy will be supplied as a staff document).

The City should also take opportunities to recognize “home” teams, such as the Stonewall Swim Team, and incorporate home team accomplishments into City announcements and promotions. Regional matches and tournaments should be coordinated with tourism officials for cross promotions of hotels and restaurants. Similar to high school football on Friday nights, hometown sports create and support community spirit and provide additional revenue for area hotels, restaurants, and retailers.

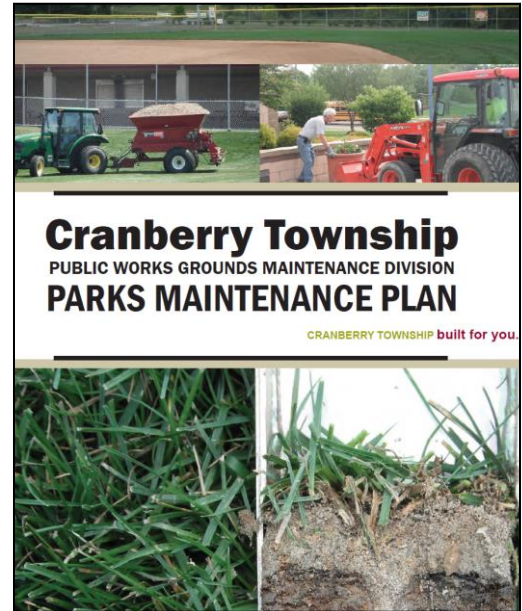
Goal 2: Better Maintain and Improve Existing Facilities and Amenities

Objective 2.1 – Prepare maintenance and capital improvement plans with specific standards and timelines for budget approval annually.

The overwhelming majority of citizen survey respondents commented that they would like to see better maintenance and improvement of existing parks and facilities. The consultant team recommends that

the City develop a formal parks maintenance plan with specific standards to guide the maintenance of City parks. The maintenance standards should support the community’s vision of their parks and facilities. The plan would also serve as an informational tool for the public and as a standard for city employees. Additionally, once the base maintenance levels are set and published, the community can determine whether those levels are adequate or enhanced maintenance levels are desired and supported.

In addition, the City should address deferred maintenance items identified in the Level of Service (LOS) Analysis conducted as part of this Plan. The LOS Analysis provides the basis for the City to develop a multi-year capital maintenance and capital projects plan for the improvement of the City’s parks and facilities¹. The City should also consider capital maintenance projects organized by location as opposed to amenity (e.g., tennis courts or playgrounds) so that basic elements of each park get a refresh as one package that can be better appreciated by the community. The City should prioritize those parks that scored lowest in the LOS Analysis (i.e. Score of “1” for functional use, comfort, convenience and quality).



A formalized maintenance plan can help ensure high quality facilities are provided to residents.

Objective 2.2 – Expand greenways, bike paths, and trails and connectivity.

Pathways and trails were identified by the community as a high parks, recreation, and culture priority that is not currently being met. While the City proactively completes sidewalk infill projects and adds bike facilities as part of road projects, additional pathway and trail infrastructure should be a priority for the City. The City’s trails plan, which was adopted in 2007, should be updated to identify finished projects and missing connections both within the City and to partner institutions, such as George Mason University. Bike and pedestrian access should continue to be considered with every road project. Bike, fitness, and hiking trails should be incorporated into park and cultural facilities planning.

Objective 2.3 – Develop additional and expanded recreational opportunities.

Based on feedback from focus group participants and the citizen survey results, the community feels that there is a need for additional recreation facilities and cultural space, including a new community center, additional rectangular fields, and expanded aquatic opportunities.

The community expressed a desire for an indoor community center that could provide space for activities, such as indoor recreation and arts programming. The City should explore opportunities to address this desire through either partnerships, purchase of an existing facility, or construction of a facility that could serve as a community center. For example, prior to the economic downturn, the City provided personnel at some school facilities for indoor basketball in the evenings. Utilizing schools as community centers by programming extended hours to permit some community use for people of all ages could satisfy the need for indoor community space within neighborhoods. Indoor and outdoor

¹ Note that “capital maintenance” refers to improvements of existing facilities such as tennis courts and ballfields while “capital project” refers to a new facility or expansion of an existing facility. The City develops a Five-Year Capital Improvement Program that is reviewed annually with the current year budgeted.

community spaces are also recommended to be incorporated into the currently funded Museum/Library Feasibility Study. The Boys and Girls Club facility could also offer additional after-hours opportunities for community use.

Another critical recreation need identified by the community was multipurpose rectangular fields. As referenced in the stakeholder meeting, this was a significant concern of the City's Hispanic population. This need for rectangular fields is supported by the LOS Analysis which shows that for a City the size of Manassas the community could expect nine additional fields (see page ##). Other items lacking in a City the size of Manassas are listed on page ## and include such facilities as additional playgrounds, multi-purpose courts, a dog park, and an additional adult baseball field.

There are also currently plans to reduce or replace recreational facilities within the City. Community Development should develop and implement plans to replace existing facilities and amenities proposed for removal to maintain a minimum level of service to the community. Current examples are Lee Manor Park and the E.G. Smith Baseball Complex, which have been proposed as development sites. Additionally, the department should complete the master plans for Dean and Stonewall Parks to provide additional multipurpose rectangular fields and outdoor recreational amenities for the community and look for opportunities to add new parkland by acquiring or leasing under-utilized outdoor facilities such as at Lockheed Martin and Marsteller School.

The City should also work with residents to develop and implement plans for undeveloped parkland at Cedar Crest Park, New Britain Park, and Lee Square Park to increase the amount of park acreage and provide additional recreational opportunities to the community. Formal consolidation of the Cannon Branch Stormwater and Fort parcels will allow for expanded passive recreation opportunities at Manassas Landing and Gateway Business Park. Striking a balance between passive and active recreation was a priority for both focus group participants and survey respondents.

Lastly, Stonewall Pool, which opened in 1984, does not meet current ADA standards or community expectations. To help meet the community interest in increasing aquatic opportunities, the City should consider redevelopment of Stonewall Pool into a family leisure style facility in an effort to modernize the facility and expand its participant reach while still maintaining a competitive swim facility for the Stonewall Swim Team.

Objective 2.4 – Continue to improve ADA accessibility at all facilities.

According to the ADA.gov website, "Access to civic life by people with disabilities is a fundamental goal of the Americans with Disabilities Act (ADA). To ensure that this goal is met, Title II of the ADA requires State and local governments to make their programs and services accessible to persons with disabilities... One important way to ensure that Title II's requirements are being met in cities of all sizes is through self-evaluation, which is required by the ADA regulations. Self-evaluation enables local governments to pinpoint the facilities, programs, and services that must be modified or relocated to ensure that local governments are complying with the ADA."

The City of Manassas currently does not have an ADA Accessibility Transition Plan, which identifies needed changes during a self-evaluation process. The City needs to conduct a self-evaluation and develop a comprehensive transition plan. Once the ADA Transition Plan is developed and adopted, it should be updated at least every five (5) years. In addition, the City should consider adopting a policy of inclusive play or consider developing a thematic destination playground that offers an inclusive design that allows all children to play together.

Goal 3: Increase recreational opportunities based on the results of this assessment, community demand and industry trends

Due to budget cuts made during the recession, the Department of Community Development does not undertake any recreational programming beyond aquatic services, ice-skating, and cultural programming provided through the Manassas Museum. The City also provides support to the Center for the Arts and other arts groups and is part of the funding structure for the construction of the Hylton Performing Arts Center. Additionally, the City has a small grant program to support performances, concerts, and parades. Under a reorganized, central Division of Parks, Recreation, and Cultural Services, the department would be able to develop a comprehensive programming plan to look at existing program offerings by others, identify gaps in services desired by the community, and analyze the feasibility of additional programming. In the short term, with existing resources, the department should look to enhance some specific recreational program areas requested in the citizen survey and focus groups.

Objective 3.1 – Increase fitness/wellness, special needs, family programs, teens, and senior programs.

Results from the focus groups and the citizen survey showed strong support for additional programs for all ages and continued support for special events. Specifically, the community would like to see additional offerings in fitness/wellness, special needs, family programs, teens, and senior programs. As a short-term solution, the City should look to partner with other service providers and private instructors to offer programs and classes at city facilities and parks. Increased marketing of existing programs and classes offered through partner organizations such as the Boys and Girls Club, the Museum, the Freedom Center, and the Senior Center will create greater awareness and potentially increase participation. As a longer-term solution, the City may wish to consider providing programs that are desired by the community but not provided by a partner organization or an inadequately provided for based on community demand.

Objective 3.2 – Increase aquatic programming.

A priority from the focus groups and the survey participants was to increase aquatic programming, though it is unclear if actual additional programs are needed or better marketing of existing programs and opportunities is warranted. In addition, the community expressed concerns about the cost of participating in aquatic programming at the Freedom Center. Therefore, as a first step, there should be increased cooperation and marketing of existing opportunities with both Stonewall Pool and the Freedom Center, which offer aquatic programs and swim lessons for individuals of all ages.

Objective 3.3 – Continue support of neighborhood and community special events.

Survey respondents and focus group participants overwhelmingly support the City's festivals, parades, and special events, the majority of which are provided by the City's support for Historic Manassas, Inc. under the auspices of the Department of Economic Development and Tourism. Participants did identify a desire for additional concerts, live performances, and cultural events throughout the City and would like to see these festivals and events reflect the diversity in the community.

Goal 4: Increase Financial Support and Opportunities for Parks, Recreation and Cultural Facilities and Programs

Objective 4.1—Establish a Best Practice Cost Recovery and Pricing Philosophy and Practice.

The City currently has a practice of cost recovery, but it varies based on the different service areas. The City of Manassas should implement a Cost Recovery Policy such as the Pyramid Pricing Methodology (*Supplied as a staff document*) to determine a consistent method of pricing activities and services throughout the City that can also assist in guiding budget decisions. The new resource allocation and cost recovery philosophy, model, and policy should be grounded in the values, vision, and mission of the City of Manassas, while generating adequate revenues to sustain City facilities, parks, programs, and services. It should be reviewed annually.



Objective 4.2 – Explore opportunities to increase sponsorships.

The City currently has sponsorship arrangements for various events and activities, and it should continue to build on those arrangements and expand sponsorship opportunities beyond events. For example, many parks organizations successfully establish partnerships for the physical maintenance of parks and historic sites, such as a landscaping company adopting a sports field with appropriate signage acknowledging the sponsorship. All existing and future sponsorships should be evaluated to ensure that they are accurately portrayed in a signed sponsorship agreement (Sample Sponsorship Policy will be supplied as a staff document).

Objective 4.3 – Pursue grant and philanthropic opportunities.

The City currently takes advantage of grant opportunities for facility improvements and should continue to pursue any and all grant opportunities at the federal, state, regional, and local levels. There are also many opportunities to improve citizen donations through online platforms that the City should explore.

B. The Action Plan

The following Action Plan elaborates on the goals and objectives identified in the previous section and add specific action items for consideration. The primary focus of these recommendations is maintaining, sustaining, and improving existing parks, recreation, cultural resources, and greenways/trails/bike paths. Conceptual cost estimates are provided in 2016 figures to assist Staff in considering the budget implications of certain recommendations but will require refinement prior to budget submission. The detail on individual park upgrades can be found in the following section on park and facilities recommended upgrades.

Timeframe to complete is designated as:

- Short-term (up to 3 years or FY17-FY19)
- Mid-term (4-6 years or FY20-FY22)
- Long-term (7-10 years or part of a future planning or CIP process)
- Ongoing (occurs on a continuous basis)

Goal 1: Improve Organizational Efficiencies of the City's Parks, Recreation, and Cultural Services

Objective 1.1: <i>Centralize the management of the management of parks, recreation, and cultural resources currently operating under the Community Development Department through the creation of a stand-alone Department or Division within Community Development or Public Works</i>			
Actions	Capital or One-Time Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.1.a Prepare for review and approval a re-organization of the City's parks, recreation, and cultural resource operations to enhance service delivery, better focus and guide maintenance operations, and create single point of contact for the community and partners.	\$0	\$0 (with no immediate additional services)	Short Term (FY18)
1.1.b Re-establish the Parks and Recreation Citizen Advisory Board to serve as a liaison between the City Council, the staff department, and citizens. The board would advise in matters affecting parks and recreation or culture and recreation and provide input into long-range planning for capital projects and programs.	\$0	\$0	Short Term (FY18)
Objective 1.2: <i>Improve internal and external communication regarding City parks, recreation and cultural activities and services</i>			
Actions	Capital or One-Time Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.2.a Develop and prepare cost estimates to implement a comprehensive marketing plan for parks, recreation, and cultural facilities and offerings.	\$50,000 (consultant cost)	\$TBD	Short Term (FY18)

1.2.b Develop and prepare a coordinated Wayfinding Signage Plan that addresses directional signage to parks and historic sites as part of a citywide signage plan.	\$0 (in-house)	\$0	Mid Term
1.2.c Develop sign design guidelines for site identification and internal wayfinding for facilities. As parks are improved, include signage in those projects.	\$0 (in-house)	\$0	Current FY17 Project
Objective 1.3: <i>Evaluate and strengthen existing parks, recreation and cultural resource partnerships within the community</i>			
Actions	Capital or One-Time Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.3.a Review all existing partnerships and ensure that they are accurately portrayed in a signed agreement with all opportunities explored. Examples of those currently being used are in-kind, collaborative, intergovernmental, MOU, facility use, and youth sports provider.	\$0	\$0	Short Term (FY18)
1.3.b Recognize and promote Manassas “home” team and partnership accomplishments within existing City announcements and promotions, including social media.	\$0	\$0	Immediately

Goal 2: Better Maintain and Improve Existing Facilities and Amenities

Objective 2.1 <i>Prepare maintenance and capital improvement plans with specific standards and timelines for budget approval annually</i>			
Actions	Capital or One-Time Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.1.a Develop a formal and comprehensive parks maintenance plan with specific standards to guide the ongoing maintenance of city parks and amenities.	\$0	TBD – develop levels of base (current) and identify enhanced maintenance costs	Current FY17 Project
2.1.b Develop a capital maintenance plan for budget consideration that systematically addresses deferred maintenance items, refreshes neighborhood parks on a regular cycle, and addresses deficiencies noted in the LOS Analysis for specific parks.	\$0 to develop CIP; (See Section C for CIP range of costs)	\$0	Short Term (FY18)
2.1.c Conduct a feasibility study to renovate the Stonewall Pool bathhouse and concession area, enhance the pool with additional seating and shade structures, and add family leisure style elements to modernize the facility and expand its participant reach.	\$50,000 - \$100,000	\$0	Short Term (FY18)

2.1.d Engage with the Greater Manassas Baseball League and adjacent localities to improve E.G. Smith Ballfields.	\$0	\$0	Immediately
Objective 2.2: <i>Expand greenways, bike paths, and trails connectivity</i>			
Actions	Capital or One-Time Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.2.a Update the City's trails and sidewalk plans to identify finished projects and missing connections both within the City and to partner institutions, such as George Mason University.	\$0	\$0	Mid Term
Objective 2.3: <i>Develop additional recreational facilities and amenities as identified by the community</i>			
Actions	Capital or One-Time Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.3.a Incorporate community center features into the feasibility study currently funded for a Library/Museum in historic downtown.	\$0	Staff Time	Included in current FY17 project
2.3.b Complete conceptual design for Dean and Stonewall Parks to provide additional multipurpose rectangular fields and outdoor recreational amenities for the community and develop multi-year CIP for park improvements for budget consideration.	\$70,000 Funded FY16-17	Staff Time	Current FY17 Project
2.3.c Avoid loss of existing parkland and amenities such as the E.G. Smith Ballfields and Lee Manor Park and identify opportunities for additional parkland and facilities.	\$0	N/A	Ongoing
2.3.d Develop and implement plans for undeveloped parkland at Cedar Crest Park, New Britain Park, and Lee Square Park.	\$35,000 ea.	\$0	Mid Term Long Term
2.3.e Consolidate Cannon Branch Stormwater and Cannon Branch Fort parcels to allow expanded passive recreation opportunities at Manassas Landing and Gateway Business Park.	\$5,000 – \$10,000 for survey and new signage	N/A	Short Term

Goal 3: Increase recreational opportunities and programming

Objective 3.1: <i>Expand program opportunities for fitness/wellness, special needs populations, families, teens, and seniors</i>			
Actions	Capital or One Time Cost Estimate	Operational Budget Impact	Timeframe to Complete
3.1.a Improve partnerships with other service providers and private instructors to offer programs and classes in city facilities and parks.	\$0	\$TBD	Mid Term
3.1.b Increase marketing of existing programs and classes offered by partner organizations to create greater awareness and potentially increase participation.	\$0	\$TBD	Short Term
Objective 3.2: <i>Increase aquatic programming</i>			
Actions	Capital or One-Time Cost Estimate	Operational Budget Impact	Timeframe to Complete
3.2.a Evaluate opportunities at Stonewall Pool to provide additional neighborhood-based aquatic programming.	\$0	\$TBD	Short Term
3.2.b Increase marketing of existing opportunities at both Stonewall Pool and the Freedom Center.	\$0	\$TBD	Short Term
Objective 3.3 <i>Continue support of neighborhood and community special events</i>			
Actions	Capital or One-Time Cost Estimate	Operational Budget Impact	Timeframe to Complete
3.3.a Continue to support neighborhood and community events that expand concerts, live performances, and various other cultural programs and events throughout the City.	\$0	\$TBD	Ongoing

Goal 4: Increase Financial Support and Opportunities for Parks, Recreation and Cultural Facilities and Programs

Objective 4.1			
<i>Establish a Best Practice Cost Recovery and Pricing Philosophy and Practice</i>			
Actions	Capital or One-Time Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.1.a Develop a resource allocation and cost recovery philosophy, model, and policy that are grounded in the values, vision, and mission of The City of Manassas.	\$0 (consultant cost)	\$0	Short Term
4.1.b Conduct a Fee Study and establish a pricing methodology that continuously reflects community values, while generating adequate revenues to sustain City of Manassas facilities, parks, programs, and services (Review annually).	\$0 (consultant cost, can be one study with above)	\$0	Short Term
Objective 4.2			
<i>Increase the number of parks and facility sponsorships</i>			
Actions	Capital or One-Time Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.2.a Identify naming opportunities and sponsors for parks and facilities to assist in physical improvements and ongoing maintenance.	\$0	Staff Time and potential increased revenue or decreased expenses	Short Term
4.2.b Prepare sponsorship policy, marketing plan, and sample sponsorship agreement for soliciting potential sponsors.	\$1,000	\$0	Short Term
Objective 4.3			
<i>Increase grant and philanthropic opportunities for capital improvements</i>			
Actions	Capital or One-Time Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.3.a Identify staff responsible for pursuing grant opportunities and philanthropic donations; prepare appropriate materials and improve ease of online platform for donations.	TBD	\$0	Mid-Term

C. Park and Cultural Facility Recommended Upgrades

Based on the results of this planning process, the consultant team has provided the following priority, site-specific recommendations for improving and enhancing specific City parks, recreation, and cultural sites. “Order of magnitude” costs are provided for planning purposes but will require additional refinement as specific enhancements are identified, engineered, and designed. Appendix XX, LOS Analysis provides a comprehensive list of all recommended enhancements. These recommendations are consistent with the overall goals and recommendations of this plan.

Jennie Dean Park

9501 Dean Park Lane

Jennie Dean Park comprises approximately 77 acres and includes the Boys & Girls Club facility. The park is the largest in the City’s park system, and its multiple sporting amenities attract visitors. Dean Park is home to a newly relocated skate park, two baseball fields, batting cages, tennis courts, and the Boys and Girls Club. Although the undeveloped portion of the site is cleared, current site grading and the level of maintenance are not suitable for athletic fields or sporting events. Jennie Dean Elementary School is located immediately adjacent to the park and provides the additional amenities of a playground, ballfield, football field, and running track. The public currently has limited access to these school amenities but they are heavily used after school hours.

Existing conditions do not take advantage of the expansive property and shared facilities potential with Jennie Dean Elementary School. A new master plan for Jennie Dean Park is currently underway that will provide two alternatives for the park including the relocation of the E.G. Smith Baseball Complex as one alternative and additional rectangular fields and community recreation facilities as the second alternative.

Based on public input from both the focus groups and the survey results, there is a great need for additional rectangle fields and it is unlikely that this need can be met at another location. It is the consultant team’s recommendation that rectangle fields be a major component of the future development of Jennie Dean Park. This site is the most suitable for a multi-field development, and the existing amenities at the park and the school greatly enhance the overall development.

E.G. Smith Baseball Complex

9698 Godwin Drive

E.G. Smith Baseball Complex is a 23-acre specialty park conveniently located at the intersection of Highway 28 and Godwin Drive. The complex includes eight diamond fields for practice, games, and regional/state tournaments and is home to the Greater Manassas Baseball League.

The complex is showing many signs of disrepair and age. Fences around fields are worn, damaged, and in need of replacement. Field nets and infield mix are replenished on an as needed basis annually. Fourteen of the complex’s 16 dugouts were replaced in the spring of 2016 due to storm damage in the previous year; field 6 contains the only remaining original dugout. The complex has only one permanent restroom attached to the concession building and requires temporary restrooms during peak season. Five batting cages are scattered around the complex. The site is furnished with a gravel parking lot and walking paths connecting the parking lot to fields and amenities are unsafe and need replacement. Overall, the baseball complex is aged and is no longer a strong regional representation of the City of Manassas or as in demand for hosting recreational events/tournaments.

While the City is considering relocating the complex to allow for future commercial development of the site, the consultant team recommends a major capital investment in the E.G. Smith Baseball Complex. Because of its location and past history of success hosting regional and state tournaments, not only is the complex a great recreational amenity but also potentially a greater economic draw with a more coordinated effort between the partners. Sports tourism has become a major economic driver for communities and has been a growing trend nationally for the past several years. In addition, the cost to renovate and upgrade the fields and lighting at their current location would be less expensive than a new site, particularly if land needs to be purchased.

Stonewall Park

8300 Stonewall Road

Stonewall Park is an expansive 24-acre community park complete with a variety of recreation amenities. The park features four tennis courts with lighting and adjacent parking. A nearby pavilion and restroom are in good condition and are connected to the parking lot by a concrete pathway. The concrete pathway also connects into the two basketball courts but does not connect the courts to the parking lot. The basketball court pavement is cracked in several locations and unlined. The adjacent playground is showing signs of age and lacks ADA access from the parking lot. The surrounding tree canopy provides moderate shade to the basketball court and adequate shade to the playground. Stonewall Park is also home to the Stonewall Park Pool and Walking Trail. A walking path connects the playground to the Pool parking lot. The second playground, nestled into a grove of trees overlooking the pool, is heavily used, particularly during pool season. The rectangular field is undersized for football and is overused with inadequate drainage and large dirt spots under goals and in the middle of the field.

A master planning process is currently underway for Stonewall Park. As part of that process, the consultant team recommends that upgrades to the existing rectangle field and the potential addition of a hard surfaced, fenced sports court should be priorities in order to relieve pressure on other existing rectangular fields in the city and reduce maintenance costs for the tennis courts, which are frequently damaged from users playing soccer. The surrounding tree canopy and undeveloped wooded areas may provide an opportunity to develop an additional rectangular field and a system of either hard surface or soft surface trails on the perimeter of the park and within the wooded areas. Focus group participants as well as survey respondents expressed a desire for additional trails, parking, improved playground equipment, and enhanced safety and security within Stonewall Park.

Stonewall Park Pool

8351 Stonewall Road

Stonewall Park Pool, located in Stonewall Park, is an aging facility that opened to the public in 1984. The site has a large main pool and a baby pool. The main pool recently underwent several mechanical and aesthetic updates, and in 2006, the baby pool was last renovated a concession stand was added. Despite these renovations, there are many deficiencies with the existing facilities. The admissions building experiences flooding, facility bathrooms are not ADA-compliant, and there is no family restroom or shower facility. Pool components, including lifeguard stands, pool ladders, and diving board, are rusting and pose significant safety hazards. Both the focus group attendees and the survey respondents indicated that the pool was an asset for Manassas and that upgrades were needed. Additionally, customers complain about the lack of shade and seating at the pool and have expressed a desire for additional leisure style amenities, such as a splash pad for young children.

As noted above the pool has aged and is in need of a major renovation to bring it up to current standard, make it more energy efficient, and become an attraction for the residents of Manassas. In addition to the competitive pool renovations, consideration for other recreational components should be given such as zero entry, spray, and splash components, and other interactive elements to attract young families. A comprehensive assessment and feasibility study for renovation or redevelopment of Stonewall Pool is recommended to identify the best approach to address the community's desire for improvement and expansion of this facility.

Park Master Plans and Other Capital Improvements

This document recommends the development of master plans for each of the City's parks. These detailed plans will maximize the program potential for each park and guide capital improvement plans. However, in order to provide Staff with an order of magnitude costs for the recommended improvements, the consultant team has provided the following Summary of Estimated Capital Costs.

To determine the range of costs for recommended upgrades, the City's parks and related facilities were organized into the following order of magnitude cost ranges and details on the recommended improvements are included in Appendix XX:

<\$75,000

These parks are in need of general maintenance and minor upgrades (e.g. clearing of invasive vegetation, landscape enhancements, addition of small site furnishings, play equipment upgrades, and play surface maintenance).

\$75,000-150,000

Parks within this cost range may include general upgrades and improvements that will require design and engineering (e.g. trails connections and parking lot enhancements).

\$150,000-500,000

These parks may include general maintenance and upgrades; large site features such as shade structures; and amenities that may require design, engineering, and utility infrastructure modifications.

\$1-5 Million

Parks within this cost range are in need of complete park renovations including upgrades of significant site features such as pool facilities and major building expansions.

\$5 Million+

Recommended improvements within this cost range include complete site construction/reconstruction of signature amenities such as sports complexes and community centers.

Total Estimated Capital Improvement Costs

The total estimated cost of identified recommended upgrades to the City's park and cultural system will range between \$26,112,500-52,825,000.

Summary of Estimated Capital Improvement Costs

Park	Range of Estimated Capital Improvement Costs						
	<\$75,000	\$75,000-150,000	\$150,000-500,000	\$500,000-1 Million	\$1-5 Million	\$5-10 Million	\$10-15 Million
Baldwin Park			•				
Byrd Park / Manassas Museum							•
Cavalry Run Park				•			
Cannon Branch Park	•						
Cedar Crest Park			•				
Center for the Arts (Hopkins Candy Factory)-Expansion					•		
Dean Park (Sports Complex Development in Place of E.G. Smith)							•
E.G. Smith Baseball Complex-Reconstruction							•
Harris Pavilion			•				
Jennie Dean Memorial Site	•						
Kinsley Mill Park			•				
Lee Manor Park		•					
Liberia Mansion				•			
Manassas Railroad Depot	•						
Mayfield Fort	•						
Nelson Park					•		
New Britain Park			•				
Oakenshaw Park			•				
Skate Park at Dean Park			•				
Stonewall Park				•			

Park	Range of Estimated Capital Improvement Costs						
	<\$75,000	\$75,000-150,000	\$150,000-500,000	\$500,000-1 Million	\$1-5 Million	\$5-10 Million	\$10-15 Million
Stonewall Park - Walking Trail		•					
Stonewall Park Pool					•		
Walter Delisle Park	•						
Winters Branch Trail		•					
Winterset Park			•				