

## Project Description & Location

- SUP 2021-0003, REZ 2021-0002, 8704 Sudley Road, Wawa gas station and store
- The current City of Manassas 2040 Comprehensive Land Use Plan designates the property as Sudley Medical. A priority of the Sudley Medical area includes the recognition and enhancement of interdependent and compatible retail/service uses.
- The proposed Wawa will be a compatible retail/service use supporting employers in the area, including the hospital.
- Wawa is a 24-hour use that will benefit the hospital's employees and patients along with thousands of visitors to the City. The Applicant has reached out to Novant Health UVA Health Systems Prince William Medical Center, and it is in support of the proposal. The Department of Economic Development also supports this project.
- The Sudley Medical Character Area included Design Principles that have been specifically incorporated into the proposed Wawa plan including tree and landscaping along each street frontage (Digges Road, Champion Court and Sudley Road), sidewalks on each street frontage, improved access management, and consistent signage and lighting.

## Existing Conditions

- The 2020 Citizen Satisfaction Survey shows that only 38% of the City's residents were satisfied with the City's efforts to improve commercial corridors.
- The buildings that will be replaced were built between 1962 and 1972. The current state of this site contributes to a deteriorated and unsightly impression of development in one of the City's most vibrant highway corridors. This new construction project will consolidate several lots and redevelop low rise, strip center-style buildings that have depreciated and outlived their useful life into a vibrant commercial use.

## Fiscal Impact

- This is the first Wawa in the City of Manassas and will contribute significant revenue to the City in the form of meals, sales, and gasoline taxes and the new construction will also result in increased real estate taxes.

## Citizen Input

- Extensive citizen input is required during a Special Use Permit process and considerable community outreach has been undertaken regarding the development of this property.
- Community meetings prior to Planning Commission and City Council Public Hearings:
  - applicant met with adjacent church
  - applicant held informational meeting for Digges Road businesses
- Legislative hearings regarding the proposal have been held by the Land Use Committee, the Planning Commission, and City Council. These hearings follow the normal City process and occur in the evenings when it has been determined the most input is likely to be received.
- A Planning Commission Public Hearing was held on 8/4/21
- A Planning Commission Public Hearing was continued to 10/6/21
- A City Council public hearing was held on 12/13/21
- Notification requirements for the public hearings includes newspaper advertisement, adjacent property owner notification, and public hearing signs posted on the property.
- Additional opportunities for comment were available to residents who wanted to communicate their concerns electronically and all comments are provided to the City Council.

