

Sudley Road Corridor: This corridor consists of 1,326 (+/-) acres and is approximately 2.87 miles long. The study area is generally bounded by Manassas National Battlefield Park in the north, Ashton Avenue in the west, Godwin Drive in the south and a portion of Williamson Boulevard in the east (see Figure 33). Three major corridors (Balls Ford Road, Sudley Manor Drive, and Godwin Drive) and one highway (Interstate-66) bisect the study area. The Bethlehem Road Activity Center abuts the study area to the west. There are a variety of intensities of residential uses surrounding the study area with a combination of commercial shopping centers, agriculture, open space, residential, car dealerships, and industrial parks are within the corridor.



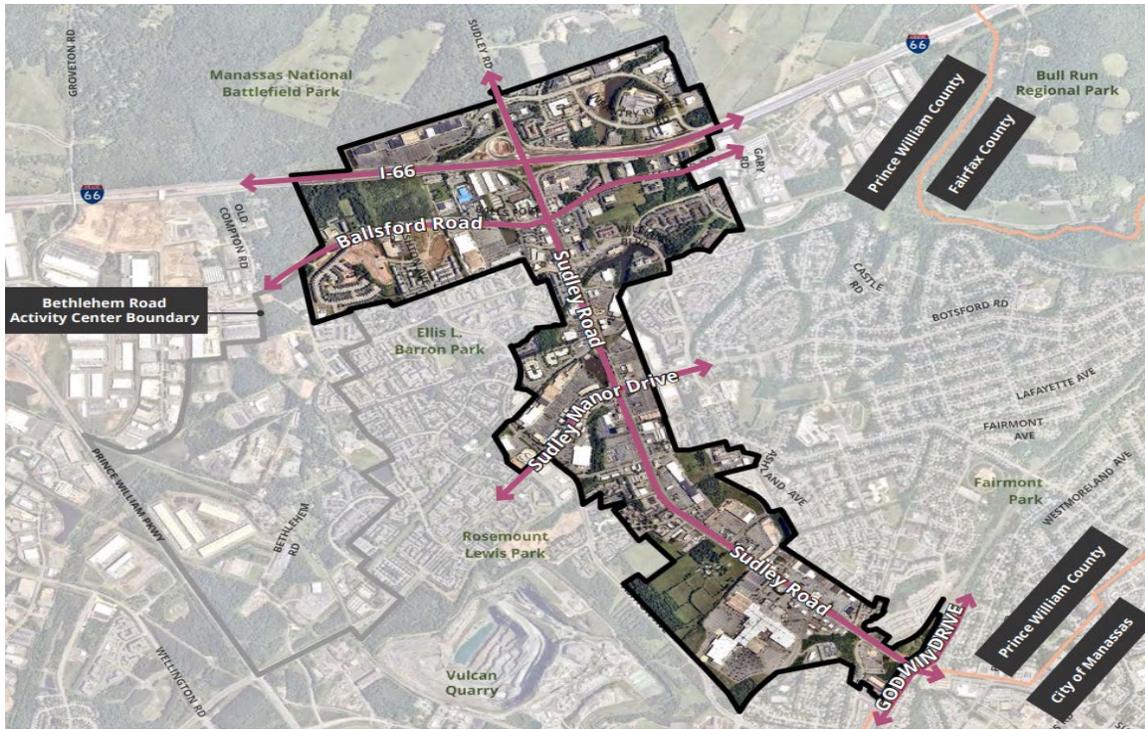


Figure 1: Route 1 Redevelopment corridor General Location and Study Area Boundaries

SUDLEY ROAD CORRIDOR LAND USE PLAN

The Long-Range Land Use Classifications associated with the study area include the following:

Town Center (TC T-5) will allow for infill at the Manassas Mall which includes high density residential along with redevelopment of the commercial areas.

Mixed Use (MU T-4) will allow for mixed-use development along both sides of Sudley Road, integrating housing options, community-serving retail, other commercial and employment activities, and public spaces.

Mixed Use (MU T-3) areas will provide a transition between residential uses on Balls Ford Road and commercial and mixed-use along the Sudley Road corridor, incorporating a range of housing options as well as limited community- and visitor-serving commercial uses. This designation will also enable a sensitive transition between the Manassas National Battlefield Park and the rest of the Sudley Road Corridor.

Commercial Use (COM) This designation is intended to provide for commercial areas in the study area along Sudley Manor Road.

Office Mixed Use (OMU) areas will support a mix of uses while accommodating hospitality, dining and retail, family-oriented entertainment, and office uses that complement the Manassas National Battlefield Park and the Northern Virginia Community College campus.

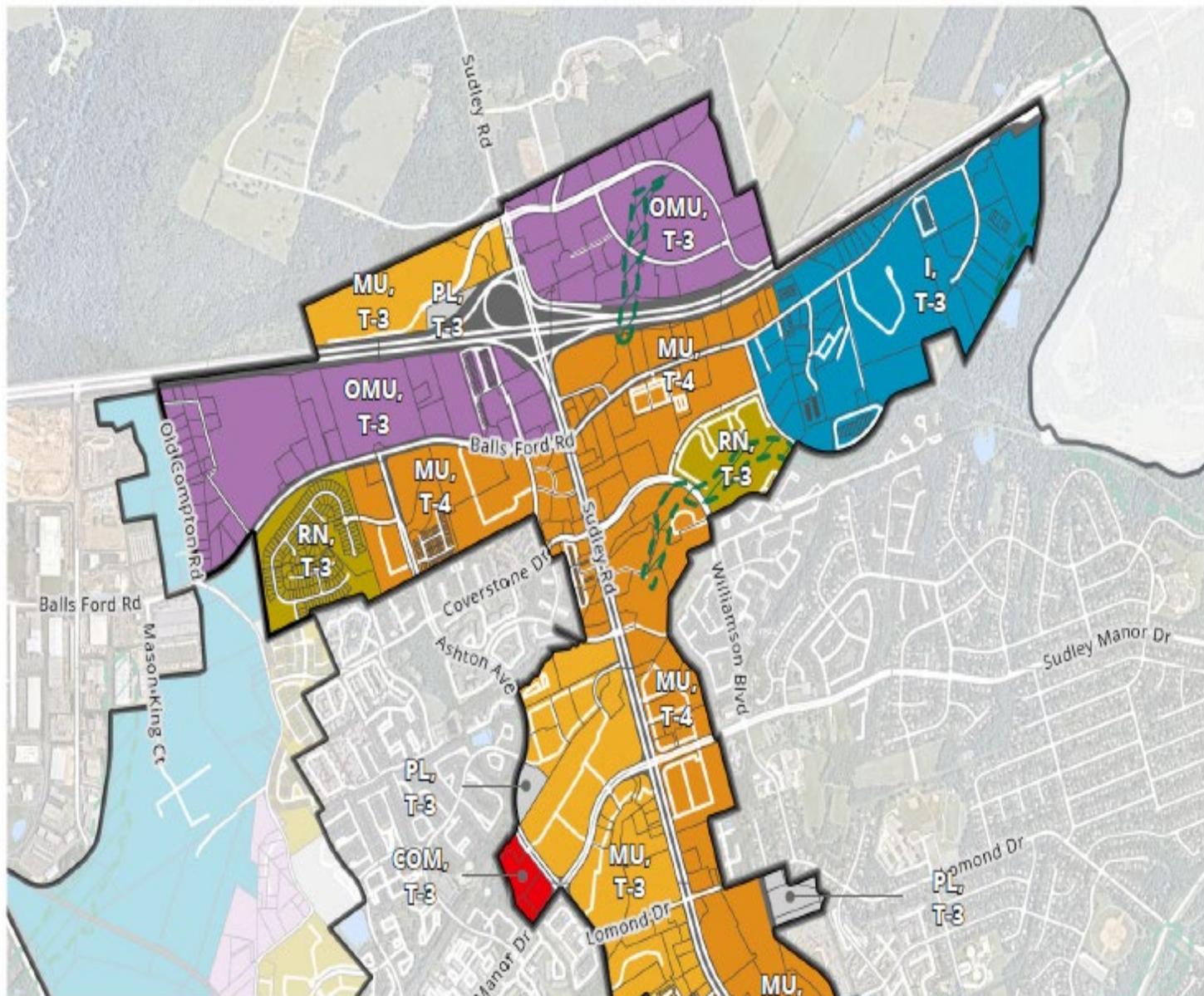
Residential Neighborhood (RN) areas will serve as transitions between mixed-use along Sudley Road and surrounding residential neighborhoods, while offering a variety of single-family and multifamily housing options.

Industrial (I-T3) will allow for and support a mix of light manufacturing, light industrial and commercial flex, start-up businesses, and office uses, while also accommodating existing and planned data center uses.

Parks & Open Space (POS) will expand the supply of accessible open space along the Sudley Road Corridor, while providing spaces for community gatherings and passive recreation.

Right-of-Way (ROW) includes roadways and interchanges.

Public Land (PL) designations reflect existing public facilities in the area.



Key of Land Use Designations

-  Environmental Resources
-  Office Mixed Use (OMU), T-3
-  Mixed Use (MU), T-5 - Town Center
-  Mixed Use (MU), T-4 - Community Mixed Use
-  Mixed Use (MU), T-3 - Neighborhood Mixed Use
-  Commercial (COM), T-3
-  Residential Neighborhood (RN), T-3
-  Industrial (I), T-3 - Tech/Flex
-  Parks and Open Space (POS), T-1

 Public Right-of-Way (ROW)

Figure 2: Sudley Road Corridor



SUDLEY ROAD CORRIDOR VISION

Leveraging the many cultural, historic, and natural resources surrounding it, Sudley Road will evolve into a mixed-use corridor offering new housing options, neighborhood-serving commercial uses, and hospitality amenities in a compact, pedestrian-oriented form. The corridor will serve as an attractive gateway into the County from the Manassas National Battlefield Park and the City of Manassas.

SUDLEY ROAD CORRIDOR LAND USE POLICY

SRLU POLICY 1: Encourage the redevelopment of older strip commercial uses with a compact mix of uses that integrates new housing options and neighborhood-serving commercial uses. Prioritize the redevelopment of the Manassas Mall site as a catalyst for further redevelopment of the corridor.

ACTION STRATEGIES

SRLU 1.1 Complement the adjacent Manassas National Battlefield Park and the Northern Virginia Community College campus with hotels, dining and retail, family-oriented entertainment uses, and other visitor amenities at the northeastern portion of the corridor, adjacent to Interstate 66. Strategically limit building heights to prevent visual impacts on Manassas National Battlefield Park viewsheds.

SRLU 1.2 Protect the integrity of Manassas National Battlefield Park (Park) by encouraging compatible development along its borders. Encourage building design that limits height and visibility from the Park, while minimizing light intrusion into the Park. Incorporate landscape buffers, appropriate trees, facade colors that blend into the landscape (brown and green preferred), and other measures to mitigate visual impact on the Park.

SRLU 1.3 Through infill residential development, foster a sensitive transition in scale and intensity between Sudley Road and surrounding residential uses.

SRLU 1.4 Integrate accessible open space and public gathering spaces as part of redevelopment, on undeveloped or underutilized land, and along stream corridors, in order to provide community amenities.

SRLU 1.5 Explore opportunities to create welcoming and identifiable gateways from the City of Manassas and Manassas National Battlefield Park. Pursue gateway strategies such as streetscape

and median enhancements, signage, public art, and landscaping. Honor the historical significance of the Park through landscape improvements that foster a transition in character as Sudley Road approaches the Park.

SRLU 1.6 Accommodate data center uses between Crestwood Drive and the existing Manassas Mall site, while encouraging compatible site and building designs that mitigate the facility's visual impact and contributes to an attractive, pedestrian-oriented street frontage along Sudley Road.

SRLU 1.7 Accommodate a range of light manufacturing, light industrial and commercial flex, start-up businesses, and office uses, as well as existing and planned data center uses, in designated technology flex areas adjacent to Interstate 66.

SUDLEY ROAD CORRIDOR HOUSING USE POLICY

SRHP POLICY 1: Provide a range of housing options along the Sudley Road corridor, including affordable and market-rate options.

ACTION STRATEGIES:

SRHP 1.1 Integrate infill residential development, with a range of single-family and multifamily housing options, adjacent to the Sudley Road corridor.

SUDLEY ROAD CORRIDOR MOBILITY POLICY

SRMP POLICY 1: Improve pedestrian and bicycle connections along and across Sudley Road. Explore opportunities for new and/or enhanced east-west connections, including new and/or enhanced crossings on Sudley Road, and connections to surrounding neighborhoods and parks. Explore the potential for pedestrian refuge areas within the Sudley Road median.

ACTION STRATEGIES:

SRMP 1.1 Improve the pedestrian environment by enhancing the Sudley Road streetscape, while consolidating curb cuts.

SRMP 1.2 Integrate new street connections as commercial sites redevelop to create a connected street grid.

SRMP 1.3 Connect the Sudley Road Corridor to existing and proposed trails, with connections to existing natural resource areas and cultural resources.

SRMP 1.4 Improve pedestrian connections to Manassas National Battlefield Park from the area south of Interstate 66.