

PLANNING COMMISSION RESOLUTION

MOTION:

April 23, 2025

Regular Meeting

SECOND:

Res. No. 25-xxx

RE: REZONING #REZ2024-00039, MANASSAS MALL MIXED USE

BRENTSVILLE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, to rezone ±60.56 acres which is a portion of the property that constitutes the Manassas Mall, from B-1, General Business to MXD-U, Mixed Use District, Urban with a T-6 Transect, to allow for the development of 1,041 multi-family residential units and approximately 47,036 square feet of commercial buildings; and

WHEREAS, the subject property is located near the intersection of Rixlew Lane, and Ashton Avenue is identified on County maps as GPIN: 7696-55-3573, 7696-54-8689, 7696-64-5989, 7696-65-4175; and is currently addressed as 8501 Ashton Avenue, 8670 and 8614 Rixlew Lane, and 8300 Sudley Road; and

WHEREAS, the subject property is designated as Mixed Use, Urban Community, MXD-U with a T-6 Transect in the Comprehensive Plan which recommends a density of 50-100 dwelling units per acre and a FAR of 2.3 to 3.0; and is located within the Sudley Road Redevelopment Corridor Special Planning Area and Environmental Resource Protection Overlay; and

WHEREAS, the site is currently zoned B-1, General Business District and within a 100-year Flood Hazard Overlay; and

WHEREAS, County staff recommends that the Planning Commission recommend approval of this Rezoning for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 23, 2025, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Rezoning #REZ2024-00039, Manassas Mall Mixed Use, subject to the Proffer Statement dated April 11, 2025.

April 23, 2025 Regular Meeting Res. No. 25-xxx Page 2

ATTACHME	NT: Proffer Statement dated April 11, 2025.
<u>Votes</u> :	
Ayes:	
Nays:	
Abstain fro	
Absent from	
Absent fro	m Meeting:
MOTION CA	ARRIED
A	
Attest:	OL D ~
	Oly Peña
	Clerk to the Planning Commission

APPLICANT'S FINAL SUBMISSION PROFFER STATEMENT

Re: REZ #2024-00039, Manassas Mall Mixed Use

Applicant/Record Owner: Manassas Real Estate Ventures, LLC

Property: GPINs: 7696-55-3573; 7696-54-8689; 7696-64-5989 and 7696-65-

4175

Brentsville Magisterial District

Existing/Proposed Zoning:

GPIN 7696-55-3573	B-1 to MXD-U, Mixed Use District-Urban with (T-6 transect)
GPIN 7696-54-8689	B-1 to MXD-U, Mixed Use District-Urban with (T-6 transect)
GPIN 7696-64-5989	B-1 to MXD-U, Mixed Use District-Urban with (T-6 transect)
GPIN 7696-65-4175	B-1 to MXD-U, Mixed Use District-Urban with (T-6 transect)

Collectively, these parcels are referred to herein as the "Property" unless the context requires otherwise.

Proposed MXD-U (T-6) Acres: \pm 60.5567

Date: March 6, 2024 Rev. September 20, 2024 Rev. February 11, 2025 Rev. April 11, 2025

The undersigned hereby proffers that the use and development of the Property shall be in substantial conformance with the following Proffers that shall supersede all other Proffers with respect to the Property thereto heretofore made. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these Proffers shall be deemed withdrawn and void. The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the Proffers.

Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvements, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

"Final Rezoning", as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC

> Page 2 of 20 Rev. September 20, 2024

Rev. February 11, 2025 Rev. April 11, 2025

following entry of a final court order affirming the decision of the Board of County Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal and the mandate issued.

For purposes of this Proffer Statement, relevant plans and exhibits shall include the following:

- A. "Manassas Mall Master Zoning/General Development Plan MXD-U(T-6) District" prepared by VIKA Virginia, LLC, dated March 6, 2024, revised September 20, 2024, revised February 11, 2025, consisting of the following proffered sheets (collectively, the "MZP/GDP"):
 - Civil
 - C-01 Cover Sheet
 - C-02 General Notes & Tabulations
 - C-03 Existing Conditions
 - C-04 Overall Context Plan
 - C-04A Existing Vegetation Exhibit & Notes
 - C-04B Overall Master Zoning Plan
 - C-04C Infrastructure Plan
 - C-04D Environmental Constraints Exhibit
 - C-05 Overall Development Plan
 - C-06 Development Plan Land Bay 1
 - C-07 Development Plan Land Bay 2
 - C-08 Development Plan Land Bay 3
 - C-09 Functional Grading & Utility Plan Land Bay 1
 - C-10 Functional Grading & Utility Plan -Land Bay 2
 - C-11 Functional Grading & Utility Plan Land Bay 3
 - C-12 Fire Access Autoturn Land Bay 1
 - C-13 Fire Access Autoturn Land Bay 2
 - C-14 Fire Access Autoturn Land Bay 3
 - C-15 Overall Vehicle and Pedestrian Plan
 - C-15A Overall Site Timing Exhibit
 - C-16 Overall Stormwater Management Plan
 - C-17 Architectural Sections Land Bay 1
 - C-18 Architectural Sections Land Bay 2
 - C-19 Architectural Sections Land Bay 3
 - Landscape
 - L-01 Open Space Plan
 - L-02 Landscape Buffer Plan
 - L-02A Land Bay Plan (Landscape)

REZ #2024-00039, Manassas Mall Mixed Use

Manassas Real Estate Ventures, LLC

Page 3 of 20

Rev. September 20, 2024 Rev. February 11, 2025

Rev. April 11, 2025

- L-03 Land Bay 1 (Landscape)
- L-03A Land Bay 1 Podium Level Plan (Landscape)
- L-04 Land Bay 2 (Landscape)
- L-04A Land Bay 2 Podium Level Plan (Landscape)
- L-05 Land Bay 3 (Landscape)
- L-05A Land Bay 3 Podium Level Plan (Landscape)
- L-05B Land Bay 4 (Landscape)
- L-06 Overall Site Plan (Landscape)
- L-07 Land Bay 1 Ground Floor Plan
- L-08 Land Bay 2 Ground Floor Plan
- L-09 Land Bay 3 Ground Floor Plan
- L-09A LandBay 4 Layout Plan
- L-010 Land Bay 1 Sections
- L-011 Land Bay 2 Sections
- L-012 Land Bay 3 Sections
- L-013 Land Bay 1 Podum Plan
- L-014 Land Bay 2 Podium Plan
- L-015 Land Bay 3 Podium Plan
- Supplemental
- S-01 Existing Approved Landscape Plan (For Information Only)
- S-02 Existing Approved Landscape Plan (For Information Only)
- S-03 Existing Approved Landscape Notes & Details (Information Only)

Proffered Design Guidelines consisting of the following:

- Manassas Mall Mixed Use Story & Narrative Framework dated February 11, 2025
- Manassas Mall Concept Design Package dated February 11, 2025
- Manassas Mixed-Use Signage & Wayfinding
- Manassas Mixed-Use Concept Design Progress Lighting
- Manassas Mixed Use Nighttime Lighting Concept
- Manassas Mixed Use A Placemaking Experience dated February 11, 2025

USES AND SITE DEVELOPMENT

1. Except as otherwise provided herein, the Property shall be developed in substantial conformance with the MZP/GDP and the Design Guidelines as set forth in Proffer 6. The uses shall be those permitted by right, by special use permit subject to a separate Board approval, or as secondary uses in the MXD-U (T6) Zoning District as permitted by the Zoning Ordinance or by approval by the Board of County Supervisors as applicable. The

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 4 of 20 Rev. September 20, 2024 Rev. February 11, 2025 Rev. April 11, 2025

Design Guidelines set forth the design principles that will guide the development. There shallbe no new buildings on Land Bay 4. Promenades and other ancillary modifications as reflected on the MZP/GDP or are that reasonably necessary to develop the Property as shown on the MZP/GDP are permitted. The construction of any new buildings on Land Bay 4 shall require a proffer condition amendment.

- 2. The maximum number of residential units constructed on Land Bays 1, 2 and 3 shall not exceed 1,041 multifamily units and 45,000 square feet of commercial use. The 2-story dwelling units located on top of the podium on Land Bay 1 shall be deemed to be multifamily units as shown on the MZP/GDP.
- 3. For purposes of calculating density on final site/subdivision plans for each of Land Bays 1, 2 and 3, the density permitted in each Land Bay shall be capped at the maximum number of multi-family units, as set forth on the MZP/GDP, provided that the total number of residential units as set forth in Proffer 2 is not exceeded. Construction of residential units shall be commenced in each Land Bay in accordance with the Phasing Proffers below. With each site/subdivision plan submitted, the Applicant shall provide a cumulative tabulation of the number of residential units constructed in order to ensure that these requirements will have been satisfied upon full buildout.
- 4. For purposes of calculating open space and tree canopy coverage, each Land Bay may be considered separately upon completion of development or redevelopment of that Land Bay. With each final site/subdivision plan submitted for a Land Bay, the Applicant shall provide a cumulative tabulation of the open space and tree canopy coverage calculations of the entire Land Bay, in order to ensure that all County Ordinances, codes, regulations, and requirements as modified or waived shall have been satisfied upon full buildout.
- 5. The Applicant may use the Property in accordance with the MXD-U (T-6) District unless its requirements are waived and/or modified or otherwise specified in accordance with these Proffers, the County's Design and Construction and Construction standards Manual ("DCSM") or County Code, Section 32-307.60. The following shall only apply to Land Bays 1, 2, and 3. With the Planning Director's approval, for space to be occupied by nonresidential uses, the buildings may use design elements, features, materials, and colors that are trademark and/or prototype features for specific retail uses. The first-floor exterior side of the residential buildings with the principal entrance shall consist of building materials, such as, but not limited to, brick and architectural concrete masonry, stone and manufactured stone products, architectural concrete, cementitious siding materials, synthetic stucco, stucco, architectural metals, and glass window or storefront fenestration. The other 3 sides of the building shall have facades consisting of stucco or synthetic stucco consistent with the facades of the residential units on the side of the building facing the Mall ring road, provided, however, the garage level floors shall be stucco or synthetic stucco with scoring. Garage floors shall not be fully enclosed but landscaping shall be

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 5 of 20 Rev. September 20, 2024 Rev. February 11, 2025

Rev. April 11, 2025

provided as shown ed on the MZP/GDP on the land bay for the rear of the first floor garages. Roofs on the principal residential buildings shall be flat. Roofs for the townhouse style units on the podium of Land Bay 1 and on the commercial buildings may be flat or sloped. Painted or unpainted standard concrete block, painted or unpainted wood siding, aluminum siding and vinyl siding materials shall not be permitted. The Applicant shall submit to the Planning Director, or its designee, building elevations/exterior design of the proposed building(s) for review to confirm compliance with this Proffer. The Applicant shall be permitted to obtain preliminary site plan approval on properties subject to these Proffers prior to final review and approval of the building elevations/exterior design of the proposed building(s) but shall not be permitted to receive final approval of a site plan prior to final review and approval of the building elevations/exterior design of the proposed

6. The development of the Property shall be constructed in accordance with the following:

building(s) by the Planning Director.

The Applicant proffers the Design Guidelines as follows. The Design Guidelines attached hereto represent guidelines and are not intended to be rigid standards but rather are proffered to establish a level of quality for the development. The Design Guidelines apply to the improvements on Land Bays 1, 2, and 3 and the modifications to Land Bay 4 shown on the MZP/GDP. They do not apply to the existing buildings, lighting and signs on Land Bay 4. Modifications or additions may be made to the existing buildings on Land Bay 4 that are consistent with the current architecture including design elements, features, materials and colors that are trademarked and/or prototype features for specific retail uses. Alternate features that represent the same level of quality may be utilized. In the event of a conflict between the Proffers and Design Guidelines, the Proffers shall control. In the event of a conflict between the Design Guidelines and the MZP/GDP, the MZP/GDP shall control.

Minor modifications may be made to the Design Guidelines at the time of final site/subdivision plan submittal. More substantive modifications may be approved by the Prince William County Planning Director, or designee upon a finding that the modification will maintain the level of quality demonstrated by the Design Guidelines and will be consistent with the intent of the MXD zoning district and Section 32-280.01 of the Zoning Ordinance.

- 7. The Applicant proffers the following pursuant to section 32-307.50 of the Zoning Ordinance.
 - A. <u>Architecture</u>: The following shall only apply to Land Bays 1, 2, and 3.

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 6 of 20 Rev. September 20, 2024

> Rev. February 11, 2025 Rev. April 11, 2025

- 1) The general architectural features for the residential buildings on Land Bays 1, 2, and 3 are reflected in the renderings that are part of the Design Guidelines subject to the permitted use of the materials, identified in Proffer 5. The buildings shall demonstrate the consistency, compatibility, and the utilization of the same or complementary exteriors, materials, and style of features. Freestanding commercial buildings in Land Bay 1 shall complement the design of the residential building on Land Bay 1 but may vary to utilize appropriate commercial features, materials, and colors.
- 2) Architecturally appropriate and coordinated cornice lines, rooflines, and eave projections and treatments to modulate long building walls and roof planes shall be provided as demonstrated by the renderings.
- 3) No building shall be located on a zero-lot line, provided however, commercial buildings that are adjacent to the ring road may be located with no setback from the ring road.
- 4) Walls other than retaining walls, hedges and fences shall not exceed six feet in height. Walls shall be constructed of materials similar to those used in the buildings they serve or composite materials, fences may consist of metal or wood. Hedges shall be planted with native, drought tolerant species as specified herein
- 5) External freestanding and façade light fixtures on Land Bays 1, 2 and 3 shall be of the type reflected in the Design Guidelines but shall not permit lighting to bleed onto adjacent offsite properties that are not part of the Manassas Mall.
- 6) Noise level mitigation shall be provided for all rooftop mechanical equipment by the use of mechanical screen walls or appropriate enclosures.
- 7) Freestanding lights located on Land Bays 1, 2 and 3 within fifty (50) feet of a residential building shall not exceed eighteen (18) feet. Parking lot lights on Land Bay 4 may be the same height as existing parking lot lights on Land Bay 4.
- 8) Each residential building shall incorporate an amenity space in the form of an above ground concrete deck space.
- 9) Energy efficient measures shall include Energy Star Appliances, low-flow faucets, low flow toilets, and LED lighting.
- 10) Ground level HVAC units shall be screened in accordance with the DCSM.
- 11) Public amenities shall include utilization by the public of the new bus stop, the Rixlew Ribbon and the designated park on land adjacent to Land Bay 1. Provided, however, that the Applicant may impose and enforce reasonable rules of conduct and bar individuals who violate said rules. A copy of said rules will be provided to the County with the site plan for the park. The right to use said space by the public shall not be deemed to be a dedication to the public.

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 7 of 20 Rev. September 20, 2024

Rev. February 11, 2025 Rev. April 11, 2025

12) Comprehensive sign guidelines are provided in the Design Guidelines.

B. Streets, Alleys, Bicycle Paths, Trails, Paths and Sidewalks.

- 1) The design of these features shall comply with the DCSM subject to approved waivers and modifications set forth in these Proffers or thereafter granted pursuant to the DCSM to permit the development of the Land Bays as reflected on the MZP/GDP. This includes an approved waiver or modification to permit the existing Manassas Mall ring road to remain in lieu of meeting the DCSM requirements for private streets, to waive the requirement for sidewalks adjacent to the ring road and to permit four-foot-wide sidewalks in certain areas as reflected on the MZP/GDP. Pedestrian crossings shall be permitted at the locations reflected on the MZP/GDP and shall be painted or constructed out of material differentiating it from the ring road. Provided, however, the existing ring road may be modified as shown on the MZP/GDP for minor changes in location and design to accommodate the proposed pedestrian crossings, the promenades and as necessary for development of Land Bays 1, 2 and 3 in accordance with the MZP/GDP. The Manassas Mall ring road shall be maintained by the owner of Parcel 4, but the cost thereof may be allocated among all owners of property at the Manassas Mall.
- 2) Street lamp placement on Land Bays 1, 2 and 3 shall be at locations necessary to provide a safe level of lighting for night-time activities and shall be of a style set forth in the exhibits to the Design Guidelines.
- C. Parking. As to Land Bays 1, 2 and 3:
 - 1) The Applicant shall, on the final site plan, designate an area for ride sharing services such as Uber and Lyft which may be in the garage.
 - 2) All parking for residential and non-residential uses located on Land Bays 1, 2 and 3 shall be provided in the building garages located on each such Land Bay.
 - 3) Screening for service, maintenance and loading areas shall be provided as required by the DCSM subject to any approved waivers or modifications.

D. <u>Landscaping</u>.

1) Landscaping shall be provided in the open space in accordance with the Design Guidelines and the MZP/GDP.

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 8 of 20 Rev. September 20, 2024 Rev. February 11, 2025 Rev. April 11, 2025

2) No landscaping shall be installed on public property.

E. Amenities.

- 1) The following amenities shall be provided:
 - i. Amenities for residents on elevated plazas on Land Bays 1, 2, and 3 shall include, but not be limited to, the following: residential patio, lawn area, BBQ area, fitness patio, and pool as shown on the MZP/GDP. All such amenities shall be provided prior to the issuance of the fiftieth (50th) occupancy permit for the applicable building.
 - ii. Amenities in the park on land adjacent to Land Bay 1 shall include but not be limited to, a playground, dog park, and seating as shown on the MZP/GDP.
 - iii. The amenities provided as part of the Rixlew Ribbon when completed and nearby areas shall include a muti-purpose trail, an area for a small farmers market, art and be connected to the park, playground, new bus stop, dog parks and promenades. Pictures in the Design Guidelines are illustrative and are not intended to commit to the specific equipment or features shown therein. The Rixlew Ribbon and features provided as part thereof or in nearby areas will be provided at the time specified in Proffer 8.
 - iv. Amenities will be maintained by the owner of the Land Bay where the amenity is located.

PHASING OF DEVELOPMENT

- 8. The Property shall be developed in three Phases that may overlap.
 - a. Phase 1 shall consist of construction of the residential structure on Land Bay 1.
 - b. Phase 2 shall consist of construction of the residential structure on Land Bay 2.
 - c. Phase 3 shall consist of construction of the residential structure on Land Bay 3.
 - d. Construction of the non-residential structures may occur at any time based upon tenant demand
 - e. Page C-15A of the MZP/GDP identifies the Improvement Areas where infrastructure, landscaping (including, but not limited to, tree canopy and internal parking lot landscaping), the Rixlew Ribbon and fitness stations, dog parks and promenades will be provided as part of the development of each Land Bay where

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 9 of 20 Rev. September 20, 2024 Rev. February 11, 2025

Rev. April 11, 2025

they are located, hereafter collectively referred to as Land Bay Infrastructure and as more particularly provided in Proffer 14.c.

As to Land Bay 4, excluding those areas identified on page 15A of the MZP/GDP as Land Bays 4A and 4B, the Land Bay Infrastructure located on Land Bay 4 required for Land Bays 1, 2, and 3 shall be constructed at the same time as the applicable residential building is constructed. Land Bays 4A and 4B are conceptual in nature and are illustrative and, therefore, not proffered. They represent potential redevelopment areas and Land Bay Infrastructure for said illustrative land bays shall be provided at the time of their redevelopment. For clarification, Land Bays 5 and 6 as reflected on page 15A of the MZP/GDP are properties owned by others and are shown only for illustrative purposes. Accordingly, the elements shown on page C-15A on Land Bays 5 and 6 are illustrative and not proffered. The landscaping on the portion of Land Bay 4B adjacent to Land Bay 5 shall be provided the latter of when Land Bay 5 is redeveloped or Sudley Road is modified to provide additional landscaping in the adjacent right of way.

TRANSPORTATION

- 9. <u>Interparcel Access and Modification of Median.</u>
 - a. Easements for interparcel connections shall be provided unless an adjacent parcel is developed for data centers.
 - b. The Applicant shall modify the median on Rixlew Lane as reflected on page C-02 of the MZP/GDP. Said modification shall be completed prior to the issuance of the first occupancy permit for the residential building on Land Bay 1.
- 10. Parking Management Plan and Bicycle Racks and Sharrows:
 - a. The Applicant shall adopt and utilize a parking management plan, including enforcement thereof, to ensure that an appropriate number of parking spaces are available for each unit.
 - b. The Applicant shall provide the number of bicycle racks on Land Bays 1, 2, and 3 required by the DCSM plus an additional ten percent of the DCSM requirement. Bicycle storage spaces/racks shall be provided inside the parking garages that are part of each residential building. Bicycle racks may be provided elsewhere on the applicable Land Bay. In addition, a portion of the racks shall be provided in the commercial areas on Land Bay 1, at the park and the additional bus stop. Bicycle sharrows shall be painted on the ring road.

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 10 of 20 Rev. September 20, 2024 Rev. February 11, 2025 Rev. April 11, 2025

- 11. <u>Electric Vehicle ("EV") Charging Station</u>: The Applicant shall provide a minimum of four (4) electric charging station(s) in the garage of each residential structure. Two additional roughed in hardwire expansion stations shall be provided in the garages of each residential structure on Land Bays 1, 2 and 3 for future demand. When not in use, EV parking spaces may be utilized for short-term ride-sharing pick-up purposes.
- 12. The Applicant shall provide a location for an additional OmniRide bus stop at the location identified on the MZP/GDP.

PARKS AND RECREATION

13. The Rixlew Ribbon, as contemplated by the Design Guidelines and the park shown in the MZP/GDP upon completion, shall be available pursuant to a license, easement or other legal form for use by the public subject to reasonable rules and regulations, including the right to exclude individuals who violate the rules. This Proffer shall not result in the Rixlew Ribbon or park being considered a dedicated public space and should a court determine it does constitute a public space, its use may be restricted to residents living in the residential structures on the Property constituting the Mall and their guests.

COMMUNITY RECREATION AND OPEN SPACE AMENITIES

- 14. The Applicant shall provide recreation facilities for use by the residents on each of Land Bays 1, 2, and 3 as reflected in Proffer 7.E. (1)(i). In addition, the Applicant shall:
 - a. Provide one (1) playground as part of the park on land adjacent to Land Bay 1 appropriate for ages 2-12 with playground equipment. The playground shall have one primary play structure and at least three (3) secondary activity components, along with seating options.
 - b. Provide two (2) dog parks as shown on the MZP/GDP.
 - c. Said amenities shall be located and constructed prior to the first occupancy permit for the area in which they are located and shall be shown on each respective final site plan. The park shall be constructed prior to the first occupancy permit for the residential building on Land Bay 1.

COMMUNITY DESIGN

- 15. Design Guidelines, HOA, Graffiti, and Building Height. The following shall apply to Land Bays 1, 2 and 3.
 - a. Modifications to the Design Guidelines may be made at the time of final site/subdivision plan. Modifications to the Design Guidelines may be approved by

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 11 of 20 Rev. September 20, 2024 Rev. February 11, 2025 Rev. April 11, 2025

the Prince William County Planning Director, or its designee, who shall notify the Applicant what has been determined in regard to the modification's consistency with the intent of the Design Guidelines provided that said modifications maintain the level of quality established by the Design Guidelines and are consistent with the General Purposes of planned development districts as set forth in Section 32-280.01 and the purpose and intent of the MXD zoning districts set forth in Section 32-307.01. The Applicant shall not proceed with any such substantive amendment found to be inconsistent by the Planning Director unless the same is waived or modified. The Applicant shall have the right to seek such waivers and modifications as may be permitted by the Zoning Ordinance or DCSM.

- b. Changes to allow additional building materials consistent with the overall design of the applicable building may be approved by the Planning Director or its designee prior to the issuance of the building permit. Freestanding commercial buildings may include designs and materials that are typically utilized for office or retail structures. Compliance with this Proffer shall be evidenced with the submission of building elevations to the Department of Development Services Director or designee two weeks prior to the request for a building permit release letter.
- c. In the event any individual multi-family units are sold to individual owners, the Applicant shall establish an association or multiple associations (residential and/or nonresidential) for the Property (collectively and individually, the "Associations") subject to such covenants, conditions, and restrictions ("CC&Rs") that shall include such matters as architectural controls, signage, building materials, and lighting requirements, and that shall assign the responsibility to oversee the on-going management and maintenance of the common areas of the Property, including, without limitation, landscaping and maintenance of community use space and private streets. All such CC&Rs shall be consistent with these Proffers, applicable County Ordinances and standards, regulations, requirements and the Design Guidelines.
- d. The Applicant shall remove any graffiti on the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 et seq. of the Zoning Ordinance. Any graffiti shall be reported to the Prince William County Police Department before removal.
- e. The specific number of stories is not proffered but the maximum building height, measured to the top of the structural roof shall not exceed 120 feet except for parapets, mechanical equipment, elevator penthouses, and other necessary enclosures and the minimum building height for the primary residential buildings shall be 45 feet. Provided however, that the townhouse style units on top of the

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 12 of 20 Rev. September 20, 2024 Rev. February 11, 2025 Rev. April 11, 2025

podium on Land Bay 1 and freestanding commercial buildings shall not be subject to said minimum height.

SIGNS

16. <u>Signs</u>:

- a. Signs that are consistent with the Design Guidelines shall be permitted on the Property. Existing signs on Land Bay 4 may remain or be relocated. The Applicant shall modify and update the existing pylon sign along Sudley Road to incorporate the revised name of the mixed use development.
- b. Temporary signage shall be allowed only as set forth in the Zoning Ordinance.

WALLS AND FENCES; SCREENING

17. This Proffer 17 applies to Land Bays 1, 2 and 3. Each freestanding wall that is located on the Property utilized for screening shall be the minimum height necessary to provide the applicable screening and shall, to the extent practical, be constructed of materials similar to those utilized on the primary building on the Land Bay or composite materials; provided, however, that gates may be constructed of materials suitable for that purpose. Fences may be constructed of wood, metal or composite materials. Ground level HVAC units shall be screened in a manner that will not impede their function. Service, maintenance, and loading areas shall be screened as provided for in the DCSM.

BUFFERS, LANDSCAPED AREAS, TREE CANOPY, TREE PRESERVATION, AND OPEN SPACE

- 18. Planted buffers, landscaped promenades and other landscaping shall be provided and planted in accordance with the MZP/GDP, the timing, waivers, and modifications set forth herein and those granted waivers and modifications pursuant to the DCSM.
- 19. Buffers and landscaped promenades shall be provided at the time specified in Proffer 8(e) (and page C-15A of the MZP/GDP) and shall be shown on each respective approved final site or subdivision plan.
- 20. The planted buffer abutting GPIN 7696-56-3095 is modified to that shown on the MZP/GDP.

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 13 of 20 Rev. September 20, 2024 Rev. February 11, 2025

Rev. April 11, 2025

21. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have previously been paved shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3", and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, or sandy clay loam. The topsoil shall not be a mixture of, or contain contrasting textured, subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter,

ENVIRONMENTAL

such as leaf mold, peat moss, etc.

- 22. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre of Land Bays 1, 2 and 3 for water quality monitoring. This contribution shall be paid prior to and as a condition of the issuance of the first occupancy permit issued in connection with each site or subdivision plan for residential uses and the first building permit for nonresidential uses and shall be based on the acreage reflected on each such approved plan.
- 23. The Applicant shall utilize indigenous and drought tolerant plants for 70% of required plantings, excluding annuals.

WATER AND SEWER

24. The Property shall be served by public sanitary sewer and water and the Applicant shall be responsible for the costs and construction of those on and off-site improvements necessary to meet the requirements of Prince William Water and provide such service for the demand generated by the development on the Property.

The connection to public water and sewer shall be in accordance with the County's land use policies, ordinances, codes, requirements and regulations to include the following:

- 1. No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances shall be discharged into the public sewer system.
- 2. Applicant shall size, design, and install a Prince William Water approved grease trap on-site and submit an Industrial Users Survey, if required by Prince William Water. The Applicant shall properly maintain the grease trap to prevent grease build-up in the force main or gravity sewer.

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 14 of 20 Rev. September 20, 2024 Rev. February 11, 2025 Rev. April 11, 2025

- 3. Fire sprinkler systems shall incorporate a County approved backflow prevention device and be designed to eliminate water hammer.
- 4. Grinder pumps in the sanitary sewer system shall be installed as required.
- 5. The Applicant shall install a County approved, adequately sized backflow prevention device on the water service line. This device shall be on the customer side of the water meter and before any point of use fixture of the on-site plumbing system.
- 6. For any proposed landscape irrigation system, the Applicant shall demonstrate to Prince William Water that there is no detrimental effect on Prince William Water's water distribution system and service pressure to the community. Irrigation systems shall be represented as a collective maximum hour demand for the hydraulic modeling of the proposed water system, both with and without a simultaneous fire flow event.
- 7. All on-site and off-site water system improvements necessary to mitigate the impact of the proposed irrigation system demands shall be the responsibility of the Applicant.
- 8. All connections to the public water system shall be in accordance with the Prince William Water's Utility Standards Manual ("USM") requirements and restrictions.
- 9. All connections to the public sewer system shall be in accordance with Prince William Water's USM requirements and restrictions.
- 10. Depending on the final configuration of any proposed on-site water mains, additional water main extensions may be required of the Applicant by Prince William Water to provide adequate fire protection or satisfy water quality requirements.
- 11. The Applicant shall design and construct all new on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject Property and the above listed requirements in accordance with Prince William Water's USM, and County and State requirements, standards, and regulations. The sizing and configuration of on-site and offsite utility system improvements will be determined during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies of the County Comprehensive Plan and Prince William Water planning documents. The design shall be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.

PUBLIC SAFETY

25. <u>Non-Residential Monetary Contribution</u>: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 15 of 20 Rev. September 20, 2024 Rev. February 11, 2025

Rev. April 11, 2025

square foot of gross floor area of nonresidential space located on Land Bays 1, 2, and 3, excluding parking structures, constructed on the Property to be used for fire and rescue service and facilities in the area. Said contribution shall be paid prior to and as a condition of the issuance of the first building permit for each approved plan for nonresidential uses.

- 26. <u>Crime Prevention Through Environmental Design ("CPTED")</u>: The following shall apply to Land Bays 1, 2, and 3. The Applicant shall provide a site layout and design that, to the extent possible, incorporates the principles of Crime Prevention Through Environmental Design (CPTED). The Applicant shall contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this Property.
- 27. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross floor area of nonresidential space on Land Bays 1, 2 and 3, excluding parking structures, constructed on the Property to be used for fire and rescue service and facilities in the area. Said contribution shall be paid prior to and as a condition of the issuance of the first building permit for each approved plan for nonresidential uses.

COMPREHENSIVE PLAN CONFORMITY

28. Acceptance and approval of this rezoning by the Board of County Supervisors authorizes the location and provision of any and all public uses and facilities required for the development of the Property in accordance with the MZP/GDP, and the extension and construction of water and sewer lines and facilities necessary to serve this Property pursuant to the Virginia Code Ann. § 15.2-2232(D) and Prince William County Code § 32-201.12(a)(2) as being in substantial accord with Prince William County's adopted Comprehensive Plan. The general location of these uses and facilities are as shown on the MZP/GDP and referenced in the Proffers, with the exact locations to be determined based on final engineering and as approved by Prince William County at the time of final site plan approval. Acceptance of this Proffer constitutes approval of the public uses and facilities and their general locations and thereby accepts said uses and facilities from further Comprehensive Plan conformity review.

MISCELLANEOUS

29. For Phase 1, in the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors ("Board") within twenty-four (24) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 16 of 20 Rev. September 20, 2024 Rev. February 11, 2025

Rev. April 11, 2025

in this Proffer Statement for Phase 1 which are paid to the Board after twenty-four (24) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date twenty-four (24) months after approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, non-compounded. For Phase 2, the applicable period shall be thirty-six (36) months and for Phase 3, forty-eight (48) months.

30. The Applicant submits these Proffers pursuant to the provisions of Va. Code Ann. § 15.2-2303.4(D)(1).

WAIVERS/MODIFICATIONS OVERALL JUSTIFICATION

Authority and Overall Justification

Pursuant to Section 32-307.60, of the Zoning Ordinance, the Board approves the following waivers and modifications.

Manassas Mall as a Permitted Use

31. Section 32-307.31 of the Zoning Ordinance "Uses Permitted by Right" is modified to permit the existing Shopping Mall to remain as a permitted used.

Existing Ring Road

- 32. Sections 602.14 and 602.15, 602.16.2 of the DCSM are modified to permit the existing ring road to remain in its existing condition with minor changes and to permit the as constructed existing ring road to remain with the addition of pedestrian crossings.
- 33. Sections 602.18, 602.21 and 650.06 of the DCSM and the related tables and design details including those in Part 650 are modified to permit the proposed Rixlew Ribbon and sidewalks, to permit the Rixlew Ribbon shared use path and sidewalks to be located and designed as shown on the MZP/GDP and to permit bicycle sharrows on the ring road in lieu of bike lanes.

Parking

34. Section 32-300.03(i)(3) of the Zoning Ordinance is modified to permit residential and non-residential parking in private garages and to permit parking spaces for residential and commercial uses on the same land bay in the private garages in the structures where the primary use is residential.

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 17 of 20 Rev. September 20, 2024 Rev. February 11, 2025

Rev. April 11, 2025

- 35. Section 32-280.51.3(b) of the Zoning Ordinance is modified to permit front entrances for ground level garages and to permit garages with ground level and above parking to be accessed from the front of buildings.
- 36. Section 600 of the DCSM is modified to permit a 20% reduction in parking for Land Bays 1, 2 and 3.
- 37. 610.05 of the DCSM has been modified to permit existing parking spaces and travelways on Parcel 4 that do not or will not meet the setback requirements of Section 610.05 of the DCSM and to permit the existing parking spaces, loading spaces and travelways that do not meet the standards to remain.

Outdoor Lighting and Signs

38. Zoning Ordinance Sections 32-250.203, 32-250.205, 32-250.21 thru 32-250.27 and 28 (signs) and 32-250.201 and 32-250.208 and 32-300.5 (outdoor lighting) are modified to permit outdoor lighting and signs to the types set forth in the design guidelines and as currently existing on Land Bay 4.

Building Heights

39. Sections 32-307.80 and 32-280.41(4) of the Zoning Ordinance are modified to specify that Sections 32-307.80 applies to buildings fronting on public streets but not the Mall ring road and to eliminate the minimum height requirements for buildings in a mixed residential/commercial land bay for freestanding commercial buildings in Land Bay 1.

Landscaping, Tree Canopy and Buffering

- 40. Tree Canopy Section 32-250.42 of the Zoning Ordinance and Sections 610.10, 802.21, and Table 8-4 of the DCSM are modified to permit 7% landscaping and tree canopy coverage on Land Bay 4.
- 41. Section 32-280.41.2 (if applicable), Sections 32-250.40 and 32-250.46 of the Zoning Ordinance and Section 802.44 of the DCSM are modified regarding the parking lot and landscaping on Land Bay 4 and Land Bay 1 to allow 10% limitations on location of parking, travelways, travel lanes and spaces (if applicable).

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 18 of 20 Rev. September 20, 2024

> Rev. February 11, 2025 Rev. April 11, 2025

- 42. Zoning Ordinance Section 32-280.40, et seq., Sections 802.00 and 804.02, et seq. of the DCSM, and DCSM Table 8-1 are modified to permit the existing landscape and landscape strips, the existing perimeter parking landscaping on Land Bay 4, and to permit the landscaping for Land Bays 1, 2 and 3 to be as shown on the MZP/GDP.
- 43. Zoning Ordinance Section 32-250.45 is modified to permit phasing of landscaping for Parcel 4 to allow for future land bays in Parcel 4. MZP/GDP page C-15A and proffer 8 identify when landscaping and tree canopy improvements will be made. Each phase of the development developed is not required to meet tree canopy and landscaping coverages.
- 44. Zoning Ordinance Section 32-250.30, DCSM Section 802.11.E are waived regarding the requirement for internal buffers and landscaping strips and buffers are not required between incompatible uses.
- 45. Zoning Ordinance Section 32-250.31, DCSM Section 802.10.D are modified to permit buffers that have varying dimensions along the width of a common property line, buffers are not required to be a uniform size along common property lines and buffers will be provided as shown on the MZP/GDP.
- 46. Sections 32-250.31, 32-201.18, 32-250.31.6 of the Zoning Ordinance, DCSM Sections 802.47.B. and 804.47.B are waived to remove the requirement for minimum lot sizes, buffers and landscape strips around community facilities, such as a park. A 15-foot landscape strip is not required around uses of a public nature and community facilities.
- 47. Zoning Ordinance Sections 32-250.30, 32-250.31, 32-250.32 and DCSM Table 8-1 are waived regarding the perimeter buffers between Land Bay 4 and the existing Mall structures and parcels zoned B-1. The buffer requirement is waived for Land Bay 4 where it adjoins portions of the existing Mall zoned B-1 owned by others.
- 48. Zoning Ordinance Sections 32-250.30, 32-250.31 and 32-250.32 and DCSM 802.13A. and Table 8-1 are modified regarding the buffers against adjacent vacant property to permit the buffers shown on the MZP/GDP.
- 49. Section 32-250.31 of the Zoning Ordinance and DCSM Section 802.13 and the applicable DCSM Table setting out planting requirements are modified regarding the requirement for plantings to permit existing plantings and those plantings identified on the MZP/GDP, the Design Guidelines and other proffered documents.
- 50. Zoning Ordinance Section 32-250.31 and DCSM Sections 802.41 and 802.45 are modified to eliminate any request to create a buffer on Land Bay 2 against the adjacent VDOT stormwater management pond.

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 19 of 20 Rev. September 20, 2024 Rev. February 11, 2025

Rev. April 11, 2025

- 51. Sections 32-250.31, 32-250.02, 32-250.10 and 32-250.73 of the Zoning Ordinance and corresponding sections of the DCSM are modified regarding the minimum yard, lot size or area and setback of parking lots, stormwater management systems and public facilities to permit the layout of the project shown on the MZP/GDP.
- 52. Section 32-250.73 of the Zoning Ordinance is modified regarding the location of stormwater management facilities and their service areas to permit the existing stormwater facilities on Land Bay 4 to remain in their existing locations to serve all lots and to retain their existing landscaping, if any.
- 53. DCSM Section 802.10 is modified to permit trails in the locations shown on the MZP/GDP.
- 54. Sections 802.47 and 802.48 of the DCSM and DCSM Tables 8-6, 8-7 regarding the landscaping for multi-family buildings and the landscaping requirement are waived along major roadways to permit the landscaping for Land Bays 1, 2 and 3 and along the adjacent streets as shown on the MZP/GDP.
- 55. Sections 32-250.40, 32-250.41 and 32-250.45 of the Zoning Ordinance and Sections 802.20, 802.21, 802.30 and 802.31 of the DCSM are modified to permit, but not require, landscaping, tree canopy and open space in the MXD district to be based on the entire Property and to allow, but not require, these requirements to be calculated based on the entire MXD-U area.
- 56. Section 32-250.82 of the Zoning Ordinance is modified to permit, but not require, all lots in this MXD-U project to be considered as combined and continuous lots in order to meet zoning requirements and to permit, but not require, this MXD-U development to use the entire area to satisfy zoning requirements.
- 57. Section 32-250.72 of the Zoning Ordinance is modified to remove the requirement for interparcel connectors between Land Bay 4 and Land Bays 5 and 6 that are owned by others as those land bays are described on page C-15A of the MZP/GDP, and to permit existing travelways to remain between land bays in an MXD-U project.
- 58. Section 32-250.31 of the Zoning Ordinance and Sections 702.06(f), 702.06(I) and 802.42(A)(3) of the DCSM are modified to amend buffer requirements to permit minor permanent structures such as signage, unauthorized obstructions and encroachments and easements to be located within buffer areas and to allow easements and minor permanent structures to encroach into buffers as shown on the MZP/GDP.

(Signature Page Follows)

REZ #2024-00039, Manassas Mall Mixed Use Manassas Real Estate Ventures, LLC Page 20 of 20 Rev. September 20, 2024 Rev. February 11, 2025 Rev. April 11, 2025

MANASSAS REAL ESTATE VENTURES, LLC

By:		
Name:		
Title:		



STAFF REPORT

PC Meeting Date: April 23, 2025

Agenda Title: Rezoning #REZ2024-00039, Manassas Mall Mixed Use

District Impact: Brentsville Magisterial District

Requested Action: Recommend Approval of #REZ2024-00039, Manassas Mall Mixed Use,

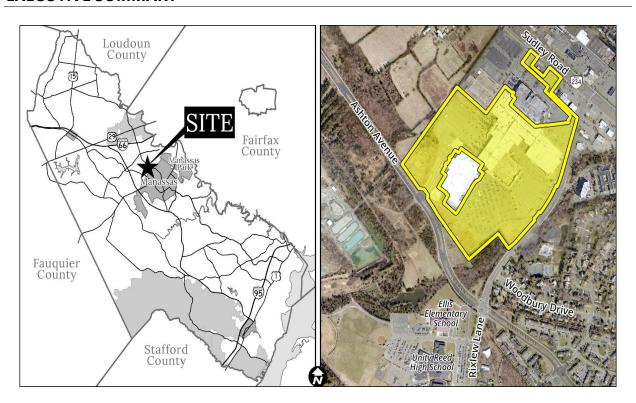
subject to the proffers dated April 11, 2025

Department: Planning Office

Staff Lead: Alex Vanegas, AICP, CPM, CZA, Assistant Director of Planning, Current

Planning Division

EXECUTIVE SUMMARY



This is a request to rezone ±60.56 acres from B-1, General Business, to MXD-U, Mixed Use District-Urban (T-6), to allow for the development of 1,041 multi-family residential units and approximately 47,000 square feet of commercial buildings along with waivers and modifications. This rezoning request involves 4 parcels located near the intersection of Rixlew Lane, and Ashton Avenue.

Staff recommends that the Planning Commission recommend approval of Rezoning #REZ2024-00039, Manassas Mall Mixed Use, subject to the proffers dated April 11, 2025.

BACKGROUND

- A. Request: This is a request to rezone ±60.56 acres from B-1, General Business, to MXD-U, Mixed Use District-Urban to allow for the development of 1,041 multi-family residential units and approximately 47,036 square feet of commercial buildings along with waivers and modifications.
- B. <u>Land Bay Summary:</u> This request includes four Land Bays within the proposed MXD-U, Mixed Use District–Urban. The primary uses are multi-family residential and retail and service-oriented commercial. The district permits a residential density of 50 to 100 dwelling units per acre, with a maximum Floor Area Ratio (FAR) of 3.0 and a minimum open space requirement of 10% of the site area.

The proposal includes a maximum residential density of nearly 100 units per acre in Land Bays 1, 2, and 3 with structured parking and to be integrated with the existing mall which is in Land Bay 4 to create a cohesive, compact, and walkable environment.

The proposed commercial FAR is 0.14 for Land Bay 1, 0.064 for Land Bay 2, and 0.071 for Land Bay 3. Land Bay 4 consists of the existing parking lot associated with the current mall; no new buildings are proposed on this Land Bay as part of the rezoning but will contain promenades and landscaping to integrate the Mall with the other Land Bays. The proposed maximum building height for Land Bays 1, 2, and 3 is approximately 120 feet, with the potential for additional height as specified in the proffered conditions. Below is a summary of the overall project and the type of development to occur on each Land Bay and a map showing the Land Bays.

	0	verall Project Sur	nmary		
	Areas				
Site	Land Bay 1	Land Bay 2	Land Bay 3	Land Bay 4	Total
Lot Area (Acres)	4.78	3.72	2.1	49.96	60.56
Lot Area (SF)	208,076	161.974	91,380	2,176,423	2,637,853
EGA					
Retail (SF)	14,868	5,204	3,446	574,505	598,023
F&B (SF)	14,868	5,204	3,446	N/A	23,518
Residential (SF)	486,564	393,872	229,830	N/A	1,110,266
Parking Structured (SF)	284,346	245,135	133,690	N/A	663,171
Total EGA (SF)	800,646	649,415	370,412	N/A	1,820,473
Leasable Area					
Retail GLA (SF)	12,638	4,423	2,929	488,329	508,320
F&B GLA (SF)	12,638	4.423	2,929		19,990
Residential Net Area (SF)	413,579	334,791	195,356		943,726
Total GLA (SF)	438,855	343,638	201,214		983,707
Maximum Density					
Total units	467	368	206		1041
Units/Acre	97.8	99.0	98.2		98.3



- C. <u>Site Location</u>: The subject property is located near the intersection of Rixlew Lane, and Ashton Avenue.; is identified on County maps as GPIN 7696-55-3573 (± 4.7768 acres), 7696-54-8689 (± 3.7184 acres), 7696-64-5989 (± 2.07184 acres), and 7696-65-4175 (± 49.9638 acres); and is currently addressed respectively as 8501 Ashton Avenue, 8670 and 8614 Rixlew Lane, and 8300 Sudley Road.
- D. <u>Comprehensive Plan</u>: The site is designated MU-6, Mixed Use Urban, with a Transect 6 classification in the Comprehensive Plan, which recommends a residential density of 50 to 100 dwelling units per acre and a Floor Area Ratio (FAR) between 2.3 and 3.0. It is located within the Sudley Road Redevelopment Corridor Special Planning Area and includes a small portion of GPIN 7696-64-5989 within the Environmental Resource Protection Overlay of the Comprehensive Plan.
- E. <u>Zoning</u>: The site is currently zoned B-1, General Business District, and is located within the FEMA Floodways, and 100-year Flood Hazard Overlay.
- F. <u>Surrounding Land Uses</u>: The subject property and surrounding area to the north is designated as B-1, General Business and is associated with Manassas Mall. The properties to the west are primarily A-1, Agricultural that is vacant with a former farm and residential dwelling unit. The properties to the east are zoned A-1, Agricultural, B-1 General Business, R-4, Suburban Residential, R-6, Suburban Residential consisting of the Sudley Club and Tudor Hall Estates. The properties to the south are designated A-1, Agricultural and consist of a vacant parcel, Quarry, Ellis Elementary School, and Unity Reed High School.

G. <u>Background & Context:</u> Manassas Mall was constructed in 1972 by Interstate Properties with two original anchor stores: Grant City and Montgomery Ward. Hecht's later replaced Grant City, while Leggett and Sears were added as anchors during the 1980s. Between the 1980s and the mid-1990s, the mall underwent multiple phases of expansion, adding approximately 517,000 square feet through three rezonings: REZ1985-0038, REZ1988-0098, and REZ1995-0057. During this period, Interstate Auto Repair was also approved via Special Use Permit PLN1988-0098.

In 1997, Leggett closed, and JCPenney took over its space the same year. Also in 1997, Hecht's relocated to a new store, and Target subsequently developed a new location on the former Hecht's site. After Montgomery Ward closed, Sears moved into the former Montgomery Ward building. In 2005, Avis Rent-A-Car was added through Special Use Permit PLN2005-00016. The following year, Hecht's was rebranded as Macy's.

In 2010, Walmart constructed a new Supercenter, demolishing the mall's west wing. Signage for the new store was approved via PLN2010-00219. Target closed in 2013, and its space was re-occupied by Autobahn and Uptown Alley three years later through Special Use Permit SUP2016-00025. These entertainment venues have proven more resilient to online competition than traditional retail stores. In 2015, JCPenney closed, and At Home opened in its place a few months later. The most recent land use action was SUP2024-00012, which permitted Walmart to expand its pickup area.

The property currently operates as a retail shopping mall. Retail centers, strip malls, and enclosed shopping malls are characteristic of development trends from the 1970s through the early 2010s. These malls gained popularity by offering retail, dining, and entertainment—such as movie theaters—in a single, centralized location. However, with advances in technology and evolving consumer preferences, traditional mall visits are no longer the popular activity they once were. Malls that have remained successful in today's economy are those that have adapted by incorporating residential uses and transitioning to more dynamic, mixed-use environments.

In response to these changing market conditions, the Applicant seeks to rezone the Property to Mixed-Use District-Urban (MXD-U) Zoning District to add new commercial space, enhance and preserve the existing mall, and introduce housing to the site.

Since the Mixed-Use District (MXD) has not yet been used in a rezoning case in the County, staff finds it important to provide some background on this zoning district. The MXD zoning district was approved on March 2, 2021, through Ordinance No. 21-19. It was incorporated into the Zoning Ordinance to offer increased flexibility in the mix of uses and standards for mixed-use developments. Additionally, it was designed as a tool to implement the vision outlined in the County's Small Area Plans. The Mixed-Use District (MXD) promotes multimodal development by encouraging a combination of residential and commercial uses within a single zoning designation. This allows for multiple, integrated structures on a single parcel or group of parcels, optimizing land use and design efficiency.

The Mixed-Use District can be found in Part 307 of the Zoning Ordinance (Sec. 32-307.01 through Sec. 32-307.80.)

Furthermore, the 2040 Prince William County Comprehensive Plan was adopted on December 13, 2022, through Resolution No. 22-591, which set a new vision for development across the County, including the integration of mixed-use areas. While the Comprehensive Plan has been updated to reflect this vision, the DCSM and Zoning Ordinance have not yet been fully aligned with the MXD-U, T-6 development model. Consequently, the DCSM and Zoning Ordinance still primarily reflect suburban development standards, requiring waivers and modifications to accommodate the proposed development associated with this Application.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2024-00039, Manassas Mall Mixed Use, subject to the proffers dated April 11, 2025, for the following reasons:

- The property is designated as MU-6, Mixed Use, Urban, with a T-6 transect, in the Comprehensive Plan. The proposed use is consistent with the mixed-use characteristics that are associated with the long-range classification in the Comprehensive Plan.
- The property is located within the Sudley Road Redevelopment Corridor and is consistent with the vision of this Special Planning Area.
- The proposed development will deliver a true mixed-use community, integrating a diverse range of residential units with complementary commercial uses. This cohesive approach will enhance the existing mall and may serve as a catalyst for broader reinvestment along the Sudley Road corridor.
- The integration of residential and commercial uses supports the creation of a vibrant, walkable community that appeal to targeted industries by enhancing the surrounding environment and improving quality of life.

Comprehensive Plan Consistency Analysis

<u>Long-Range Land Use</u>: Based on the adopted Comprehensive Plan, the site is designated MU-6, Mixed Use, with a T-6 transect that recommends a density of 50-100 dwelling units per acre and an intensity range of 2.3 to 3.0 FAR, and is located within the Sudley Road Redevelopment Corridor Special Planning Area, Environmental Resource Protection Overlay.

<u>Level of Service (LOS)</u>: The LOS impacts for this proposed rezoning are being mitigated by the proffered monetary contributions as follows:

Water Quality	\$75.00 per acre	±10.6 acres	\$795.00
Fire & Rescue	\$0.61 per square feet (SF) of new building area	Total potential building area Landbays 1, 2, 3 = 47,000 sf	Landbay A = \$28,670.00
TOTAL \$			\$29,465.00

Community Input

Notice of the rezoning has been transmitted to property owners within 500 feet of the site. As of the date of this report, the Planning Office has not received any verbal or written comments on these proposals and is not aware of any opposition. The Applicant held an open house meeting on Wednesday, April 9, 2025, at the Mall Community Room from 6 pm to 8 pm. An individual fluent in Spanish was present to provide translation as necessary.

Thirty-two people signed the attendance ledger. Numerous placards were used to describe the project. The developer, architect, civil engineer, traffic engineer, and zoning attorneys were available to provide information. The vast majority of the comments provided were favorable to the project. There were comments from one couple who expressed concern about the adequacy of the proposed parking and from two individuals who desired to use the site for affordable housing. One individual was concerned about possible data centers being built across Ashton Avenue and another about the amount of traffic on Sudley Road.

Other Jurisdiction Comments

The subject site is near the City of Manassas, who received notification of the proposed application. The City of Manassas requested that the TIA analyze the project impacts across the City-County border along the Godwin Drive Corridor. The Applicant indicated that this road is outside the scope of the TIA because it is not adjacent to the mall.

Legal Issues

If the rezoning is approved, this parcel will remain as is (or redeveloped in the future) subject to the proffers and the existing uses may remain on the Rezoning Property and/or the Rezoning Property may be redeveloped, subject to the proffers. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until July 22, 2025, which is 90 days from the first public hearing date, to act on the rezoning applications. A recommendation to approve the application would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Alex Vanegas, AICP, CPM, CZA | (703) 792-8127 avanegas@pwcgov.org

ATTACHMENTS

DCSM Waiver -WAI2025-00153

Staff Analysis

Master Zoning Plan (MZP-GDP) dated February 11, 2025
Manassas Mixed-Use Story & Narrative Framework
Manassas Mixed-Use Concept Design Package
Manassas Mixed-Use Signage and Wayfinding
Manassas Mixed-Use Concept Lighting Plan
Manassas Mixed-Use Nighttime Lighting Concept
Manassas Mixed-Use Placemaking/Experience District
Historical Commission Res. No. 25-007

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

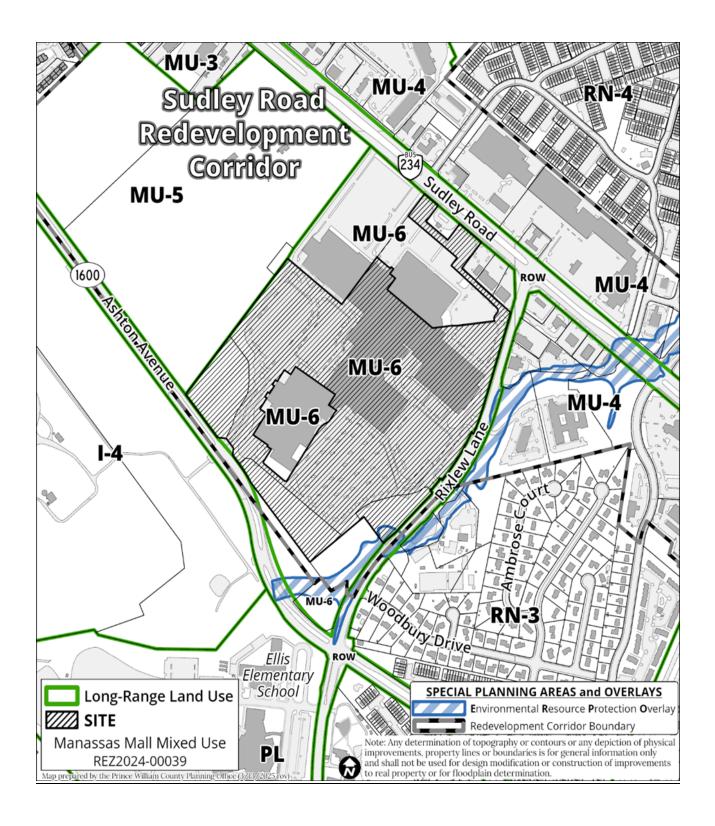
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environmental	Yes
Fire & Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Schools	No
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following tables and maps summarize the area characteristics:

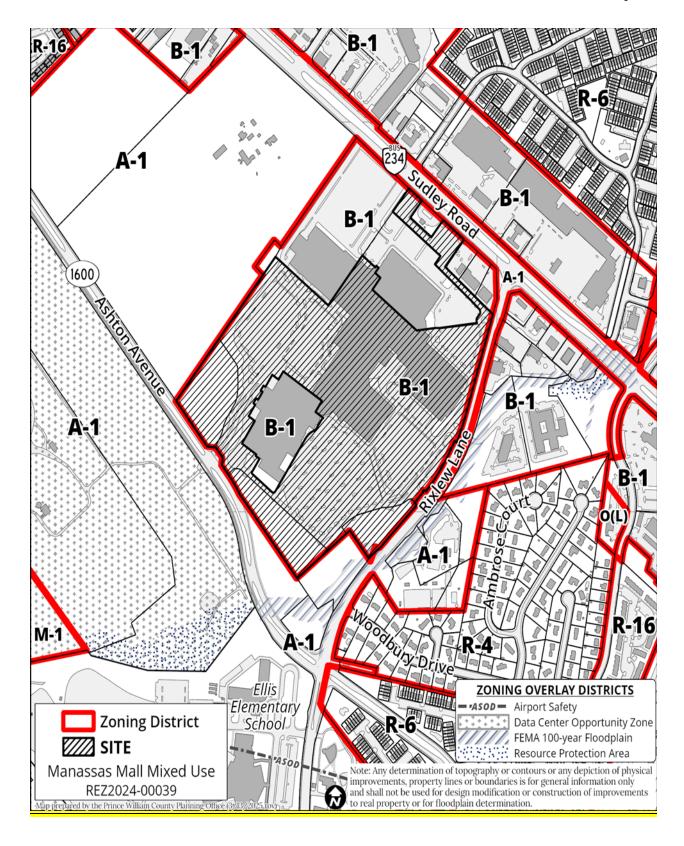
Direction	Existing Land Use	Long-Range Land Use Map Designation
North	Commercial Retail	MU-6, Mixed-Use Urban, transect 6, and MU-4, Mixed Use-Community transect 4.
South	Vacant parcel, Quarry, Ellis Elementary School, Unity Reed High School.	l-4 Industrial, PL, Public Land
East	Sudley Club and Tudor Hall Estates	RN-3, Residential Neighborhood, transect 3, MU-4, Mixed Use-Community transect 4.
West	Vacant parcels with a farmhouse	MU-5, Mixed Use- Town Center, transect 5.



Staff Analysis

Property	Existing Land Use	Zoning
North	Commercial Retail	B-1 General Business
South	Vacant parcel, Quarry, Ellis Elementary School, Unity Reed High School.	A-1, Agricultural
East	Sudley Club and Tudor Hall Estates	A-1, Agricultural, B-1 General Business, R-4, Suburban Residential, R-6, Suburban Residential
West	Vacant parcels with a farmhouse	A-1, Agricultural

Staff Analysis



Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided with reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The site is designated as MU-6, Mixed-Use Urban with a T-6 transect, and is within the Sudley Road Redevelopment Corridor in the Comprehensive Plan. In addition, a small portion of GPIN: 7696-64-5989 is within the Comprehensive Plan's Environmental Resource Protection Overlay. The following table provides an overview of the intended uses and densities associated with this Application.

Long-Range Land Use Map Designation	Intended Uses and Densities	
Mixed-Use (Urban), MU-6 Land Use Classifications	Development is intended to be pedestrian-oriented, and urban in both form and density. Encourage appropriate transitions between higher-intensity uses within Mixed-Use Centers and adjacent lower-density residential districts. Where building setbacks exist, they should be used for pedestrian amenities like plazas or outdoor dining. Driveway access should be located via side streets and alleys to the extent possible. When surface parking is provided, it should be located to the rear of buildings and screened. Residential and non-residential developments are in accordance with the transects denoted in this section.	
	Primary Uses: Multi-family residential, Retail & retail services, office, institutional and structured parking. Residential Target: 50 -100 du/acre Non-Residential Target FAR: up to 3.0 Minimum open space: 10% of the site and buildings may be built. Target Building Heights: 8 to 20 stories Implementing Zoning Designations: PBD, PMD, PMR, R-30, R-U, MXD-U, B-1	

ERPO, Environmental Resources Protection Overlay

Environmental Resources Protection Overlay (ERPO) includes areas located in sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity. The purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between buildings. Environmental Resources areas include all 100-year floodplains as determined by the Federal Emergency Management Agency ("FEMA"), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas ("RPAs") as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks. These areas should be considered as open space or part of an open space corridor. ERPO areas should not be deducted in density calculations for Activity Centers, Redevelopment Corridors, Small Area Plans, and areas where Targeted Industries are to be developed. In areas with 25 percent or greater slopes and areas with 15 percent or greater slopes in conjunction with soils that have severe limitations that are to be disturbed by a proposed development, enhanced stabilization and stormwater protections should be provided during construction. In addition, to the extent required, stabilization should be provided for such remaining areas that will not be disturbed.

Land Use Mix Analysis

According to the Comprehensive Plan, the site is designated as Mixed-Use (Urban), MU-6, within the T-6 transect zone. This classification recommends a residential density of 50 to 100 dwelling units per acre and an intensity ranging from 2.3 to 3.0 FAR. The target building height within T-6 areas ranges from 8 to 20 stories. Appropriate primary uses in MU-6 include multi-family residential, retail and retail services, office, institutional uses, and structured parking.

The recommended mix of uses within MU-6 areas includes:

Residential: 40–80%Nonresidential: 15–55%

• Civic: 5% or more

The proposed density and multi-family residential component of this application align with the intent of the MU-6 land use classification and the MXD-U zoning designation. The inclusion of the Manassas Mall within the rezoning area supports the development of a cohesive, urban community. Proposed building heights fall within the lower range of the T-6 transect. Additionally, the incorporation of pocket parks, trails, and a pedestrian network contributes to a well-connected project design, with dedicated open space that is consistent with the long-range land use vision outlined in the Comprehensive Plan and the accompanying Design Guidelines.

Sudley Road Redevelopment Corridor: The entirety of the subject site lies in this Redevelopment Corridor. The purpose of the Sudley Road Redevelopment Corridor is to leverage the many cultural, historic, and natural resources surrounding it and to evolve into a mixed-use corridor offering new housing options, neighborhood-serving commercial uses, and hospitality amenities in a compact, pedestrian-oriented form. The following policies are key elements with proposed development for areas in this plan:

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.

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:

SRHP1.1 Integrate infill residential development, with a range of single-family and multi-family 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.

The proposed use meets the above elements targeted in the Sudley Road Redevelopment Corridor.

<u>Land Use Chapter of Comprehensive Plan Policies</u>: The Land Use Chapter of the Comprehensive Plan involves the purposeful arrangement of land use in a balanced, equitable, and orderly manner. Some of the relevant Land Use Policies and Action Strategies related to this Application include the following:

LU 3.2. highlights the significance of using transitions in building scale, intensity of use, and effective buffering measures between semi-compatible land uses. These measures encompass maintaining suitable distances, employing screening techniques, setting up setbacks, creating vegetative buffers, or using combinations of these methods to ensure compatibility between different land uses.

LU 23.3 Consider, as part of building design, appropriate building materials, frontages, heights, fenestrations, orientations, and building transitions among other elements.

LU 26.3 Incorporate the following Building Design Characteristics within activity centers and redevelopment corridors when and where appropriate.

- a) Incorporate high-quality architecture and building design which includes unique building materials, frontages, heights, fenestrations, orientation, and building transitions among other elements.
- b) Encourage the provision of shelter for pedestrians, complementary building designs (including pad sites), clearly designated building entries, and integrated signage (with complementary materials, lettering, color, and lighting) in the design/re-design of building facades visible from public ways.

Land Use Policy 34: Urban Communities buildings should be designed to provide human scale, interest, and variety while maintaining an overall sense of relationship with adjoining or nearby buildings and the surrounding neighborhood. Action Strategies LU34.1 – LU34.17 apply.

The proposed use in this application meets the above Policies in the Land Chapter of the Comprehensive Plan.

<u>Consistency with Land Use Designations and Surrounding Area:</u> Overall, the proposed land use is consistent with the implementation district and vision for an urban community as outlined in the long-range land use classification. It also aligns with the intent of the Sudley Road Redevelopment Corridor, particularly through the integration of the Manassas Mall within the rezoning area.

Proposal's Strengths

- <u>Land Use and Zoning Compatibility:</u> The proposed MXD-U zoning district serves as an implementing district for the MU-6 (Mixed-Use, Urban) long-range land use designation with a T-6 transect, as identified in the Comprehensive Plan.
- Alignment with the Sudley Road Redevelopment Corridor Vision: The proposed development supports the Land Use, Housing, and Mobility policies outlined in the Sudley Road Redevelopment Corridor, reinforcing the area's planned transformation into a walkable, urban community.

Proposal's Weaknesses

None Identified

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

<u>Development Standards:</u> As proffered, the Property shall be developed in substantial conformance with the Master Zoning Plan/General Development Plan (MZP/GDP) and the associated Design Guidelines as set forth in Proffer 6. The Design Guidelines establish the overarching design principles that will guide the development of the Property.

No new buildings shall be constructed on Land Bay 4. However, promenades and other ancillary improvements shown on the MZP/GDP—or reasonably necessary to implement the development as depicted—are permitted. Any proposal for new buildings on Land Bay 4 will require a proffer condition amendment.

<u>Phasing Plan:</u> Development of the Property will occur in three phases, which may overlap:

Phase 1 - Construction of the residential building on Land Bay 1

Phase 2 – Construction of the residential building on Land Bay 2

Phase 3 - Construction of the residential building on Land Bay 3

Construction of non-residential structures may occur at any time, subject to tenant demand.

<u>Architectural Character and Design Elements:</u> The general architectural features for residential buildings in Land Bays 1, 2, and 3 shall reflect the renderings provided in the Design Guidelines, subject to the permitted materials identified in Proffer 5. Buildings shall demonstrate consistency and compatibility using similar or complementary exteriors, materials, and styles. Freestanding commercial buildings in Land Bay 1 shall complement the design of the residential buildings within the same Land Bay but may incorporate appropriate commercial design elements, materials, and colors.

The first-floor exterior side of the residential buildings with the principal entrance shall consist of building materials, such as, but not limited to, brick and architectural concrete masonry, stone and manufactured stone products, architectural concrete, cementitious siding materials, synthetic stucco, stucco, architectural metals, and glass window or storefront fenestration. The other 3 sides of the building shall have facades consisting of stucco or synthetic stucco consistent with the facades of the residential units on the side of the building facing the Mall ring road.

<u>Building Articulation:</u> Architecturally appropriate and coordinated cornice lines, rooflines, and eave projections shall be used to modulate long building walls and roof planes, as shown in the Design Guidelines renderings.

<u>Building Placement</u>: No building shall be constructed on a zero-lot line except for the commercial buildings adjacent to the ring road may be constructed with no setback from the ring road.

<u>Walls, Fences, and Hedges:</u> Walls (excluding retaining walls), fences, and hedges shall not exceed six (6) feet in height. Walls shall be constructed of materials like those used in the buildings they serve or of composite materials. Fences may be made of metal or wood. Hedges shall consist of 70% native, drought-tolerant species as specified in the Design Guidelines.

<u>Lighting Standards:</u> External freestanding and façade-mounted light fixtures shall generally be consistent with those depicted in the Design Guidelines and shall be designed to prevent light spillage onto off-site properties not part of the Manassas Mall. Freestanding lights within fifty (50) feet of a residential building shall not exceed eighteen (18) feet in height. Parking lot lights in Land Bay 4 may be of the same height as the existing parking lot lights.

<u>Residential Amenities:</u> Elevated plaza amenities for residents on Land Bays 1, 2, and 3 shall include, but are not limited to: residential patios, lawn areas, BBQ areas, fitness patios, and pools, as generally depicted on the MZP/GDP. All such amenities shall be completed prior to the issuance of the fiftieth (50th) occupancy permit for the corresponding building.

Open Space and Public Amenities: The park adjacent to Land Bay 1 will include, at a minimum, a playground, dog park, and seating areas. The Rixlew Ribbon and adjacent public spaces will feature a multi-purpose trail, an area suitable for a small farmers market, public art, and connections to nearby amenities including the park, playground, new bus stop, dog parks, and promenades. All Rixlew Ribbon amenities and related improvements will be delivered according to the schedule outlined in Proffer 8.

<u>Signage:</u> The Applicant provided a Comprehensive sign and wayfinding guidelines as part of the Design Guidelines.

Proposal's Strengths

- <u>Site Design / Building Placement</u>: The Applicant has proffered substantial conformance with the MZP and GDP.
- <u>Commitment to Building Materials</u>: The Applicant has proffered to building materials, such as, but not limited to, brick and architectural concrete masonry, stone and manufactured stone products, architectural concrete, cementitious siding materials, synthetic stucco, stucco, architectural metals, and glass window or storefront fenestration.
- <u>Phased Development Approach</u>: The Applicant has proffered a phasing plan for residential development, which ensures orderly construction and minimizes potential disruptions. This phased approach also provides flexibility for market-driven development of non-residential structures.

- Architectural Consistency and Compatibility: The proffered design guidelines and renderings
 promote architectural harmony within and across Land Bays using coordinated materials,
 consistent articulation, and complementary styles between residential and commercial
 structures.
- <u>Proffered Signage and Wayfinding System:</u> The inclusion of comprehensive sign and wayfinding guidelines ensures a unified and cohesive visual experience for both residents and visitors, improving navigation and reinforcing project branding.
- <u>Proffered Signage and Wayfinding System</u>: The inclusion of comprehensive sign and wayfinding guidelines ensures a unified and cohesive visual experience for both residents and visitors, improving navigation and reinforcing project branding.

Proposal's Weaknesses

- <u>Lack of Clear Timeline for Non-Residential Development</u>: While residential phases are clearly defined, the non-residential development is tied to "tenant demand," which provides uncertainty about when or if those components will be delivered, which could delay achievement of a true mixed-use development.
- <u>Minimal Architectural Detail on Non-Primary Facades</u>: Unlike the commitment to high quality materials on the primary facade, side and rear facades of buildings may rely heavily on stucco or synthetic stucco, which could diminish visual quality along internal roads and adjacent parcels.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Cultural Resources are tangible links to our shared history which have shaped societal values and provide us with a better understanding of who we are. Good Cultural Resources Management (CRM) practices guide smart and sustainable development while also safeguarding the County's history and retaining a sense of place. Prince William County promotes the identification, research, evaluation, preservation and documentation consistent with state and federal guidelines and encourages interpretation of cultural resource sites and the heritage tourism opportunities these sites present. Cultural resources are found in architectural or archaeological sites, historic districts, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials; and come from all time periods and ethnicities; including minority communities. The Cultural Resources Plan's policies and action strategies provide a framework for the Board of County Supervisors, as well as boards, commissions, staff, citizens, and the development community to guide preservation decisions.

The Historical Commission initially reviewed this proposal at its March 11, 2025, meeting, and recommended "No Further Work" was needed for this case. The Historical Commission Resolution No. 25-007 is an attachment to this staff report.

Proposal's Strengths

 No Further Studies Required: The Historical Commission reviewed the proposal and determined that no further work was necessary. The County Archaeologist concurs with those findings.

Proposal's Weaknesses

None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Cultural Resources Plan.

Economic Development Analysis

A robust and diversified nonresidential tax base not only enhances the commercial tax revenue, but also facilitates the creation of quality jobs. This empowers residents to improve their overall quality of life by both residing and working within Prince William County. The Economic Drivers outlined in the Land Use Plan put forth policies and action strategies that "encourage Comprehensive Plan amendments and rezonings which could lead to increased acreage for targeted industries and mixed-use development."

The Department of Economic Development's Redevelopment & Revitalization Division is strategically focused on catalyzing development along targeted commercial corridors in Prince William County. Sudley Road is such a commercial corridor where there is opportunity to create a vibrant, walkable, mixed-use community that attracts a workforce of the future and appeals to targeted industries—ultimately expanding the County's base of high-quality, well-paying jobs. DED staff recognizes that the reinvestment proposed in the Manassas Mall rezoning application will contribute to this vision by offering additional housing options for both current and future members of the workforce. The project is expected to serve as a catalyst for further reinvestment and new or re-development along the Sudley Road corridor.

Proposal's Strengths

- <u>Strategic Location:</u> The project is situated along the Sudley Road commercial corridor, a key area identified for targeted reinvestment and redevelopment.
- <u>Catalyst for Revitalization</u>: The development associated with this Application has the potential to stimulate further investment and redevelopment in the surrounding area, encouraging economic growth and corridor revitalization.

• <u>Mixed-Use Development:</u> The integration of residential and commercial uses supports the creation of a vibrant, walkable community that appeal to targeted industries by enhancing the surrounding environment and improving quality of life.

Proposal's Weaknesses

None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Economic Development Section of the Comprehensive Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The site is a combination of existing residential lots and associated managed turf and a large portion of the site was previously graded.

Water Quality

The Applicant has proffered to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre on Land Bays 1, 2, 3 (±10.6 acres) for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval.

Proposal's Strengths

- Native Species: the Applicant has committed that all new plantings required by the DCSM for buffers, landscape strips and parking lots shall be comprised of landscape material that is drought resistant and 70% of new plantings shall be native to Virginia.
- <u>Soil Remediation</u>: the Applicant has proffered to provide certain soil remediation measures to encourage root growth and support health plants to all landscape areas that were previously subject to pavement or compaction.
- <u>Water Quality</u>: A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been proffered.

Proposal's Weaknesses

• <u>Buffer Waivers:</u> The Applicant is seeking numerous waivers for internal and perimeter buffers associated with the development. For instance, a perimeter buffer required by the DCSM 800 should be 50 foot in width, but the Applicant is providing a 30-foot-wide buffer.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #11 is the first due fire/rescue resource to the site. The Property is outside the required 4.0-minute travel time for Basic Life Support and is inside the required 8.0-minute travel time for Advanced Life Support. The FY 24 workload capacity for Fire/Rescue Station 22 is 6,000 and the number of incidents responded to in FY24 was 4,044.

Proposal's Strengths

- <u>Development Site within 8.0-Minute Travel Time</u>: The portion of the site to be developed is located within the required 8.0-minute travel time for advanced life support.
- <u>Monetary Contribution</u>: As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors for \$0.61 per square feet (SF) of non-residential building area in Land Bays 1,2,3.
- <u>Station 11 is within Workload Capacity:</u> the first due Fire/Rescue Station 11 is currently operating within the workload capacity based on the FY24 incident responses.

Proposal's Weaknesses

• <u>Development Site outside 4.0-Minute Travel Time</u>: The portion of the site to be developed is located outside the required 4.0-minute travel time for basic life support and fire suppression services.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create a significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: landscape maintenance; access control; secure facility management; lighting in common areas; and community/area surveillance.

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: https://www.pwcva.gov/assets/documents/police/002035.pdf.

Proposal's Strengths

• <u>Land Bays 1, 2, 3 CPTED</u>: The Applicant shall provide a site layout and design that, to the extent possible, incorporates the principles of Crime Prevention Through Environmental Design (CPTED). The Applicant will contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

Proposal's Weaknesses

None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water, and the use of private wells or public water.

The site is within the utility service area of the Prince William Water and is thereby required to utilize public water from Prince William Water to develop. Regarding GPIN 7696-55-3573, Prince William Water has an existing 8-inch water main stub-out located on site. Regarding GPIN 7696-54-8689, the Service Authority has an existing 12-inch water main located on site. Regarding GPIN 7696-64-5989, the Service Authority has an existing 8-inch water main stub-out located on site. All connections to the public water system shall be in accordance with the Service Authority's USM requirements and restrictions.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by Prince William Water to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Prince William Water, and County and State requirements, standards, and regulations.

Prince William Water is requesting the applicant proffer a 0.5-acre portion of the site (roughly 150 feet by 150 feet) for a future elevated water storage tank to meet the projected demands.

Proposal's Strengths

• <u>Water Connection & Service</u>: As proffered, the Applicant shall plan, design, and construct all onsite and offsite public water utility improvements required to provide the water service demand generated by the development.

Proposal's Weaknesses

• <u>Elevated water storage tank</u>: The Applicant did not adequately address the potential need for a future elevated water storage tank to meet the projected demands.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems.

Regarding GPIN 7696-55-3573 and GPIN 7696-54-8689, public sewer is not available at the site. The Service Authority has an existing 12-inch gravity sewer main located at the intersection of Ashton Avenue and Rixlew Lane. Regarding GPIN 7696-64-5989, Prince William Water has an existing 8-inch gravity sewer main located on site, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with Prince William Water's USM requirements and restrictions.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable, Prince William Water, County, and State requirements, standards, and regulations.

Proposal's Strengths

• <u>Sewer Connection & Service</u>: As proffered, the Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

Proposal's Weaknesses

None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Sanitary Sewer Plan.

Schools Plan Analysis

A high-quality education system serves not only the students and their families, but the entire community by attracting employers who value educational opportunities for their employees. The Schools Plan sets out policies and action strategies that further the County's goal of providing quality public education to our school-aged population. The Plan includes recommendations relating to facility size and location, sitting criteria, compatible uses, and community use of school facilities.

Based on the most recent submission, the Schools Division provided a Residential Development Impact Statement, dated March 19, 2025. The assigned schools affected by this application include Ellis Elementary School, Unity Braxton Middle School, and Unity Reed High School.

For reference purposes, such student generation, enrollment, capacity, Capital Improvements Program (CIP) projects information is provided below, as applicable.

Date	March 19, 2025 Magisterial District(s) Brentsville								
Case Number	REZ2024-00039								
Case Name	Manassas Mall Mixed Use – Third Submission								
Description of	Proposed Rezoning								
 Staff deliver 	red the development impact statement for the applicant's first submission on								
August 21, 2	2024. That impact statement evaluated the impact for a proposed rezoning of								
±10.60 acre	s from B-1, General Business to MXD-U, Mixed Use District-Urban to allow for								
the develop	ment of 1,041 multifamily units.								
 The third su 	bmission increases the acreage from ±10.60 to ±60.56.								
 The third su 	ibmission does not change the proposed number or type of dwelling units, and it								
does not ch	ange the proposed districts.								
 In accordan 	ce with PWCS Regulation 801-3, residential development impact statements								
evaluate the	evaluate the impact of a proposed development on the assigned elementary, middle, and								
high schools	high schools. The assigned schools affected by this application include Ellis Elementary								
School, Unit	ty Braxton Middle School, and Unity Reed High School.								

Description of Impact and Mitigation Information Included in Rezoning Application								
Housing Units in Proposed I	Rezoning	Students	Students Yielded from Proposed Rezoning					ning
Single-Family Detached	0	Elemen	tary S	School			18	30
Single-Family Attached	0	Midd	lle Sc	hool				78
Multifamily	1,041	Higl	h Sch	ool			10	07
Total 1,041 Total						3	65	
Acceptable methods used in the d project students yielded from prop		•	0 1	☐ Ye	s 🗵	No*		N/A
*If 'No', projected student yields ca	alculated by	Elementary	Middle		High		To	otal
PWCS are provided at right.		130		49		4	2	63
Developer Proposed Mitigation	and Proffer D	etails						
Rezoning application indicates mo	Rezoning application indicates monetary proffers for Schools.							
The applicant's Proffer Statement dated February 11, 2025, does not indicate a monetary contribution for school purposes.								

Current and Projected Student Enrollment and Capacity Utilization for Schools in the Attendance Area of the Proposed Rezoning

Under the Division's 2024-25 school attendance area assignments, students generated from the Proposed Rezoning will attend the following schools:

Assigned Schools	Available Space		2024-25		2025-26			2029-30				
		Program Capacity	Portable Class- rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Ellis Elementary		505	0	410	95	81.2%	442	52	89.5%	442	52	89.5%
Unity Braxton Middle		1,267	0	1,048	219	82.7%	1,070	197	84.5%	1,078	189	85.1%
Unity Reed High	2,409		5	1,957	452	81.2%	1,958	451	81.3%	1,618	791	67.2%

Note: Capacities of schools reported do not include the temporary capacity provided by any portable classrooms present on the school site. Portable classrooms do not add permanent capacity and are not included in the calculation of a school's capacity or the assessment of a school being able to adequately accommodate students.

Current and Projected Student Enrollment and Capacity Utilization for Schools in the Attendance Area, Including Projected Student Yields from the Proposed Rezoning

Assigned Schools	Available Space		2024-25		2025-26			2029-30				
	Planning Capacity	Program Capacity	Portable Class- rooms	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)	Students	Space Available (+/-)	Util. (%)
Ellis Elementary		505	0	410	95	81.2%	572	-78	115.8%	572	-78	115.8%
Unity Braxton Middle		1,267	0	1,048	219	82.7%	1,119	148	88.3%	1,127	140	89.0%
Unity Reed High	2,409		5	1,957	452	81.2%	2,042	367	84.8%	1,702	707	70.7%

Note: Capacities of schools reported do not include the temporary capacity provided by any portable classrooms present on the school site. Portable classrooms do not add permanent capacity and are not included in the calculation of a school's capacity or the assessment of a school being able to adequately accommodate students.

School Comments and Concerns

- Current and projected enrollment at the assigned elementary school do not exceed 100% of capacity. However, projected enrollment with the addition of the anticipated students generated from this application will cause the assigned elementary school to exceed 100% of capacity.
- Current and projected enrollment at the assigned middle school and high school indicate available space for the anticipated students generated from this application.

Proposal's Strengths

 <u>Projected Enrollment at Middle and High School within Student Capacity</u>: Current and projected enrollment at the assigned middle school and high school indicate available space for the anticipated students generated from this application.

Proposal's Weaknesses

 <u>Projected Enrollment at Elementary School Exceeds Student Capacity</u>: The anticipated students generated by this application will cause the assigned Ellis Elementary to exceed 100% of capacity without any mitigation to address

Consistency Recommendation

Staff recommends that this application is inconsistent with the relevant components of the Community Education Plan.

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a LOS E or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide transit infrastructure, pedestrian, and bicycle pathways, and improved and coordinated access to transit facilities.

Proposal's Strengths

- <u>Modification of Median:</u> The Applicant proffered to modify the median on Rixlew Lane as reflected on page C-02 of the MZP/GDP with the modification completed prior to the issuance of the first occupancy permit for the residential building on Land Bay 1.
- <u>Bicycle Racks and Sharrows:</u> The Applicant shall provide the number of bicycle racks on Land Bays 1, 2 and 3 required by the DCSM plus an additional ten percent. Bicycle storage spaces/racks will be provided inside the parking garages that are part of each residential building. Bicycle racks may be provided elsewhere on the applicable Land Bay. In addition, a portion of the racks will be provided in the commercial areas on Land Bay 1, at the proposed park and the additional bus stop. Bicycle sharrows shall be painted on the ring road.
- <u>Electric Vehicle ("EV") Charging Station</u>: The Applicant will provide a minimum of four (4) electric charging station(s) in the garage of each residential structure. Two additional roughed in hardwire expansion stations shall be provided in the garages of each residential structure

on Land Bays 1, 2 and 3 for future demand. When not in use, EV parking spaces may be utilized for short-term ride-sharing pick-up purposes.

- Additional Bus Stop: The Applicant will provide a location for an additional OmniRide bus stop at the location identified on the MZP/GDP.
- <u>Interparcel Connection:</u> The Applicant shall reserve or cause to be reserved a potential interparcel connection to GPIN 7696-56-3095 unless that property is developed for data centers.

Proposal's Weaknesses

- <u>Parking Waiver:</u> The Applicant has requested a parking waiver of 20%. Transportation Staff have reviewed the Applicants DCSM Waiver request and are recommending denial of the 20% reduction. However, Staff do support Landbay 1, 2 and 3 to receive a 15% reduction in residential parking and in recognition of the high potential for residents to utilize the commercial component, recommend a 30% (53 spaces) reduction be allowed for the commercial parking.
- <u>Unproffered portions of Rixlew Ribbon:</u> The Applicant has identified portions of the proposed community amenities, including off-site parks, plazas and improvements identified as part of the Rixlew Ribbon. However, portions of this facility associated with Landbays 4A, 4B, 5, and 6 are provided for illustrative purposes and are not proffered.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; provide a quality education that assures lifelong learning and steady employment; and integrate smart growth principles. Based on community input from the online survey and the community conversations, eight focus or goal areas were identified for the 2025- 2028 Strategic Plan. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have a direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of this proposal relating to the Strategic Plan are as follows:

- Goal 5 (Quality of Life/Goal Statement): Enhance quality of life and increase resident retention by creating a resilient and healthy community where residents can afford to live, work, play, and retire.
 - (Key Objective 3): Proactively leverage development opportunities to create or expand high-quality amenities, entertainment, and recreational experiences for residents to enjoy.
- ➤ Goal 8: (Smart Growth/Goal Statement): Advance strategic and intentional communityoriented growth that strengthens and enhances the diversity and sustainability of the local economy and the County.
 - (Key Objective 1): Promote high-quality architectural design, thoughtful placemaking, and appealing public spaces to create vibrant and attractive environments for living, working, and recreation.

Modifications / Waivers

Pursuant to Sections 32-307.60 specifically provides for waivers and modifications in the MXD zoning districts of the Zoning Ordinance, the following waivers, or modifications to the requirements of the Zoning Ordinance and DCSM are being requested and/or approved as part of the proposed development and incorporated into the proffers for the rezoning.

This Application proposes the use of the Mixed-Use District, Urban (MXD-U) zoning district, one of the newer zoning districts. While the Comprehensive Plan and the MXD Zoning District have been updated to reflect the vision for mixed-use development, emphasizing the physical form of development with integrated residential and commercial uses, as well as higher densities and intensities—the DCSM and Zoning Ordinance have not yet been fully aligned with the MXD-U development model. As a result, the DCSM and Zoning Ordinance still reflect suburban development standards, requiring several waivers and modifications to accommodate the proposed development associated with this rezoning.

Manassas Mall as a Permitted Use

1. Modification: Section 32-307.31 "Uses Permitted by Right" is modified to permit the existing shopping mall to remain as a permitted used.

Justification: The proposed redevelopment calls for the existing Manassas Mall to remain part of the non-residential portion of the proposed MXD-U, T-6 zoning. This is essential to the proposed redevelopment. The zoning ordinance identifies Shopping Centers A, B, C and D as permitted uses (32-307.31(74)) in the MXD-U zoning district. However, "Shopping Malls" is a separate defined term and is not listed as a permitted use in the MXD-U zoning district. As a result, without this modification, the Mall would become a non-conforming use.

Staff Recommendation: Staff supports the proposed modification to Section 32-307.31 "Uses Permitted by Right" to permit the existing shopping mall to remain as a permitted use within the MXD-U, T-6 zoning district. The modification is necessary to ensure the

continued use of the existing Manassas Mall as part of the non-residential component of the proposed redevelopment. While the zoning ordinance permits various types of shopping centers, "Shopping Mall" is separately defined and not currently listed as a permitted use in the MXD-U district. Without this modification, the Mall would become a non-conforming use, which would conflict with the intent of the redevelopment.

2. Modification: Sections 602.14 and 602.15, 602.16.2 of the DCSM are modified to permit the existing ring road to remain in its existing condition with minor changes and to permit the as constructed existing ring road to remain with the addition of pedestrian crossings.

Justification: The DCSM standards do not contemplate, in some cases, the MXD zoning district and do not address existing malls as part of an MXD-U zoning district. The existing ring road is specifically designed to limit vehicles speeds and accommodate entrances into parking fields. In response to a comment from PWCDOT, the intersection of a travelway near Land Bay 1 with the ring road has been modified to provide better sight distance. The existing ring road is familiar to drivers and has been used safely for many years. It has been maintained and will continue to be maintained by the owner of the mall and functions well. In addition, a pedestrian network in the form of a shared use path (the Rixlew Ribbon) and sidewalks will be built a safe distance from the ring road to provide, together with marked pedestrian crossings, and pedestrian promenades connecting the residential buildings to the mall, an effective pedestrian network. In addition, the location and configuration of the ring road is mandated by existing restrictive covenants. A full justification has been provided with a written waiver request to PWCDOT.

Staff Recommendation: Staff supports the proposed modification to DCSM Sections 602.14, 602.15, and 602.16.2 to allow the existing ring road to remain in its current condition with minor adjustments and the addition of pedestrian crossings. The DCSM standards do not fully account for the context of the MXD-U zoning district or existing mall developments. The existing ring road was purposefully designed to manage vehicle speeds and provide access to parking areas and has functioned safely for many years. In coordination with PWCDOT, a travelway intersection near Land Bay 1 has been modified to improve sight distance. The ring road will continue to be maintained by the mall owner and will be complemented by a robust pedestrian network—including sidewalks, the Rixlew Ribbon shared use path, pedestrian promenades, and marked crossings—designed to safely connect the residential areas with the mall.

3. Modification: Sections 602.18, 602.21 and 650.06 of the DCSM and the related tables and design details including those in Part 650 are modified to permit the proposed Rixlew Ribbon and sidewalks, to permit the Rixlew Ribbon shared use path and sidewalks to be located and designed as reflected on the MZP/GDP and to permit bicycle sharrows on the ring road in lieu of bike lanes.

Justification: The DCSM standards do not address sidewalks and shared use paths in the context of an MXD-U development including an existing mall. The proposed Rixlew

Ribbon and sidewalks are designed to provide safe passage pursuant to the standards set forth in Section 602.20 of the DCSM which will be met.

Staff Recommendation: Staff supports the proposed modification to DCSM Sections 602.18, 602.21, and 650.06, including related tables and design details in Part 650, to allow the proposed Rixlew Ribbon's shared use path and sidewalks to be located and designed as shown on the MZP/GDP, and to permit bicycle sharrows on the ring road in lieu of bike lanes. The DCSM does not contemplate sidewalk and shared-use path design within the context of an MXD-U development that incorporates an existing mall. The proposed pedestrian and bicycle facilities are designed to provide safe and effective connectivity consistent with the standards in Section 602.20 of the DCSM, which will be met. The modification supports the overall multimodal network envisioned for the redevelopment.

Parking

4. Modification: Section 32-300.03(i)(3) of the Zoning Ordinance is modified to permit residential and non-residential parking in private garages and to permit parking spaces for residential and commercial uses on the same land bay in the private garages in the structures where the primary use is residential.

Justification: Section 32-300.03(i) does not contemplate mixed use projects and buildings.

Staff Recommendation: Staff supports the proposed modification to Section 32-300.03(i)(3) of the Zoning Ordinance to allow residential and non-residential parking within private garages and to permit shared parking for residential and commercial uses on the same land bay within structures where the primary use is residential. The current zoning provisions do not account for the integrated nature of mixed-use developments or buildings. This modification supports the intent of the MXD-U zoning district by allowing more efficient use of structured parking in a mixed-use context and facilitating a walkable, urban form.

5. Modification: Section 32-280.51.3(b) is modified to permit front entrances for ground level garages and to permit garages with ground level and above parking to be accessed from the front of buildings.

Justification: Garage access from the front of buildings is typical in urban settings. Alleys occupying space that can be better utilized and can create potentially unsightly and unsafe areas.

Staff Recommendation: Staff supports the proposed modification to Section 32-280.51.3(b) to permit front entrances for ground-level garages and to allow garages with ground-level and above parking to be accessed from the front of buildings. In urban settings, front-loaded garage access is a common and efficient design approach. Requiring rear access via alleys can result in inefficient land use and may create areas that are visually unappealing or less secure. This modification supports the urban character and functionality of the proposed mixed-use development.

6. Modification: Section 600 of the DCSM is modified to permit a 20% reduction in parking for Land Bays 1, 2 and 3.

Justification: A full justification has been provided with the waiver request to PWCDOT.

Staff Recommendation: Staff does not support the proposed 20% reduction in parking for Land Bays 1, 2, and 3, as it deviates significantly from typical parking requirements for similar mixed-use urban developments. Depending on the unit types and maximum units allowed this reduction would be anywhere from 229 spaces to 437 spaces for the residential and 35 spaces for the commercial. There will not be a shared parking agreement with the mall surface parking (Landbay 4). Major pedestrian improvements from the land bays to the mall and other adjacent areas are shown in long-term development plans for the property but are not proffered. Furthermore, while public transit is available at the site, its maximum frequency is 45 minutes and does not operate on Sundays, making it difficult to fully replace automobile ownership. Additionally, this modification is not consistent with previous approvals for comparable projects. For these reasons Transportation does not recommend approval of the 20% reduction.

However, Transportation Staff do recommend that each Landbay (1, 2 and 3) receive a 15% reduction in residential parking. We also recognize the fact that the residents will be using the commercial areas, therefore we recommend a 30% (53 spaces) reduction be allowed for commercial parking.

7. Modification: 610.05 of the DCSM has been modified to permit existing parking spaces and travelways on Parcel 4 that do not or will not meet the setback requirements of Section 610.05 of the DCSM and to permit the existing parking spaces, loading spaces and travelways that do not meet the standards to remain.

Justification: The parking areas are subject to restrictive covenants. In addition, these standards do not fit an urban mixed-use environment.

Staff Recommendation: Staff supports the proposed modification to Section 610.05 of the DCSM to allow existing parking spaces, loading spaces, and travelways on Parcel 4 that do not or will not meet the setback requirements to remain. The affected parking areas are subject to existing restrictive covenants that limit their relocation or redesign. Additionally, the setback standards in Section 610.05 are not well-suited to an urban mixed-use context. This modification supports the continued functionality of the site while aligning with the character and constraints of the proposed redevelopment.

Outdoor Lighting and Signs

8. Modification: Zoning Ordinance Sections 32-250.203, 32-250.205, 32-250.21 through 32-250.27 and 28 (signs) and 32-250.201 and 32-250.208 and 32-300.5 (outdoor lighting) are modified to permit outdoor lighting and signs to the types set forth in the design guidelines and as currently exist on Land Bay 4.

Justification: A critical element to the success of an Urban T-6 development is creating a sense of place. The Design Guidelines were prepared to achieve this outcome while the existing requirements are more appropriate for typical suburban commercial and residential development. Land Bay 4 is not being redeveloped for additional buildings at this time.

Staff Recommendation: Staff supports the proposed modification to Zoning Ordinance Sections 32-250.203, 32-250.205, 32-250.21 through 32-250.28 (signs), and Sections 32-250.201, 32-250.208, and 32-300.5 (outdoor lighting) to allow signage and lighting types consistent with the adopted design guidelines and the existing conditions on Land Bay 4. The current ordinance standards are tailored to conventional suburban development and do not align with the placemaking goals of an Urban T-6 environment. The proposed design guidelines are intended to support a cohesive urban aesthetic and enhance the pedestrian experience. As Land Bay 4 is not being redeveloped with new structures at this time, maintaining the existing signage and lighting while implementing context-sensitive design standards supports the overall vision for the project.

Building Heights

9. Modification: Sections 32-307.80 and 32-280.41(4) of the Zoning Code are modified to specify that Sections 32-307.80 applies to buildings fronting public streets but not the Mall ring road and to eliminate the minimum height requirements for buildings in a mixed residential/commercial land bay for freestanding commercial buildings in Land Bay 1.

Justification: Land Bay 1 consists of a multi-story residential building that has road frontage on Ashton Avenue. It also includes freestanding commercial buildings between the residential building and the Mall ring road that may be less than 30 feet tall to create a "village" atmosphere.

Staff Recommendation: Staff supports the proposed modification to Sections 32-307.80 and 32-280.41(4) of the Zoning Ordinance to clarify that Section 32-307.80 applies only to buildings fronting public streets and not the Mall ring road, and to eliminate the minimum height requirement for freestanding commercial buildings within a mixed residential/commercial land bay in Land Bay 1. Land Bay 1 includes a multi-story residential building along Ashton Avenue, with smaller-scale freestanding commercial buildings located between it and the Mall ring road. These commercial buildings are intended to be less than 30 feet in height to foster a more pedestrian-friendly "village" atmosphere. The modification supports a more flexible and context-sensitive urban design approach that is appropriate for the character of the proposed development.

Landscaping, Tree Canopy and Buffering

The Prince William County Comprehensive Plan has been modified to provide for the MXD district that has been included in the Zoning Ordinance. However, the DCSM and

Zoning Ordinance have not been completely updated to account for the MXD-U, T-6 type of development, but is still largely directed toward suburban development. In addition, the Manassas Mixed Use District is not a greenfield development but is a type of urban infill development subject to different ownership of some parcels and numerous restrictive covenants. All of this leads to the need for numerous waivers and modifications, which are further supported by the acknowledgment in the Comprehensive Plan that redevelopment of this property should be prioritized as a catalyst to jump start the Sudley Road Redevelopment Corridor. In addition, the DCSM recognizes landscaping should be evaluated on a case-by-case basis.

10. Modification: Tree Canopy Section 32-250.42 of the Zoning Ordinance and Sections 610.10, 802.21 and Table 8-4 of the DCSM are modified to permit 7% landscaping and tree canopy coverage on Land Bay 4.

Justification: The Mall was developed several decades ago and as it expanded; it met the applicable standards. The applicant is replacing parking areas with landscaped promenades (the DCSM standard for the number of parking spaces for Parcel 4 will still be met). However, the number of parking spaces are also mandated by restrictive covenants, making it impossible to meet the 10% requirement. Land Bays 1, 2 and 3 will meet the requirement. Section 801.03B of the DCSM recognizes that "project or site conditions may arise where normal compliance is impractical or impossible" and recognizes the unique nature of infill development in established areas.

Staff Recommendation: Staff supports the proposed modification to Zoning Ordinance Section 32-250.42 and DCSM Sections 610.10, 802.21, and Table 8-4 to allow 7% landscaping and tree canopy coverage on Land Bay 4. The existing mall site was developed over several decades in accordance with then-applicable standards, and it is constrained by longstanding restrictive covenants that mandate a specific number of parking spaces. While Land Bays 1, 2, and 3 will meet the current 10% tree canopy requirement, Land Bay 4 cannot achieve full compliance due to these constraints. However, the applicant shall enhance the site by replacing portions of existing parking areas with landscaped promenades, contributing to the overall greening of the development. This modification is consistent with Section 801.03B of the DCSM, which acknowledges that infill sites may require alternative compliance due to unique site conditions. Additionally, the Comprehensive Plan encourages flexibility to support redevelopment in the Sudley Road Corridor, reinforcing the justification for this case-by-case approach.

11. Modification: Section 32-280.41.2 (if applicable), Sections 32-250.40 and 32-250.46 of the Zoning Ordinance and Section 802.44 of the DCSM are modified regarding the parking lot and landscaping on Land Bay 4 and Land Bay 1 to allow 10% limitations on location of parking, travel ways, travel lanes and spaces (if applicable).

Justification: The Mall was developed several decades ago and as it expanded; it met the applicable standards. The applicant is replacing parking areas (the DCSM standard for the number of parking spaces for Parcel 4 will still be met) with landscaped promenades. However, the number of parking spaces are also mandated by restrictive covenants,

making it impossible to meet the 17% requirement. Land Bays 1, 2 and 3 will meet the requirement. Section 801.03B of the DCSM recognizes that "project or site conditions may arise where normal compliance is impractical or impossible" and recognizes the unique nature of infill development in established areas.

Staff Recommendation: Staff recommends support for the proposed modification to Zoning Ordinance Sections 32-280.41.2, 32-250.40, and 32-250.46, and DCSM Section 802.44 to allow a 10% limitation on the location of parking, travelways, travel lanes, and parking spaces on Land Bays 4 and 1. The existing mall site was developed over several decades in compliance with standards at the time and is now constrained by restrictive covenants that require a specific number of parking spaces. While Land Bays 1, 2, and 3 will comply with current requirements, Land Bay 4 cannot meet the 17% threshold due to these existing limitations. Nonetheless, the applicant is enhancing the site with landscaped promenades and maintaining compliance with overall parking requirements. Section 801.03B of the DCSM supports flexibility in cases where compliance is impractical or not possible, particularly in infill and redevelopment areas, making this modification appropriate in the context of the site's existing conditions and the goals of the Comprehensive Plan.

12. Modification: Zoning Code Section 32-280.40, et seq., Sections 802.00 and 804.02, et seq. of the DCSM, and Table 8-1 are modified to permit the existing landscape and landscape strips, the existing perimeter parking landscaping on Land Bay 4, and to permit the landscaping for Land Bays 1, 2 and 3 to be as shown on the MZP/GDP.

Justification: Landscape strips along the right of way and perimeter parking lot landscaping currently exist. No new surface parking or private streets are proposed. The existing parking is subject to restrictive covenants. Perimeter: There is an existing storm water management pond adjacent to Land Bay 2. The applicant should not be required to provide landscaping for this facility. Buildings in urban settings typically do not have wide landscape strips along major roads, particularly where fire access is required.

Staff Recommendation: Staff supports the proposed modification to Zoning Ordinance Section 32-280.40, et seq., and DCSM Sections 802.00, 804.02, et seq., and Table 8-1 to allow the existing landscape strips, existing perimeter parking landscaping on Land Bay 4, and the proposed landscaping for Land Bays 1, 2, and 3 as shown on the MZP/GDP sheets L-02 through L-06. The existing landscape treatments along rights-of-way and perimeter parking areas were installed in accordance with prior standards and are subject to restrictive covenants that limit substantial redesign. No new surface parking or private streets are proposed. Additionally, urban-style development typically includes narrower landscape areas, particularly where fire access is necessary. The presence of a stormwater management pond adjacent to Land Bay 2 also reduces the need for additional perimeter landscaping. This modification aligns with the character of an urban infill redevelopment and supports a context-sensitive approach to landscaping consistent with the goals of the Comprehensive Plan.

13. Modification: Zoning Ordinance Section 32-250.45 are modified to permit phasing of landscaping for Parcel 4 to allow for future land bays in Parcel 4. MZP/GDP page C-15A and proffer 8 identify when landscaping and tree canopy improvements will be made. Each phase of the development developed is not required to meet tree canopy and landscaping coverages.

Justification: Landscaping and Tree Canopy that may be required to be planted now on land bays to be redeveloped in the future would probably be destroyed when the future land bays are developed. In addition, the development of these land bays, including landscaping, will be paid for by the developer of those land bays.

Staff Recommendation: Staff supports the proposed modification to Zoning Ordinance Section 32-250.45 to permit phased landscaping for Parcel 4 in alignment with future land bay development. As detailed on MZP/GDP page C-15A and Proffer 8, landscaping and tree canopy improvements will be implemented as each land bay is developed, rather than requiring full compliance with coverage standards at each phase. Requiring tree canopy and landscaping installation now on areas slated for future redevelopment would result in unnecessary removal and replanting, undermining both efficiency and sustainability. Furthermore, future land bay development, including landscaping, will be implemented and funded by the respective developers, making this phased approach reasonable and consistent with long-range planning objectives for infill redevelopment.

14. Modification: Zoning Ordinance Section 32-250.30, DCSM Section 802.11.E waived regarding the requirement for internal buffers and landscaping strips and buffers are not required between incompatible uses.

Justification: The MXD zoning district allows a variety of uses in an urban T-6 environment, including a mix of residential and non-residential uses. These uses should not be deemed incompatible in the context of an MXD-U, T-6 project. The existing Mall and the proposed project consist of several separate parcels with their own property lines and Land Bays 1, 2, 3 and 4 are adjacent to parcels planned T-5 and T-6 for similar urban development.

Staff Recommendation: Staff supports the proposed modification to Zoning Ordinance Section 32-250.30 and DCSM Section 802.11.E to waive the requirement for internal buffers and landscaping strips between uses typically considered incompatible. In the context of the MXD-U, T-6 zoning district, a mix of residential and non-residential uses is not only expected but encouraged to create a cohesive urban environment. The existing Mall and surrounding redevelopment areas include multiple parcels with internal property lines, but all are part of a unified mixed-use project. Land Bays 1 through 4 are adjacent to parcels planned for similar T-5 and T-6 urban development, further supporting the appropriateness of eliminating internal buffers that would be contrary to the character and intent of this urban infill redevelopment.

15. Modification: Zoning Ordinance Section 32-250.31, DCSM Section 802.10.D are modified to permit buffers that have varying dimensions along the width of a common property

line, buffers are not required to be a uniform size along common property lines and buffers will be provided as shown on the MZP/GDP.

Justification: The existing Mall and the proposed project consist of several separate parcels with their own property lines. Land Bays 1, 2, 3 and 4 are adjacent to parcels planned T-5 and T-6 that are planned for similar urban development. Uniform buffers are not appropriate for redeveloped areas as required by the DCSM.

Staff Recommendation: Staff recommends support for the proposed modification to Zoning Ordinance Section 32-250.31 and DCSM Section 802.10.D to permit buffers with varying dimensions along common property lines, as shown on the MZP/GDP L-02A. The existing Mall and the proposed redevelopment encompass multiple parcels with distinct property lines, and Land Bays 1, 2, 3, and 4 are adjacent to parcels planned for T-5 and T-6 urban development, which are similarly designed for mixed-use environments. Uniform buffer requirements are not suitable for infill and redevelopment projects where flexibility in buffer design is needed to accommodate the unique characteristics of the site. The proposed approach supports a more context-sensitive and efficient urban design, aligned with the goals of the MXD-U, T-6 district.

16. Modification: Sections 32-250.31, 32-201.18, 32-250.31.6 of the Zoning Ordinance, DCSM Sections 802.47.B. and 804.47.B are waived to remove the requirement for minimum lot sizes, buffers and landscape strips around community facilities, such as a park. A 15-foot landscape strip is not required around the uses of public nature and community facilities.

Justification: This requirement is inconsistent with an MXD-U, T-6 development.

Staff Recommendation: Staff supports the proposed modification to waive the requirement for minimum lot sizes, buffers, and landscape strips around community facilities, such as parks, as outlined in Sections 32-250.31, 32-201.18, 32-250.31.6 of the Zoning Ordinance and DCSM Sections 802.47.B and 804.47.B. Requiring a 15-foot landscape strip around uses of a public nature and community facilities is inconsistent with the objectives of a MXD-U, T-6 development, where the focus is on creating vibrant, interconnected urban spaces. In an urban setting, community facilities like parks are integral to the fabric of development and should be designed to engage with the surrounding environment, rather than being isolated by traditional buffers. This modification aligns with the goals of the mixed-use district, promoting accessibility and integration of public spaces within the development.

17. Modification: Zoning Ordinance Sections 32-250.30, 32-250.31, 32-250.32 and DCSM Table 8-1 are waived regarding the perimeter buffers between Land Bay 4 and the existing Mall structures and parcels zoned B-1. The buffer requirement is waived for Land Bay 4 where it adjoins portions of the existing mall zoned B-1 owned by others.

Justification: Buffers should not segregate existing Mall parcels that are adjacent to Land Bay 4 but are zoned B-1, such as, but not limited to, the Wal-Mart parcel or future land bays that are created from Parcel 4.

Staff Recommendation: Staff supports the proposed modification to waive the perimeter buffer requirements in Zoning Ordinance Sections 32-250.30, 32-250.31, 32-250.32, and DCSM Table 8-1 for the areas between Land Bay 4 and the existing Mall structures and parcels zoned B-1. The buffer requirement is unnecessary where Land Bay 4 adjoins portions of the mall zoned B-1, including properties such as the Wal-Mart parcel and potential future land bays from Parcel 4. Requiring buffers between these parcels would create an unnecessary segregation of land uses that are already in close proximity and likely to evolve together as part of the broader redevelopment plan. Waiving the buffer requirement fosters a more cohesive and integrated development approach, aligning with the goals of the MXD-U, T-6 zoning district.

18. Modification: Zoning Ordinance Sections 32-250.30, 32-250.31 and 32-250.32 and DCSM 802.13A. and Table 8-1 are modified regarding the buffers against adjacent vacant property to permit the buffers shown on the MZP/GDP.

Justification: The adjacent vacant parcels are planned for T-6 and T-5 development. They should not be segregated from the T-6 redevelopment of the mall.

Staff Recommendation: Staff does not fully support the modified buffers against the adjacent properties due to the uncertainty of the type of development that will occur on the Compton Property, identified on County maps as GPIN: 7696-56-3095.

19. Modification: Sections Modified: Section 32-250.31 of the Zoning Ordinance and DCSM Section 802.13 and the applicable Table setting out planting requirements are modified regarding the requirement for plantings to permit existing plantings and those plantings identified on the MZP/GDP, the Design Guidelines and other proffered documents.

Justification: Since various buffers are being modified, the planting proposed therein should be permitted.

Staff Recommendation: Staff recommends supporting any modifications to buffering and landscaping that align with the staff's proposed recommendations listed above.

20. Modification: Zoning Ordinance Section 32-250.31 and DCSM Sections 802.41 and 802.45 are modified to eliminate any request to create a buffer on Land Bay 2 against the adjacent VDOT stormwater management pond.

Justification: The existing pond was built by VDOT and is at the rear of Land Bay 2. A landscape strip is being provided.

Staff Recommendation: Staff supports the proposed modification to eliminate the requirement for a buffer on Land Bay 2 against the adjacent VDOT stormwater management pond, as outlined in Zoning Ordinance Section 32-250.31 and DCSM Sections 802.41 and 802.45. Given the pond's established presence and its functional role, a buffer is not necessary in this context. A landscape strip is being provided in place of the buffer, which will serve to enhance the aesthetic and environmental quality of the area while

maintaining the integrity of the stormwater management facility. This modification is consistent with the goal of promoting efficient land use and reducing unnecessary requirements in areas where existing infrastructure already meets functional needs.

21. Modification: Sections 32-250.31, 32-250.02, 32-250.10 and 32-250.73 of the Zoning Ordinance and corresponding sections of the DCSM are modified regarding the minimum yard, lot size or area and setback of parking lots, stormwater management systems and public facilities to permit the layout of the project depicted on the MZP/GDP.

Justification: The first phase of this MU-T6 project is reflected on the MZP/GDP and represents the layout needed to mix a new residential component with an existing shopping mall to create an urban project.

Staff Recommendation: Staff supports the proposed modification to Zoning Ordinance Sections 32-250.31, 32-250.02, 32-250.10, and 32-250.73, along with corresponding sections of the DCSM, to permit the layout of the project as depicted on the MZP/GDP. The modification is necessary to accommodate the first phase of the mixed-use T-6 project, which integrates a new residential component with the existing shopping mall to create a cohesive urban development. This layout is essential for achieving the urban design objectives of the project and making efficient use of the available space. The proposed modification allows for flexibility in yards, lot size, area, and setback requirements to better align with the unique characteristics of a mixed-use, urban infill project, while still maintaining the overall goals of the development. This approach supports the creation of a vibrant, integrated urban environment that is consistent with the intent of the MXD-U, T-6 zoning district.

22. Modification: Section 32-250.73 of the Zoning Ordinance is modified regarding the location of stormwater management facilities and their service areas to permit the existing stormwater facilities on Land Bay 4 to remain in their existing locations to serve all lots and to retain their existing landscaping, if any.

Justification: Most of the existing stormwater facilities are underground and are adequately sized to serve the Mall and the proposed residential dwellings. None are located on the residential Land Bays. Under these circumstances, existing setback locations and landscaping should be permitted.

Staff Recommendation: Staff supports the proposed modification to Zoning Ordinance Section 32-250.73 to allow the existing stormwater management facilities on Land Bay 4 to remain in their current locations and to continue serving all associated lots, while retaining existing landscaping, if any. This request is appropriate given that the majority of the existing stormwater infrastructure is underground, was previously sized to accommodate the existing Mall, and remains sufficient to serve the proposed residential development.

The continued use of existing facilities aligns with the goals of infill and redevelopment projects, particularly in a mixed-use urban context where compact design and efficient

use of infrastructure are encouraged. Allowing existing setbacks and landscaping to remain supports the functional and aesthetic integration of infrastructure without imposing unnecessary constraints on the project layout.

23. Modification: DCSM Section 802.10 is modified to permit trails in locations reflected on the MZP/GDP.

Justification: In an urban environment, permitting trails through landscaped areas is common and desirable.

Staff Recommendation: Staff supports the proposed modification to DCSM Section 802.10 to permit trials in the locations shown on the MZP/GDP. In an urban mixed-use development context, it is both common and desirable for pedestrian and multi-use trails to be integrated within or adjacent to landscaped areas. This approach promotes walkability, enhances connectivity between land bays and uses, and supports the design intent of a compact, urban T-6 environment.

Locating trails within landscaped areas is consistent with contemporary urban design practices and allows for a more efficient and engaging pedestrian experience. The MZP/GDP demonstrates thoughtful trail placement that balances functionality, safety, and aesthetics, making this modification appropriate to support the overall form and objectives of the development.

24. Modification: Sections 802.47 and 802.48 of the DCSM and Tables 8-6, 8-7 regarding the landscaping for multi-family buildings and the landscaping requirement are waived along major roadways to permit the landscaping for Land Bays 1, 2 and 3 and along the adjacent streets as shown on the MZP/GDP.

Justification: The proposed landscaping is appropriate for a MXD T-6 project.

Staff Recommendation: Staff supports the proposed modification to DCSM Sections 802.47 and 802.48 and Tables 8-6 and 8-7 to waive the standard landscaping requirements for multi-family buildings and along major roadways, allowing the landscaping for Land Bays 1, 2, and 3 and along adjacent streets to be provided as shown on the MZP/GDP.

The proposed development is located within the MXD-U, T-6 district, which is intended to support urban, compact, and pedestrian-oriented development. In such settings, traditional suburban landscaping standards—particularly those requiring larger setbacks and uniform landscaping along major roads—are often incompatible with urban design principles. The MZP/GDP demonstrates that landscaping will be integrated into streetscapes and public spaces in a manner that supports a high-quality urban environment.

This modification is consistent with the goals of the Comprehensive Plan and the urban character of the MXD district, and it allows for flexibility in landscape design while still achieving visual and functional benefits.

25. Modification: Sections 32-250.40, 32-250.41 and 32-250.45 of the Zoning Ordinance and Sections 802.20, 802.21, 802.30 and 802.31 of the DCSM are modified to permit, but not require landscaping, tree canopy and open space in the MXD district to be based on the entire site, and to allow, but not require, these requirements to be calculated based on the entire MXD-U area.

Justification: In a large MXD-U project, flexibility is needed.

Staff Recommendation: Staff supports proposed modification to Zoning Ordinance Sections 32-250.40, 32-250.41, and 32-250.45 and DCSM Sections 802.20, 802.21, 802.30, and 802.31 to permit, but do not require, the landscaping, tree canopy, and open space requirements in the MXD district to be calculated based on the entire MXD-U site rather than on a parcel-by-parcel basis.

The requested flexibility aligns with the purpose and intent of the MXD-U zoning district, particularly within a T-6 urban context, where individual land bays may be built out at different times and intensities. Allowing these requirements to be met comprehensively across the site supports cohesive planning and ensures that the open space and landscape functions are integrated holistically rather than imposed uniformly on each development phase. This flexibility also allows for a more intentional and context-sensitive design that reflects the urban nature of the development, while still achieving the overall goals for tree canopy, landscaping, and usable open space.

26. Modification: Section 32-250.82 of the Zoning Ordinance is modified to permit, but not require, all lots in this MXD-U project to be considered as combined and continuous lots in order to meet zoning requirements and to permit, but not require, this MXD-U development to use the entire area to satisfy zoning requirements.

Justification: This section of the Zoning Ordinance does not contemplate MXD-U developments.

Staff Recommendation: Staff supports the proposed modification to Zoning Ordinance Section 32-250.82 to permit but does not require all lots within the MXD-U project to be considered as combined and continuous for the purpose of meeting zoning requirements, and to allow the entire MXD-U area to be used to satisfy such requirements.

This modification is appropriate given that Section 32-250.82 was not written with large-scale, form-based urban developments in mind. The proposed project reflects the character and intent of the MXD-U T-6 district, which emphasizes a unified, integrated development pattern that may span multiple parcels and ownerships. Treating the project area as a single, coordinated site for the purposes of zoning compliance supports flexibility in site design, phasing, and infrastructure placement while still achieving the overall goals and intent of the Zoning Ordinance.

27. Modification: Section 32-250.72 of the Zoning Ordinance is modified to remove the requirement for interparcel connectors between Land Bay 4 and Land Bays 5 and 6 that

are owned by others as those land bays are described on page C-15A of the MZP/GDP, and to permit existing travelways to remain between land bays in an MXD-U project.

Justification: The travelways exist and are required by existing covenants for travel and parking between various land bays in the mall. Access is provided by the ring road which will remain.

Staff Recommendation: Staff supports the proposed modification to Section 32-250.72 of the Zoning Ordinance to remove the requirement for interparcel connectors between Land Bay 4 and Land Bays 5 and 6, as described on page C-15A of the MZP/GDP, and to permit existing travelways to remain between land bays in the MXD-U project. The existing travelways have been in place for decades and are governed by recorded covenants that provide for shared access and parking across land bays within the mall. Additionally, the site is served by the established ring road, which functions as the primary access and circulation system. Requiring new interparcel connections would be redundant and may conflict with the existing legal access arrangements and physical improvements.

28. Modification: Section 32-250.31 of the Zoning Ordinance and Sections 702.06(f), 702.06(l) and 802.42(A)(3) of the DCSM are modified to amend buffer requirements to permit minor permanent structures such as signage, unauthorized obstructions and encroachments and easements to be located within buffer areas and to allow easements and minor permanent structures to encroach into buffers.

Justification: When development occurs in a true urban form, easements and minor permanent structures are located in landscaped areas and other areas not typically utilized in suburban development.

Staff Recommendation: Staff supports the proposed modification to Zoning Ordinance Section 32-250.31 and DCSM Sections 702.06(f), 702.06(l), and 802.42(A)(3) to permit minor permanent structures, such as signage and other minor obstructions, as well as easements, to be located within buffer areas. The modification also allows for such structures and easements to encroach into buffers. This approach is consistent with the intent and function of an MXD-U, T-6 urban development form, where traditional buffer requirements are not always practical or appropriate. In an urban setting, it is common for utilities, signage, and other small-scale infrastructure elements to be incorporated into landscaped and pedestrian-oriented areas to efficiently utilize limited space and support a more walkable and integrated environment. The requested modification acknowledges the unique site constraints and urban design objectives of the project.

29. Modification: The requirements are spread throughout the Zoning Ordinance and the DCSM are modified to allow for the coordination of waivers and modifications. When a waiver or modification of a zoning standard is granted by the aforesaid requested waivers and modifications, a waiver or modification granted for a zoning modification or waiver shall constitute a waiver of the applicable section of the DCSM. When a waiver or modification of a DCSM standard is granted by the aforesaid waivers and modifications, it shall constitute a waiver or modification of the applicable Zoning Ordinance requirement.

Justification: The Zoning Ordinance and DCSM have not been completely modified to permit development in an urban form such as the MXD-U T-6 district. The MXD was proposed to be a form- based zoning category but the current Zoning and DCSM standards are Euclidean in nature, requiring waivers and modifications across numerous sections of both. If a modification or waiver is granted to permit more of a form- based requirement, it should be evidence of an intent to permit the substance of the proposed modification or waiver.

Staff Recommendation: Staff supports the proposed modification to allow for the coordination of waivers and modifications across the Zoning Ordinance and the Design and Construction Standards Manual (DCSM), such that a waiver or modification granted under one set of standards shall also constitute a waiver or modification of the corresponding standard in the other. This approach is reasonable and necessary given that the Zoning Ordinance and DCSM have not yet been fully updated to support urban form development envisioned under the MXD-U, T-6 district.

Agency Comments

The following agencies have reviewed the proposal, and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- City of Manassas
- PWC County Archaeologist
- PWC Building Official
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Land Development Services
- PWC Parks & Recreation
- PWC Planning Office Case Manager / Long-Range Planning / GIS Specialist
- PWC Police / Crime Prevention
- PWC Public Works Environmental Services / Watershed Management
- PWC Service Authority
- PWC Department of Transportation
- PWC Zoning Department
- PWCS Facility Planning
- Virginia Department of Transportation (VDOT)

MANASSAS MALL

MASTER ZONING/ GENERAL DEVELOPMENT PLAN MXD-U(T-6) DISTRICT REZ 2024-00039

BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

MARCH 6, 2024 SEPTEMBER 20, 2024 OCTOBER 22, 2024 **FEBRUARY 11, 2025**



GPIN NUMBERS: 7696-55-3573

7696-54-8689

7696-64-5989

7696-65-4175



OWNER / APPLICANT MANASSAS REAL ESTATE VENTURES LLC 4218 NE 2ND AVE **MIAMI FL 33137**

ATTORNEY VANDERPOOL, FROSTICK & NISHANIAN, P.C. C/O MICHAEL R. VANDERPOOL 9200 CHURCH STREET, SUITE 400 MANASSAS, VIRGINIA 2011

ARCHITECT CALLISONRTKL INC. (NOW KNOWN AS ARCADIS, INC.) 333 SOUTH HOPE STREET SUITE C200 LOS ANGELES, CA 90071

VIKA VIRGINIA LLC 8180 GREENSBORO DRIVE, SUITE TYSONS, VIRGINIA 22102 ATTN: P. CHRISTOPHER CHAMPAGNE

LANDSCAPE ARCHITECT SWA GROUP 811 W 7TH STREET 8TH FLOOR LOS ANGELES, CALIFORNIA 90017-3419

(703) 442-7800

TRANSPORTATION GOROVE SLADE 15125 WASHINGTON STREET, SUITE HAYMARKET, VA 2016



VICINITY MAP

REVISIONS

TRANSPORTATION GOROVE SLADE

© 2019 VIKA VIRGINIA, LLC

LANDSCAPE REVISIONS

MANASSAS MALL GDP/ M7P

> PRINCE WILLIAM COUNTY, VIRGINIA

COVER SHEET

BY:	CAD	-
D BY:	PLR	
SUED:	2024-03-06	
	AS SHOWN	
	V8442A	
	C-01	

Sheet List Table

Sheet Number Sheet Title CIVIL C-01 COVER SHEET **GENERAL NOTES & TABULATIONS** C-02 C-03 **EXISTING CONDITIONS** C-04 OVERALL CONTEXT PLAN C-04A **EXISTING VEGETATION EXHIBIT & NOTES** OVERALL MASTER ZONING PLAN C-04B C-04C INFRASTRUCTURE PLAN **ENVIRONMENTAL CONSTRAINTS EXHIBIT** C-04D C-05 OVERALL DEVELOPMENT PLAN C-06 DEVELOPMENT PLAN - LAND RAY 1 C-07 DEVELOPMENT PLAN - LAND BAY 2 C-08 DEVELOPMENT PLAN - LAND BAY 3 FUNCTIONAL GRADING & UTILITY PLAN - LAND BAY 1 C-09 C-10 FUNCTIONAL GRADING & UTILITY PLAN -LAND BAY 2 C-11 FUNCTIONAL GRADING & UTILITY PLAN - LAND BAY 3 C-12 FIRE ACCESS AUTOTURN - LAND BAY 1 C-13 FIRE ACCESS AUTOTURN - LAND BAY 2 C-14 FIRE ACCESS AUTOTURN - LAND BAY 3 C-15 OVERALL VEHICLE AND PEDESTRIAN PLAN C-15A OVERALL SITE TIMING EXHIBIT C-16 C-17 ARCHITECTURAL SECTIONS LAND BAY 1

OVERALL STORMWATER MANAGEMENT PLAN C-18 ARCHITECTURAL SECTIONS LAND BAY 2 C-19 ARCHITECTURAL SECTIONS LAND BAY 3 LANDSCAPE OPEN SPACE PLAN 1-01 L-02 LANDSCAPE BUFFER PLAN LAND BAY PLAN (LANDSCAPE) L-02A LAND BAY 1 (LANDSCAPE) L-03

LAND BAY 1 PODIUM LEVEL PLAN (LANDSCAPE) 1-03A L-04 LAND BAY 2 (LANDSCAPE)

LAND BAY 2 PODIUM LEVEL PLAN (LANDSCAPE) L-04A LAND BAY 3 (LANDSCAPE) 1-05

L-05A LAND BAY 3 PODIUM LEVEL PLAN (LANDSCAPE) L-05B LAND BAY 4 (LANDSCAPE) 1-06 OVERALL SITE PLAN (LANDSCAPE)

L-07 LAND BAY 1 GROUND FLOOR PLAN L-08 LAND BAY 2 GROUND FLOOR PLAN L-09 LAND BAY 3 GROUND FLOOR PLAN L-09A LANDBAY 4 LAYOUT PLAN L-010 LAND BAY 1 SECTIONS LAND BAY 2 SECTIONS 1-011 L-012 LAND BAY 3 SECTIONS LAND BAY 1 PODLIM PLAN

L-014 LAND BAY 2 PODIUM PLAN

LAND BAY 3 PODIUM PLAN L-015

SUPPLEMENTAL

1-013

EXISTING APPROVED LANDSCAPE PLAN (FOR INFORMATION S-01

EXISTING APPROVED LANDSCAPE PLAN (FOR INFORMATION S-02

EXISTING APPROVED LANDSCAPE NOTES & DETAILS S-03

(INFORMATION ONLY)

AREA TABULATION

LAND BAY 1: "A1A1-A1A" (GPIN 7696-55-3373) = 208,076 SQ, FT, OR 4,7768 AC LAND BAY 2: "A1A1-A1B" (GPIN 7696-54-8899) = 161,975 SQ, FT, OR 3,718H AC LAND BAY 3: "A1A1-A1C" (GPIN 7696-65-9175) = 91,381 SQ, FT, OR 2,079 AC LAND BAY 4: "A1A1-A1D" (GPIN 7696-65-175) = 2,176,423 SQ, FT, OR 4,95638 AC TOTAL.

- ... THE PROPERTIES SUBJECT TO THIS APPLICATION ARE IDENTIFIED BY PRINCE WILLIAM COUNTY AS GPINS 7969-55-3573 (e.4.7768 AC), 7696-54-8689 (±3.7384 AC), 7696-65-4078 (±0.7968 AC), 7696-65-4078 (±0.9588 AC) AND ARE CURRENTLY CORONE D1. GREEN SUBJECTS DISTRICT. THE APPLICANT IS PROPOSING TO DEVELOP WACANT PARCELS AND THE EXISTING SHOPPING CENTER INTO A MIXED USE DEVELOPMENT THAT WILL INCLUDE BOTH RESIDENTIAL AND COMMERCIAL USES.
- 2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS '83).
- 3. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THE HORIZONTAL AND VERTICAL DATUMS SHOWN HEREON ARE BASED ON A GPS SURVEY PERFORMED BY VIKA VIRGINIA, LLC ON JULY 17, 2024 USING THE FOLLOWING CORS STATIONS: LOYB LORTION VA - 0.976 (NOS PID 0147960), VAGV GAINSVILLE VA - 0588, AND LOYB FREDERICKSBURG VA - 0572 (NOS PID 047954). AND A COMBINED SCALE FACTOR OF 0.9995019
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A SURVEY BY OTHERS AND FIELD VERIFIED BY VIKA VIRGINIA, LLC ON JULY 17, 2024.
 THE SURVEY CONTROL ESTABLISHED BY VIKA VIRGINIA, LLC EXCEEDS THE MINIMUM HORIZONTAL PRECISION OF 1:20,000 AS REQUIRED BY THE
 COMMONWEALTH OF VIRGINIA.
- CONTOUR INTERVAL SHOWN HEREON IS 2'-0".
- THE PROPERTY IS LOCATED IN THE BRENTSVILLE ELECTION DISTRICT, THE SUBJECT PROPERTY IS NOT LOCATED IN ANY COUNTY OVERLAY DISTRICTS.
- 8. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND AN ADEQUATE STORM
 DRAINAGE SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH THE COUNTY DCSM STANDARDS AND DESIGN CRITERIA OF PRINCE WILLIAM COUNTY,
 AS WELL AS VIRGINIA DEO STANDARDS AS SHOWN ON THE SMM SHEETS.
- 10. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- 1. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- 12. THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PARCELS TO BE DEVELOPED.
- 13. THERE IS APPROXIMATELY 341.5F OF DE LAND LOCATED IN THE RPA IN THE SOUTH-WEST CORNER OF LAND BAYS. ARE LOCATED ON FLOOD INCOIN DISANCE RATE MAPS (FIRM), NO. 513:500.090 WITH EFFECTIVE DATES OF JANUARY S, 1935. THE PROPERTY IS LOCATED IN FLOOD 20NE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. A PORTION OF THE SOUTH-WESTERN CORNER OF LAND BAY 31 S LOCATED IN THE FERM JOB YE ROLOOPLAIN.
- 14. LIMITS OF CLEARING AND GRADING SHOWN ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FIRAL ENGINEERING, PARTICULARLY IN THE AREA OF PUBLIC RIGHTS OF WAY, UTILITY RELOCATIONS AND INSTALLATIONS, TABLES, AND ESCHEMIN AREAS. THE DEVELOPMENT OF THE SWILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS, FINAL LIMITS OF CLEARING AND GRADING WILL TAXE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTEED FOR REVIEW AND APPROVAL AT THE TIME OF SITE PLAN REVIEW.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED PRINCE WILLIAM COUNTY PLAN PROCESSING AND APPROVALS, SUBJECT TO MARKET CONDITIONS.
- 16. OPEN SPACE AND RECREATIONAL OPEN SPACE AREAS SHOWN HEREON ARE CONCEPTUAL AND MAY BE MODIFIED AT THE TIME OF SITE PLAN. OPEN SPACE FOR EACH LAND BAY MAY BE ADJUSTED WITH FINAL SITE PLAN. HOWEVER, FINAL OVERALL OPEN SPACE SHALL MEET THAT REQUIRED IN SEC. 32-307-90, 9-110 FT HIE PRINCE WILLIAM COUNTY ZONING ROBINANCE.
- 17. THE BUILDING FOOTPRINTS, GARAGES, RETAINING WALLS, PLAZAS, PARKS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION WITH THE FINAL SITE PLAN. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE MURBER OF PARKING SPACES OUTSIDE AND IN THE THE STRUCTURES MAY BE MODIFIED (INCREASED OR DECREASED), SO LONG AS THE MINIMUM PARKING REQUIREMENT IS MET AND THE OPEN SPACE PROVIDED IN THE TABULATIONS, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
- ADDITIONAL SITE FEATURES AND PERMITTED ACCESSORY USES AND IMPROVEMENTS SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED WITHOUT THE NEED FOR AMENDMENT OR
- 19. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- 20. THE PROPOSED PARKING WILL BE BASED ON THE MINIMUM PARKING REQUIREMENTS AS SET FORTH IN TABLE 6-BO THE DCSM AND WILL BE PROVIDED IN PODILIM PARKING STRUCTURES AND SURFACE SPACES ON THE URBERT LAND BAY. SEE PARKING TABULATION. THE ACTUAL NUMBER OF PARKING SPACES PROVIDED IN LAND BAYS 1,2 & 3 MAY BE ADJUSTED BASED ON A PARKING CALCULATION SUBMITTED FOR EVALUATION TO THE COUNTY AS NOTED IN SEC. 610-01-6 THE COUNTY OSC.
- THE BUFFERS AND LANDSCAPING STRIPS SHALL BE AS REFLECTED HEREIN. AS NEEDED THE APPLICANT WILL SEEK AN APPROVED DETERMINATION OR MODIFICATION.
- PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH SECTION 802 OF THE DCSM AND SECTION 32-250-44 OF THE PIVC ZOINING ORDINANCE. IN AREAS WHERE MEETING THESE REQUIREMENTS IS NOT FEASIBLE, THE APPLICANT WILL SEEK AN APPROVED MODIFICATION OF THESE REQUIREMENTS.
- 23. MARKED CROSSWALK LOCATIONS INDICATED HEREON ARE CONCEPTUAL. FINAL LOCATIONS SHALL BE DETERMINED AT SITE PLAN AND UPON VDOT APPROVAL AND MAY BE MODIFIED WITHOUT THE NEED FOR AMENDMENT OR INTERPRETATION.
- 24. THE FINAL LOCATION AND TYPE OF ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.
- 25. ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STANDARD ENTRANCES UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT.
- 28. ALL LANDSCAPING INSTALLED WILL BE OF NON-INVASIVE SPECIES (INCLUDING TEMPORARY AND PERMANENT SEED).
- 29. BUILDING EXTERIOR ENTRANCE LOCATIONS AND NUMBER INDICATED ON THESE PLANS ARE ILLUSTRATIVE AND WILL BE DETERMINED AT FINAL STEF PLAN.
- A WAIVER/MODIFICATION OF THE SIGNAGE REQUIREMENTS OF SECTION 32-250.21 OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE IS BEING REQUESTED.
- 31. THE EXACT LAYOUT AND LOCATION OF THE BUILDINGS ON EACH LAND BAY WILL BE DETERMINED BY THE FINAL SITE PLAN TO ACCOMMODATE COMPLIANCE WITH THE DCSM AND ENGINEERING CONSIDERATIONS

OVERALL PROJECT TABULATIONS

Project Summary								
Areas								
Site	Land Bay 1	Land Bay 2	Land Bay 3	Land Bay 4	Total			
Lot Area (Acres)	4.78	3.72	2.10	49.96	60.6			
Lot Area (SF)	208,076	161,974	91,380	2,176,423	2,637,853			
EGA								
Retail (SF)	14,868	5,204	3,446	574,505	598,023			
F&B (SF)	14,868	5,204	3,446	N/A	23,518			
Residential (SF)	486,564	393,872	229,830	N/A	1,110,266			
Parking - Structured (SF)	284,346	245,135	133,690	N/A	663,171			
Total EGA (SF)	800,646	649,415	370,412	N/A	1,820,473			
Gross Leasable Area								
Retail GLA (SF)	12,638	4,423	2,929	488,329	508,320			
F&B GLA (SF)	12,638	4,423	2,929		19,990			
Residential Net Area (SF)	413,579	334,791	195,356		943,726			
Total GLA (SF)	438,855	343,638	201,214		983,707			
Maximum Density								
Total Units	467	368	206		1041			
Units/Acre	97.8	99.0	98.2		98.3			

NOTE: SEE SHEET C-04B FOR MAXIMUM/ MINIMUM

DADVING

*The number and configuration of residential units has not yet been established. In Land Bays 1,2 & 3 the applicant is seeking a parking reduction of 20% on a per unit basis for residential units and a 20% reduction in the parking standards for the new commercial uses provided for in the DCSM and has submitted a waiver application with justification for the reduction.

Required

High Rise 1 per 10 units per building
Efficiency/Studios 1 per unit
One bedroom 1.25 per unit

The proposed commercial uses on Land Bays 1,2,83 are intended to primarily see the residents living base, creating a village atmosphere within the larger mixed use community by providing convenient goods and services. The applicant also seeks a 25% reduction in pariting representes for commercial users on Land Bays 1,2,83 including Resituarants of all types, Retail Sales and Services, Quick Service Food Store, and Day Care.

LOADING

USE	PARCEL 1	PARCEL 2	PARCEL 3	PARCEL 4 T	OTAL
RETAIL REQUIRED	1	0	0	N/A	1
RESIDENTIAL REQUIRED	2	2	2	N/A	6
TOTAL LOADING PROVID	ED 3	2	2	N/A	7

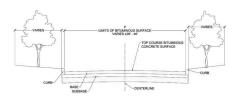
OVERALL MALL PARKING TABULATIONS

		75% of Gross Area
Use (Lionheart Ownership)	Gross Area *	Net***
	(sft)	(sqft)
Mall	578,001	433,501
Parking (Mall)		
1 space per 200 net sqft for area up to 50,000 net		250
1 space per 225 net sqft from 50,000 up to 300,000 net		1,111
1 space per 250 net sqft after 300,000 net		534
Total Spaces Required		1,895
	Gross Area*	Net***
Use (owned by others)	(sft)	(sqft)
Macy's	138,805	104,104
Sears	130,251	97,688
Walmart	201,955	151,466
Total	269,056	201,792
Parking (Macy's)		
1 space per 200 net sqft for area up to 50,000 net		250
1 space per 225 net sqft from 50,000 up to 300,000 net		240
1 space per 250 net sqft after 300,000 net		0
Total Spaces Required		490
Parking (Sears)		
1 space per 200 net sqft for area up to 50,000 net		250
1 space per 225 net sqft from 50,000 up to 300,000 net		212
1 space per 250 net sqft after 300,000 net		0
Total Spaces Required		462
Parking (Walmart)		
1 space per 200 net sqft for area up to 50,000 net		250
1 space per 225 net sqft from 50,000 up to 300,000 net		451
1 space per 250 net sqft after 300,000 net		0
Total Spaces Required		701
Total Overall Spaces Required		3.548
		0,010
Total Spaces Provided**		3,949
Delta		401
• Mall, Macy's & Sears areas taken from GRS Group survey dated	February 12, 2020.	
Walmart areas taken from Walmart SUP 2024-00012 dated	August 08, 2024	
** Parking counts taken from Vika Site Survey dated September	2024	
Parking counts taken from Vika Site Survey dated September Note: total spaces provided includes spaces which are p		
proposed pedestrian and landscape corridors	wohosen to be temoved bet	
proposa perestrair and randscape contacts	_	
*** Net area is recognized by County as 75% of Gross Area, not	the Actual GLA of the mail	

RIXLEW LANE MEDIAN MODIFICATION EXHIBIT



TYPICAL STREET SECTION EXHIBIT



TYPICAL STREET SECTION (NTS) PRIVATE ROAD

 THE AREA ABUTTING THE RING ROAD VARIES THROUGHOUT, WITH SOME AREAS (NOT ALL) INCLUDING LANDSCAPING AND/OR SIDEW. (DIMENSIONS VARY)

2. VARIABLE TRAFFIC VOLUMES: 4,000 - 8,000 VPD

NORTH ARROW & SCALE

V 10.01

ENGINEES PLANNES SURVEYOR LANDSCHE ARCHITECTS GEOMATIC

LANDSCAPE ARCHITECTS GEOM-VIKA VIRGINIA, LLC 8180 GREENSBORD DRIVE SUITE TYSONS, VIRGINIA 22:02 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, N

THE INFORMATION, DESIGN, AND CONTENT OF THIS DRAWING ARE PROPRIETARY AND SHALL NOT BE COPIED, DISTIALLY CONFERTED, MODIFIED, OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIRA VIRGINIA, LLC VIOLATIONS HAY RESULT IN PROSECUTION. ON APPROVED, SIGNED, AND SEALED PLANS SHALL! UTILIZED FOR CONSTRUCTION PURPOSES: © 2019 VIRA VIRGINIA, LLC

OWNER / APPLICANT
ASSAS REAL ESTATE VENTURES LL
4218 NE 2ND AVE
MIAMI FL 33137

ATTORNEY
VANDERPOOL, FROSTICK & NISHANIAN, P
CIO MICHAEL R. VANDERPOOL
9200 CHURCH STREET, SUITE 400
MANASSAS, VIRGINIA 2011

ARCHITECT
CALLISONRTRL INC. (NOW KNOWN A
ARCADIS, INC.)
333 SOUTH HOPE STREET
SUITE C200
LOS ANGELES, CA 90071

ENGINEER
VIKA VIRGINIA LLC
180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
TTN: P. CHRISTOPHER CHAMPAGNE
(703) 442-7800

LANDSCAPE ARCHITECT SWA GROUP 811 W 7TH STREET 8TH FLOOR LOS ANGELES, CAUFORNIA 90017-3419

TRANSPORTATION
GOROVE SLADE
15125 WASHINGTON STREET, SUITE 212
HAYMARKET, VA 2016

DATE

REVISIONS

1ST SURMISSION 2024-03-6
2ND SURMISSION 2024-09-20
LANDSCAPE REVISIONS 2024-10-22
3RD SURMISSION 2025-02-11

2/11/25 BORTH COCHAN S

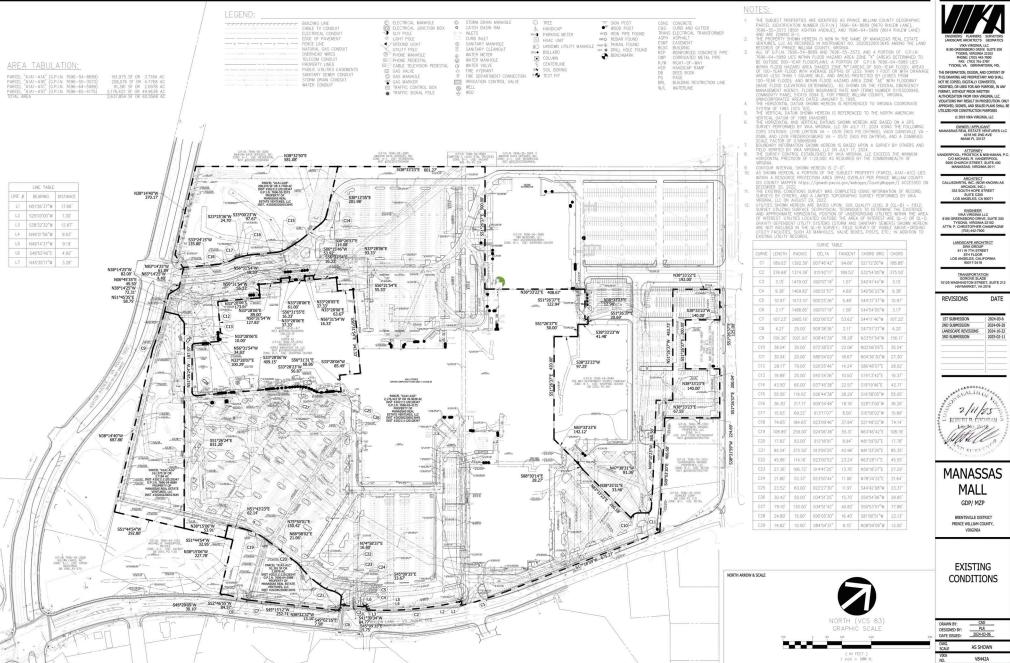
MANASSAS MALL GDP/ MZP

> BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

GENERAL NOTES & TABULATIONS

BY:	CAD	- 3
D BY:	PLR	- 13
SUED:	2024-03-06	
	AS SHOWN	of lates
	V8442A	
	C-02	

LAYOUT: C-02 MXD - GENERAL NOTES, Plotted By: Porosh



VIRGINIA

MALL GDP/ MZP

CENTIH OF

4218 NE 2ND AVE MIAMI FL 33137

ENGINEER VIKA VIRGINIA LLC

DATE

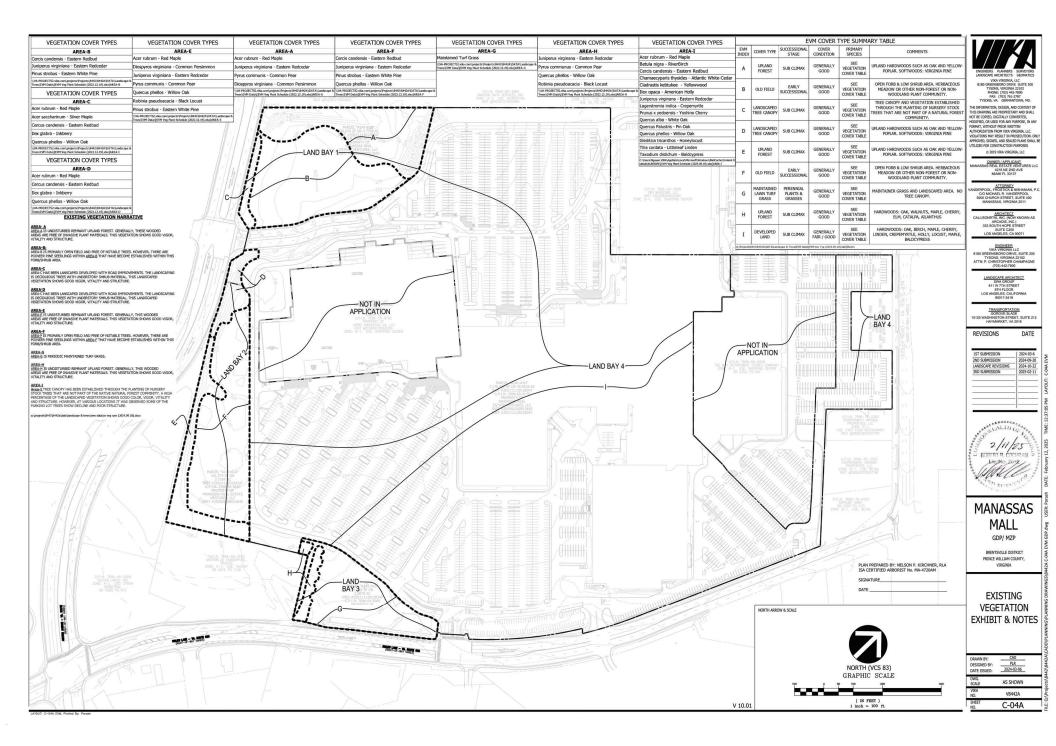
2024-10-22

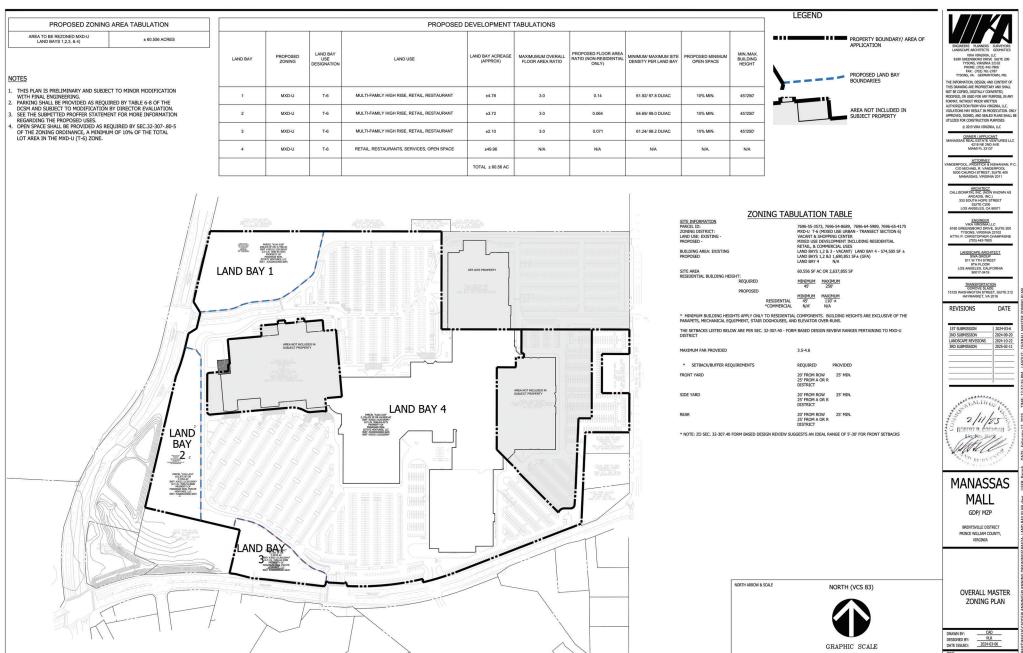
CONDITIONS

AWN BY:	CAD	- 2
SIGNED BY: TE ISSUED:	PLR 2024-03-06	\47\6442A
VG. ALE	AS SHOWN	
KA I.	V8442A	O-VProje
EET I.	C-03	E.O.

V 10.01





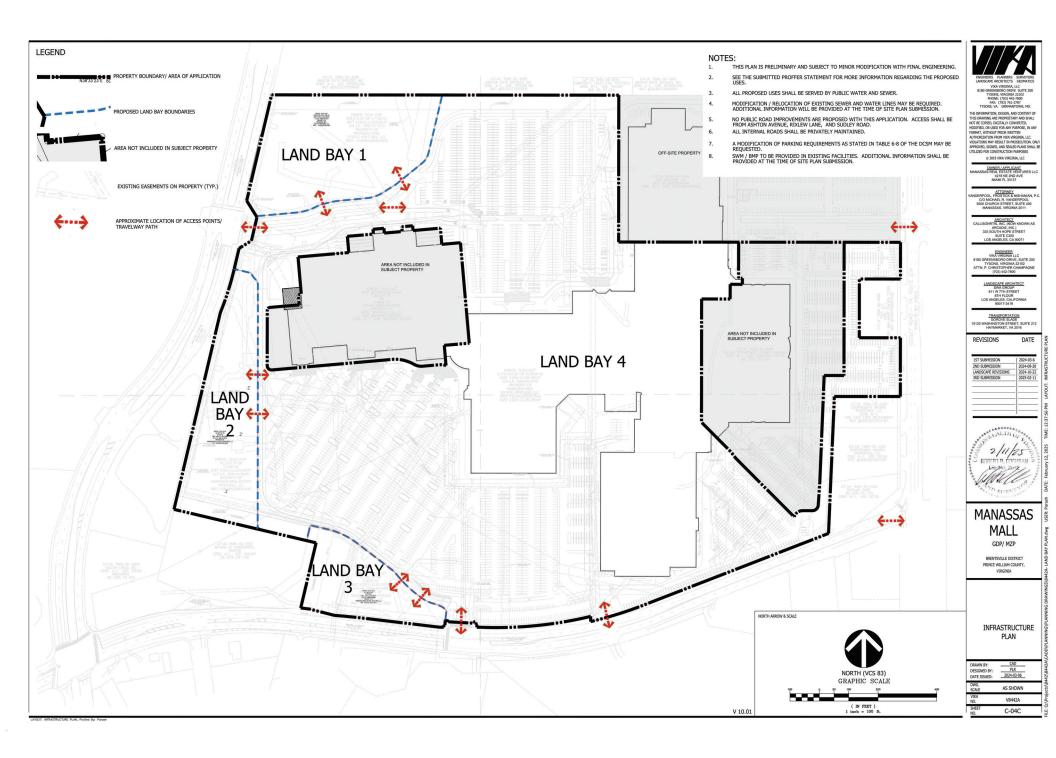


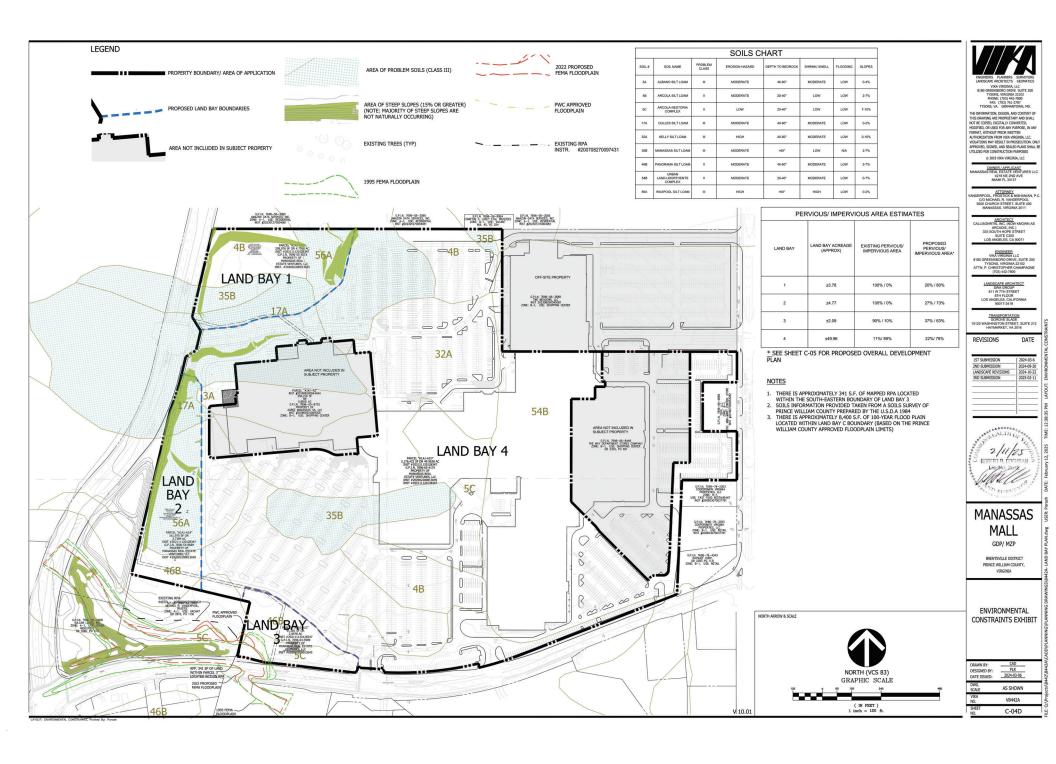
DRAWN BY:	CAD	
DESIGNED BY:	PLR	
DATE ISSUED:	2024-03-06	
OWG. SCALE	AS SHOWN	
VIKA NO	V8442A	

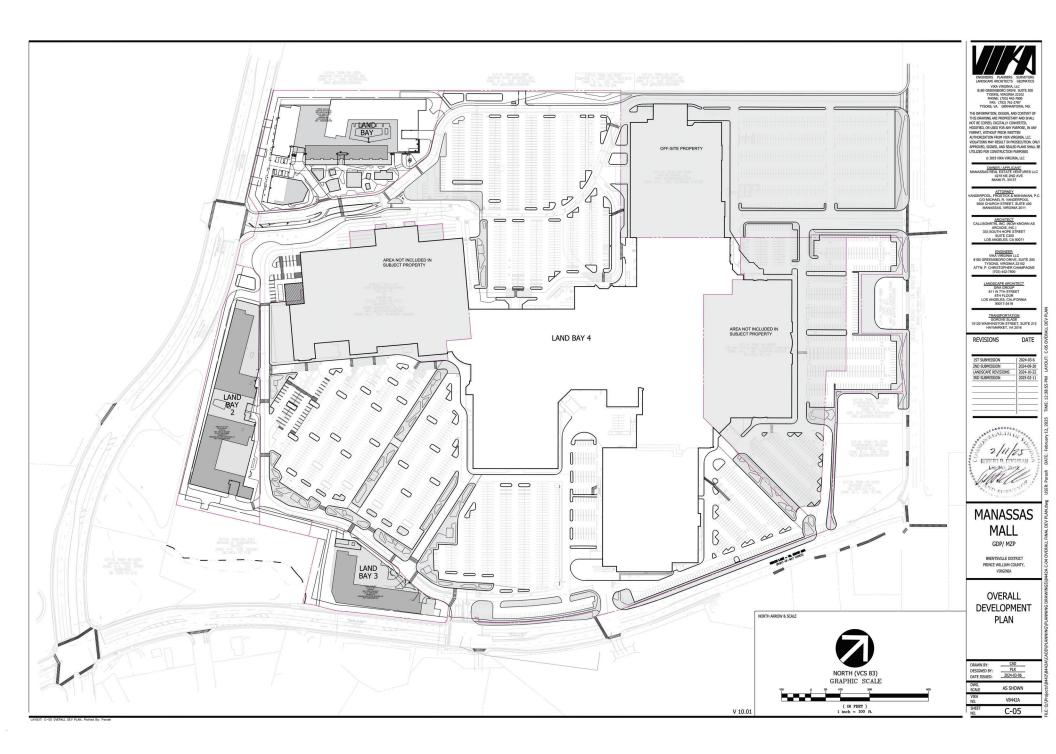
C-04B

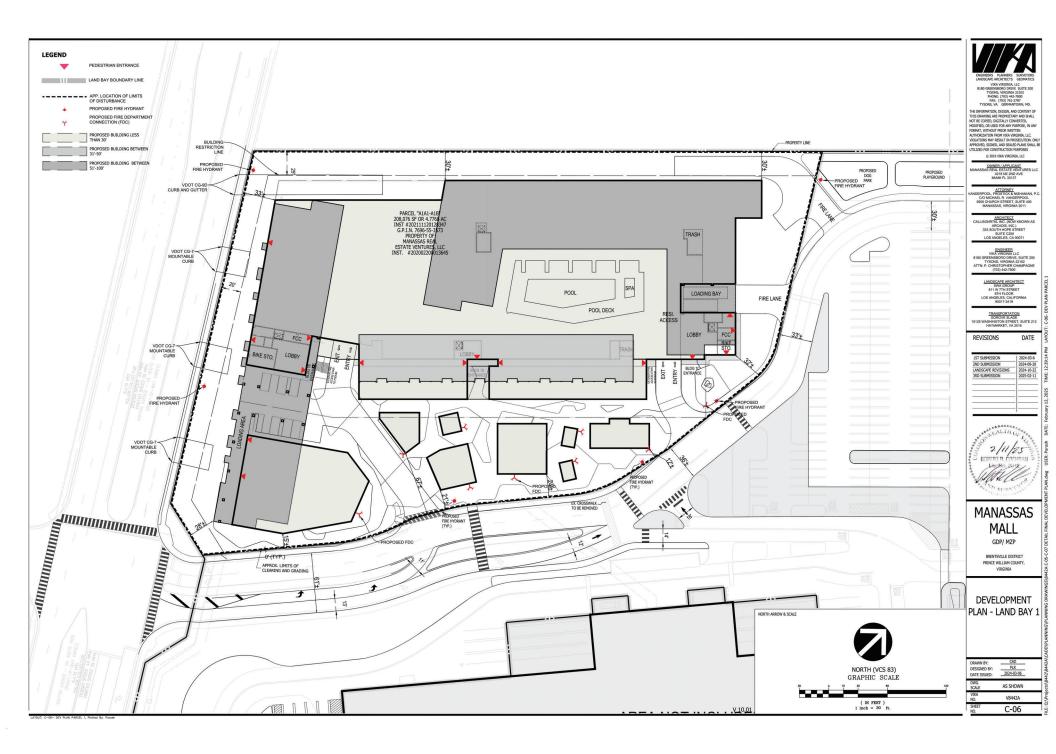
(IN FEET) 1 inch = 150 ft.

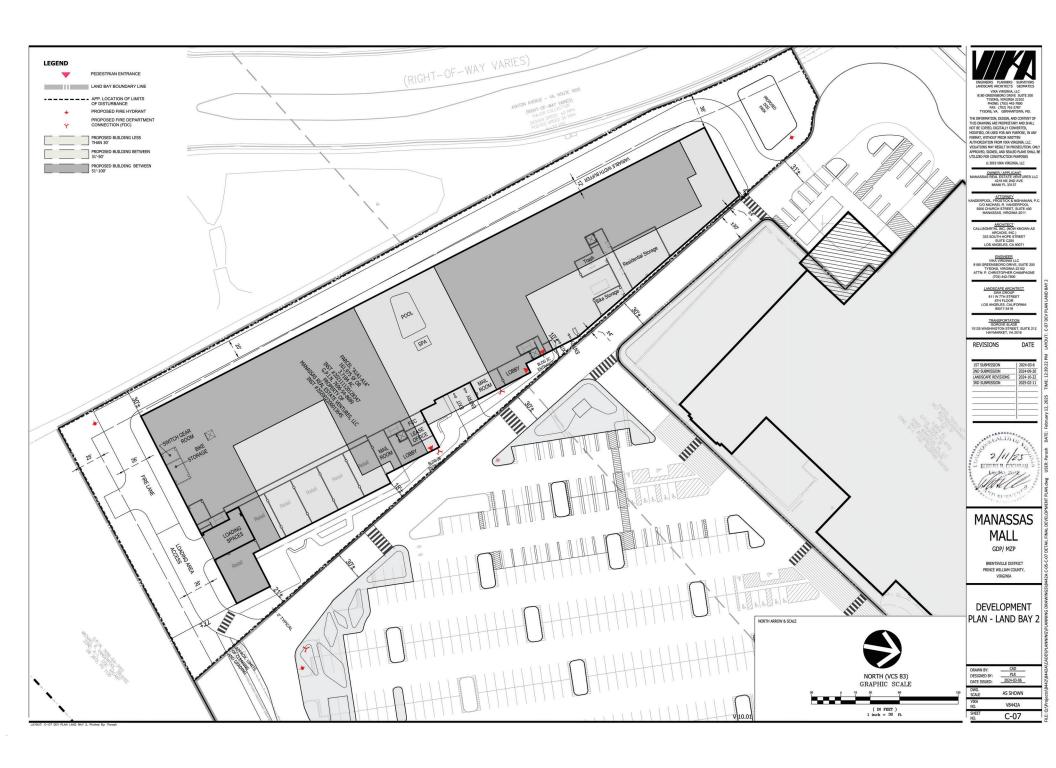
V 10.01

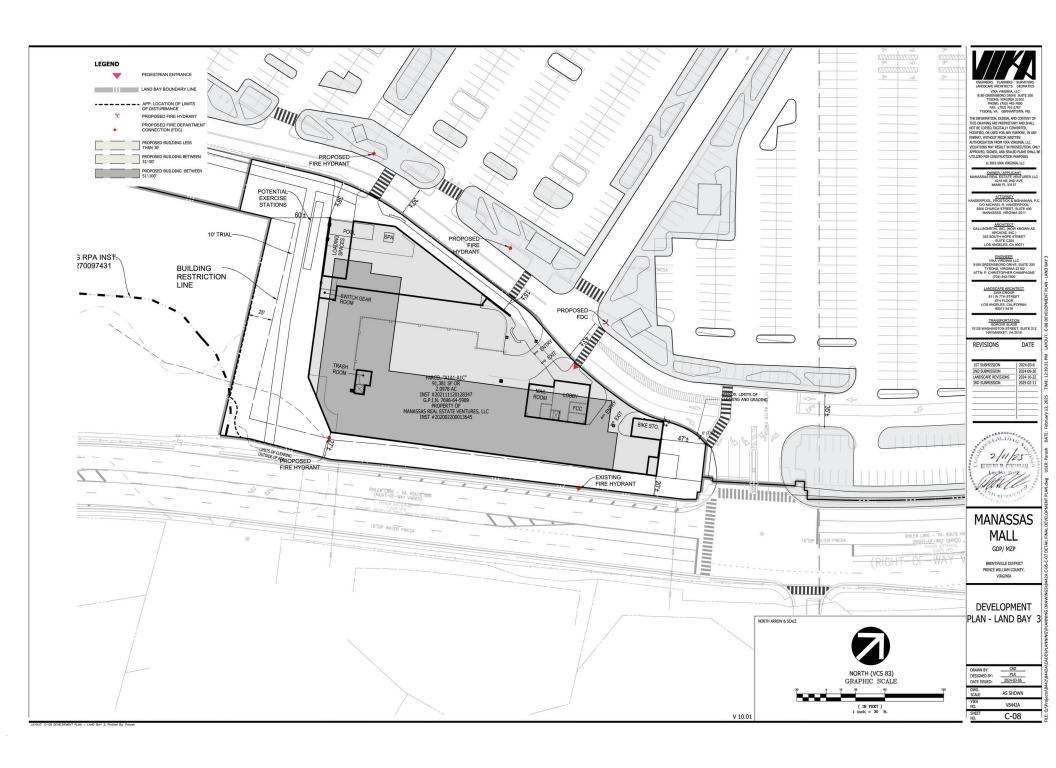


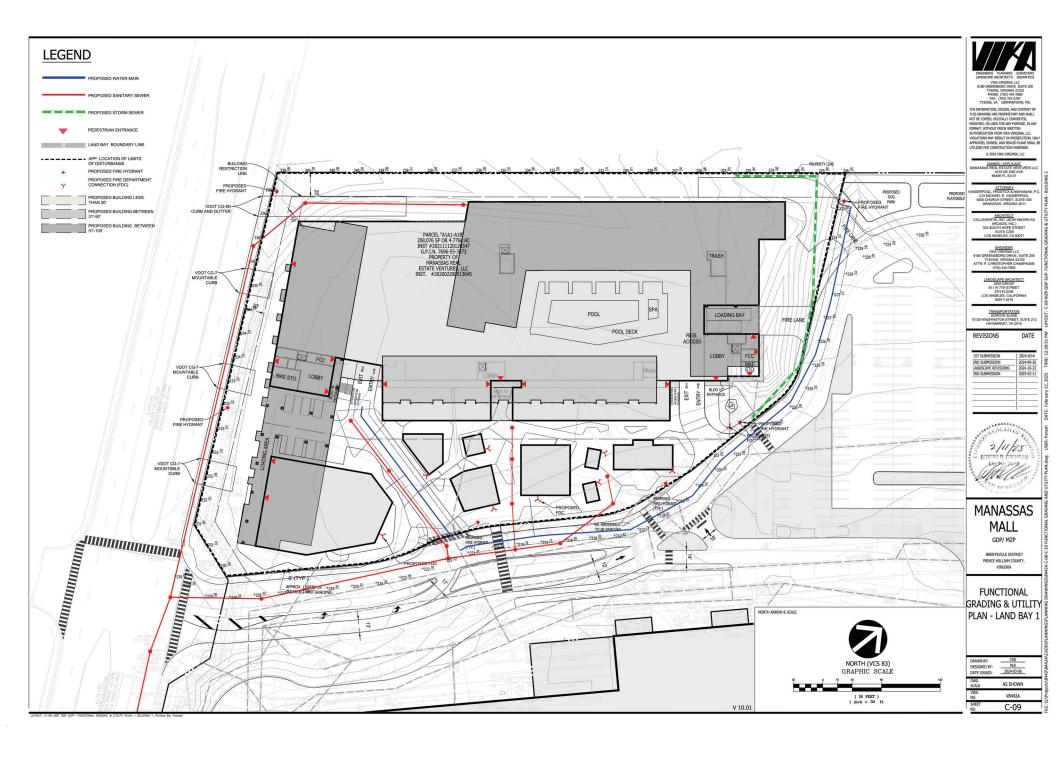




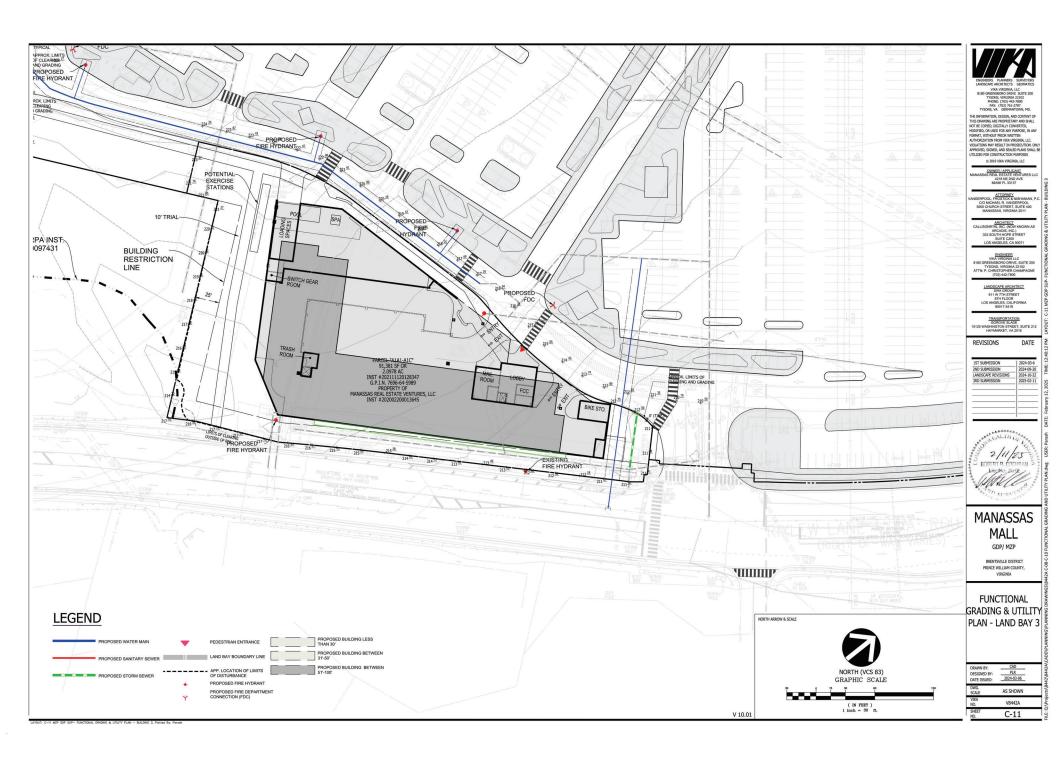


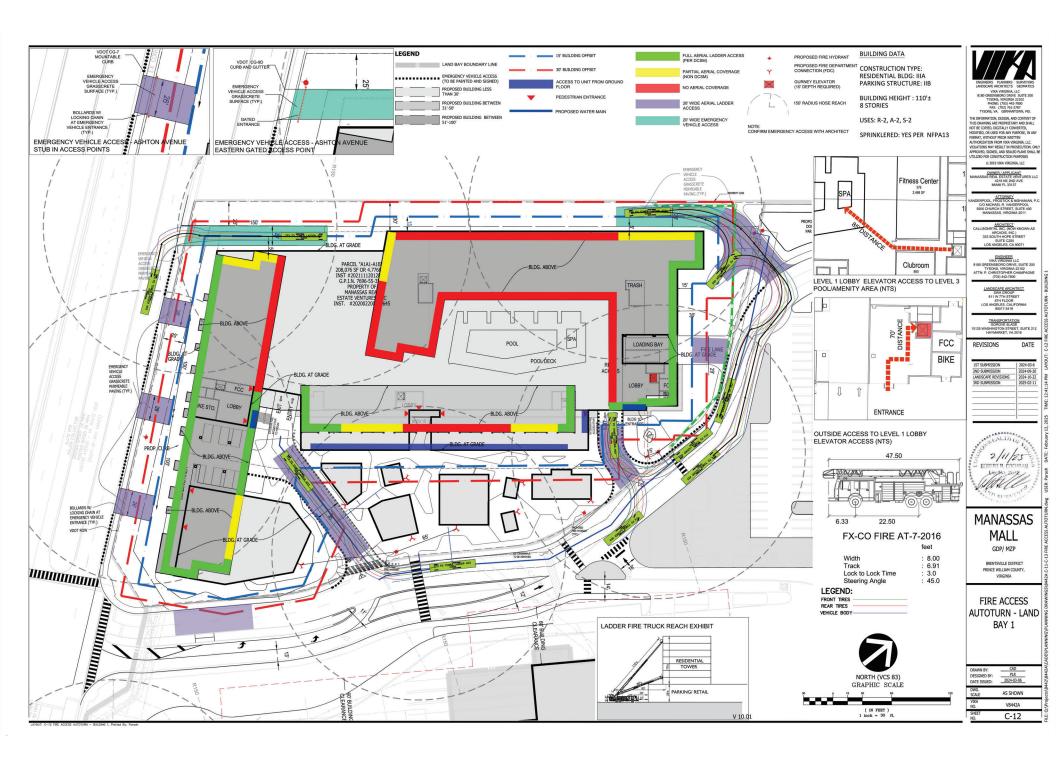


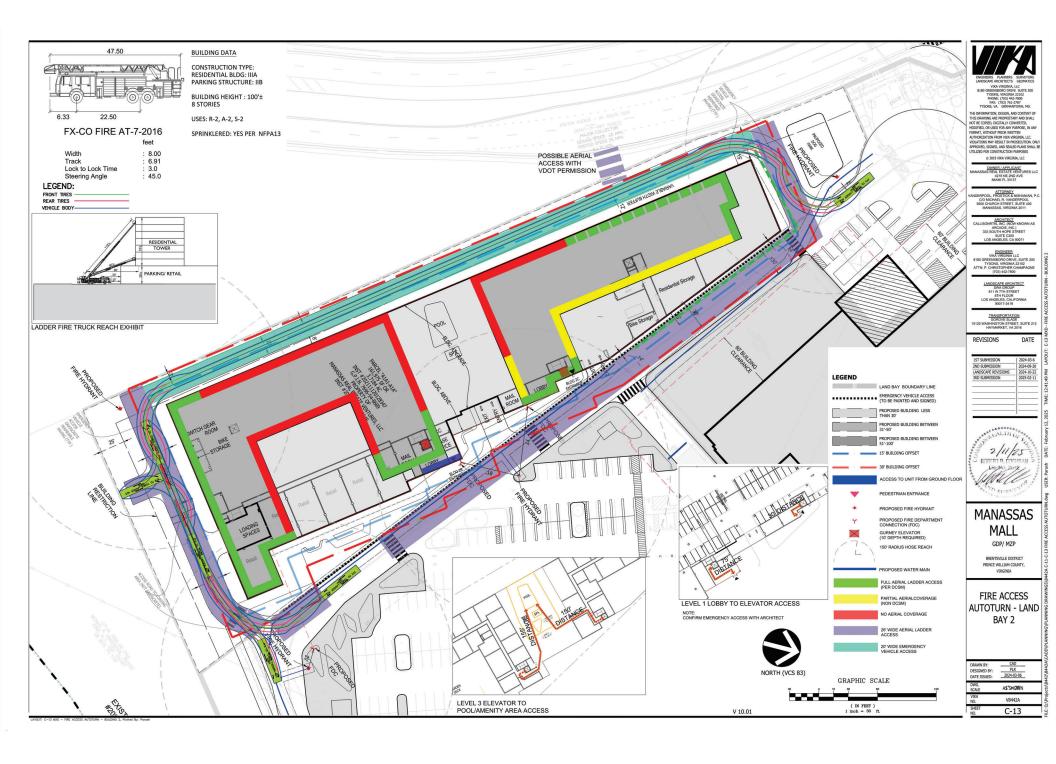


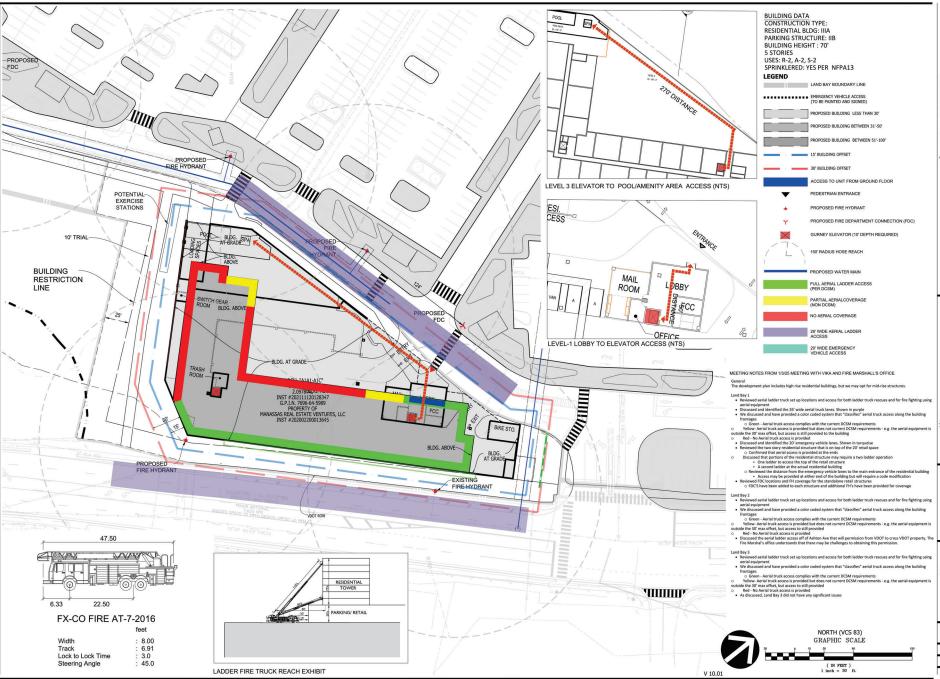












THE INFORMATION, DESIGN, AND CONTENT OF THIS DRAWING ARE PROPRIETARY AND SHALL NOT BE COPIED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN
AUTHORIZATION FROM VIKA VIRGINIA, LLC.
VIOLATIONS MAY RESULT IN PROSECUTION.
APPROVED, SIGNED, AND SEALED PLANS SHA JTILIZED FOR CONSTRUCTION PURPOSES

© 2019 VIKA VIRGINIA, LLC OWNER / APPLICANT ANASSAS REAL ESTATE VENTURES L 4218 NE 2ND AVE MIAMI FL 33137

ATTORNEY DERPOOL, FROSTICK & NISHANIAN, P. CIÓ MICHAEL R. VANDERPOOL 9200 CHURCH STREET, SUITE 400 MANASSAS, VIRGINIA 2011

ARCHITECT
CALLISONRTRL INC. (NOW KNOWN AS ASCADIS, INC.)
333 SOUTH HOPE STREET
SUITE C200
LOS ANGELES, CA 90071

ENGINEER VIKA VIRGINIA LLC

LANDSCAPE ARCHITECT SWA GROUP SWA GROUP 811 W 7TH STREET 8TH FLOOR LOS ANGELES, CALIFO 90017-3419

TRANSPORTATION
GOROVE SLADE
15125 WASHINGTON STREET, SUITE 212
HAYMARKET, VA 2016

REVISIONS DATE 2ND SUBMISSION 2024-09-20 2024-10-22 2025-02-11 LANDSCAPE REVISIONS 3RD SUBMISSION

> ALTH OF 2/11/25

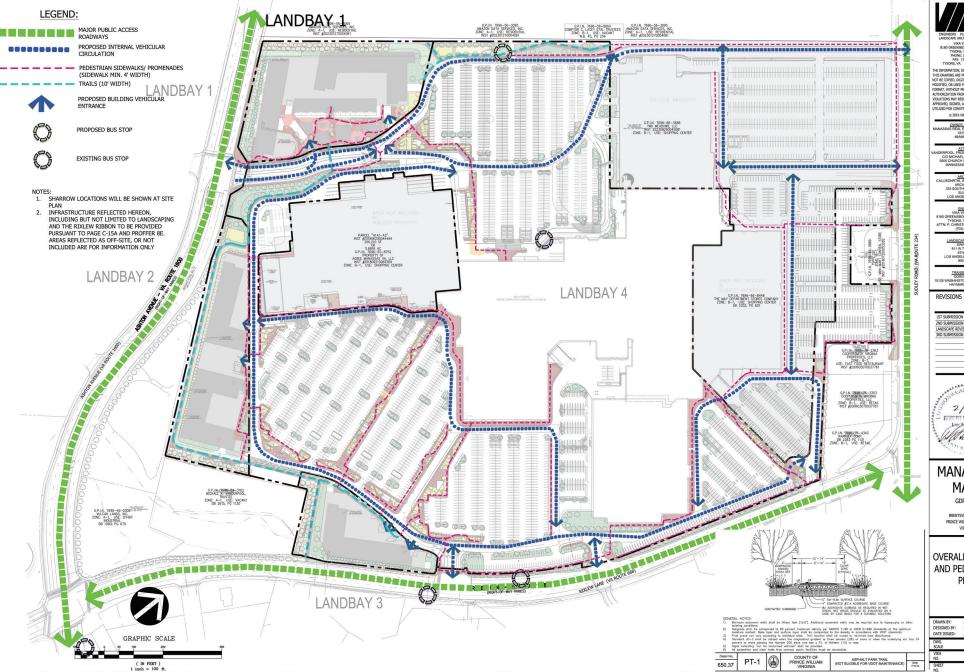
MANASSAS MALL GDP/ MZP

> BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

FIRE ACCESS AUTOTURN - LAND BAY 3

DESIGNED BY: DATE ISSUED: AS SHOWN

C-14





LANDSCAPE ARCHITECTS GEOMATI VIKA VIRGINIA, LLC 8180 GREENSBORD DRIVE SUITE 21 TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD

THE INFORMATION, DESIGN, AND CONTENT OF THIS DRAWNING ARE PROPRIETARY AND SHALL NOT BE COPIED, SOGRIFALLY COMPETEND, MODIFIED, OR USED FOR ANY PARPOSE, IN ANY PARPOSE AND PAR

© 2019 VIKA VIRGINIA, LLC

OWNER / APPLICANT
SSAS REAL ESTATE VENTURES LLC
4218 NE 2ND AVE
MIAMI FL 33137

ATTORNEY

(ANDERPOOL, FROSTICK & NISHANIAN, F
CIÓ MICHAEL R. VANDERPOOL
9200 CHURCH STREET, SUITE 400
MANASSAS, VIRGINIA 2011

MANASSAS, VIRGINIA 2011

ARCHITECT
ALLISONRTKL INC. (NOW KNOWN AS ARCADIS INC.)

LISONRTKL INC. (NOW KNOWN A: ARCADIS, INC.) 333 SOUTH HOPE STREET SUITE C200 LOS ANGELES, CA 90071

ENGINEER
VIKA VIRGINIA LLC
GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
F. P. CHRISTOPHER CHAMPAGNE
(703) 442-7800

NDSCAPE ARCHITECT SWA GROUP 811 W 7TH STREET 8TH FLOOR ANGELES, CALIFORNIA

TRANSPORTATION GOROVE SLADE MASHINGTON STREET, SUITE 212 HAYMARKET, VA 2016

15T SUBMISSION 2024-03-6
2ND SUBMISSION 2024-09-20
LUNDSCAPE REVISIONS 2024-10-22
3RD SUBMISSION 2025-02-11

BORTER COURANT

MANASSAS MALL GDP/ MZP

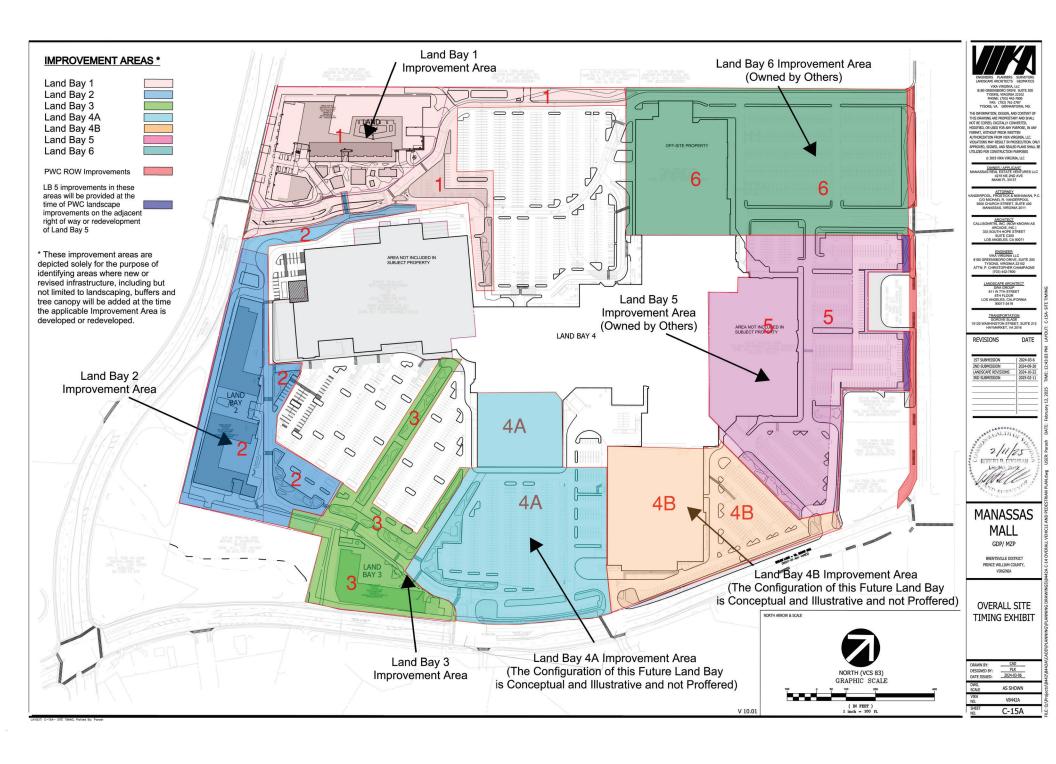
BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY,
VIRGINIA

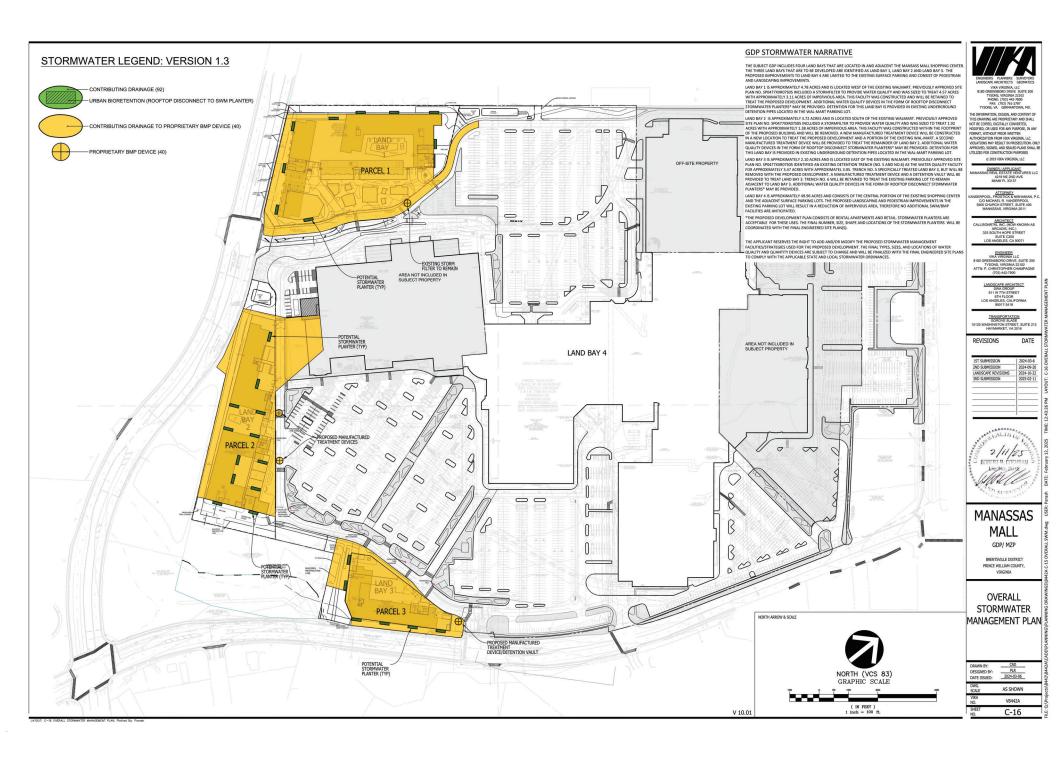
OVERALL VEHICLE AND PEDESTRIAN PLAN

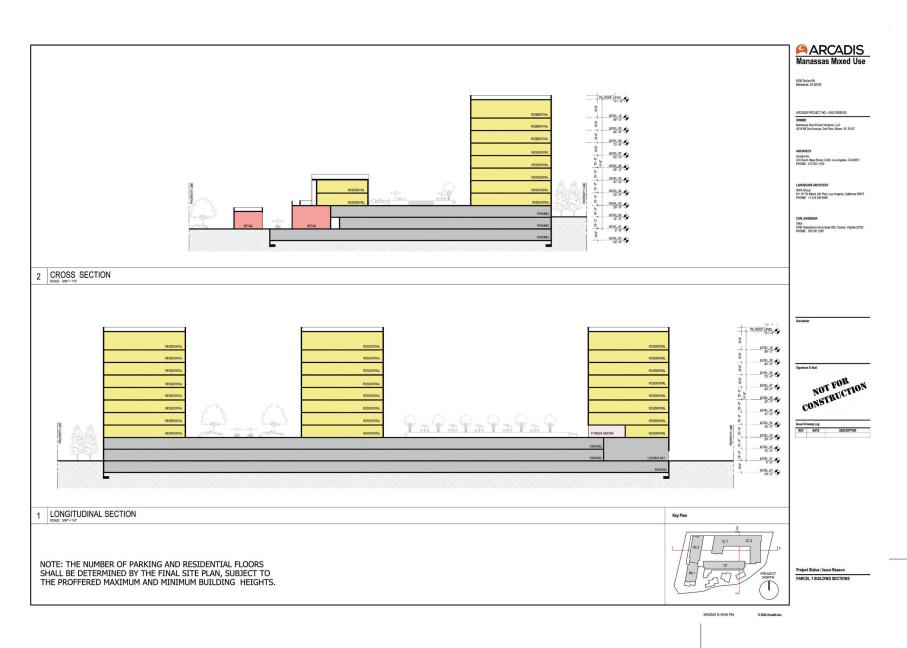
DRAWN BY: CAD
DESIGNED BY: DEZ 2024-03-06

DWG. SCALE AS SHOWN
VIKA
NO. V8442A

SHEET C-15







THE INFORMATION, DESIGN, AND CONTENT OF THES DRAWNING ARE PROPRIETARY AND SHALL NOT BE COPIED, DIGITALLY CONVERTED, NOOSHED, OR USED FOR ANY FURPOSE, IN ANY FORMAT, WITHOUT PROV MICHTEN AUTHORIZATION FROM VIGA VIRGINIA, LLC. VIOLATIONS MAY RESULT IN PROSECUTION, ON APPROVED, SIGNO, AND SPACED PLANS SHALL E UTILIZED FOR CONSTRUCTION PURPOSES © 2019 VIKA VIRGINIA, LLC

OWNER / APPLICANT
MANASSAS REAL ESTATE VENTURES LI
4218 NE 2ND AVE
MIAMI FL 33137

ATTORNEY NDERPOOL, FROSTICK & NISHANIAN, P. CIO MICHAEL R. VANDERPOOL 9200 CHURCH STREET, SUITE 400 MANASSAS, VIRGINIA 2011

ARCHITECT
CALLISONRTKL INC. (NOW KNOWN AS
ARCADIS, INC.)
333 SOUTH HOPE STREET
SUITE C200
LOS ANGELES, CA 90071

ENGINEER
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ATTN: P. CHRISTOPHER CHAMPAGNE
(703) 442-7800

LANDSCAPE ARCHITECT SWA GROUP 811 W 7TH STREET 8TH FLOOR LOS ANGELES, CAUFORNIA 90017-3419

TRANSPORTATION GOROVE SLADE 15125 WASHINGTON STREET, SUITE 212 HAYMARKET, VA 2016

DATE

REVISIONS

1ST SUBMISSION 2024-03-6 2024-09-20 2024-10-22 3RD SUBMISSION 2024-10-22 2025-02-11



MANASSAS MALL GDP/ MZP

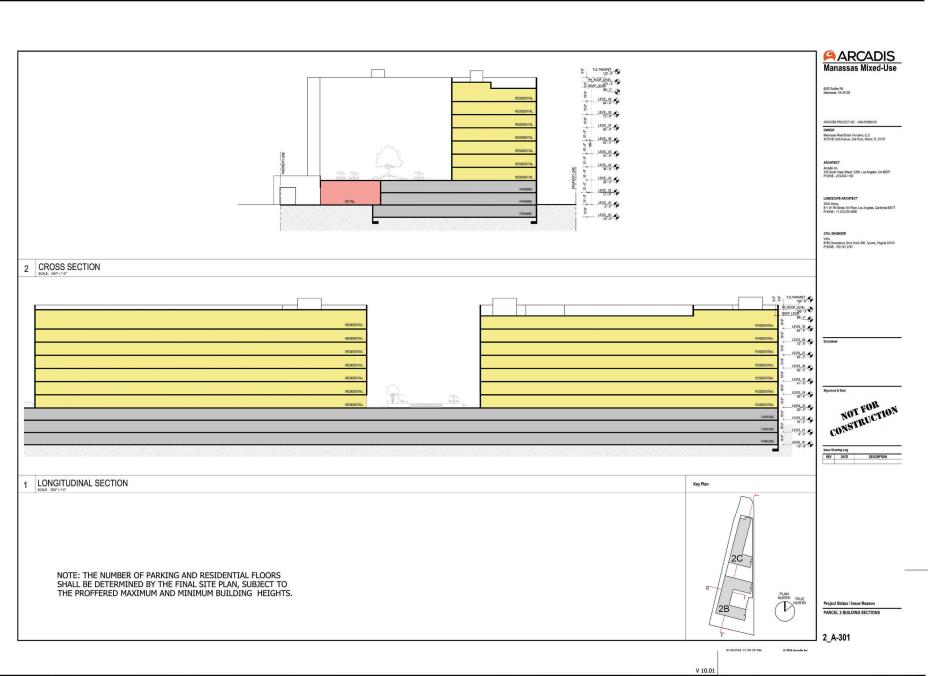
BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

ARCHITECTURAL SECTIONS LAND BAY 1

DRAWN BY:	CAD	
DESIGNED BY:	PLR	
DATE ISSUED:	2024-03-06	
DWG. SCALE	AS SHOWN	
VIKA NO.	V8442A	

C-17

V 10.01



THE INFORMATION, DESIGN, AND CONTENT OF THES DRAWNING ARE PROPRIETARY AND SHALL NOT BE COPIED, DIGITALLY CONVERTED, NOOSHED, OR USED FOR ANY FURPOSE, IN ANY FORMAT, WITHOUT PROV MICHTEN AUTHORIZATION FROM VIGA VIRGINIA, LLC. VIOLATIONS MAY RESULT IN PROSECUTION, ON APPROVED, SIGNO, AND SPACED PLANS SHALL E UTILIZED FOR CONSTRUCTION PURPOSES © 2019 VIKA VIRGINIA, LLC

OWNER / APPLICANT
MANASSAS REAL ESTATE VENTURES U
4218 NE 2ND AVE
MIAMI FL 33137

ATTORNEY IDERPOOL, FROSTICK & NISHANIAN, P. C/O MICHAEL R. VANDERPOOL 9200 CHURCH STREET, SUITE 400 MANASSAS, VIRGINIA 2011

ARCHITECT
CALLISONRTKL INC. (NOW KNOWN AS
ARCADIS, INC.)
333 SOUTH HOPE STREET
SUITE C200
LOS ANGELES, CA 90071

ENGINEER
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ATTN: P. CHRISTOPHER CHAMPAGNE
(703) 442-7800

LANDSCAPE ARCHITECT SWA GROUP 811 W 7TH STREET 8TH FLOOR LOS ANGELES, CALIFORNIA 90017-3419

TRANSPORTATION
GOROVE SLADE
15125 WASHINGTON STREET, SUITE 212
HAYMARKET, VA 2016

DATE

REVISIONS

1ST SUBMISSION 2024-03-6 2ND SUBMISSION 2024-09-20 LANDSCAPE REVISIONS 3RD SUBMISSION 2025-02-11



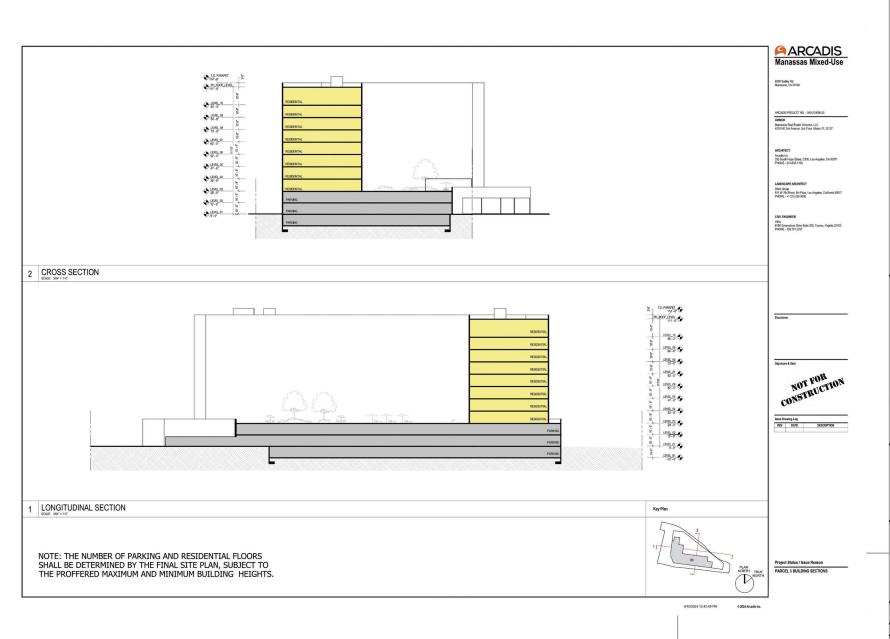
MANASSAS MALL GDP/ MZP

BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

ARCHITECTURAL SECTIONS LAND BAY 2

DRAWN BY:	CAD
DESIGNED BY:	PLR
DATE ISSUED:	2024-03-06
DWG. SCALE	AS SHOWN
VIKA	V8442A

C-18



THE INFORMATION, DESIGN, AND CONTENT OF THES DRAWNING ARE PROPRIETARY AND SHALL NOT BE COPIED, DIGITALLY CONVERTED, NOOSHED, OR USED FOR ANY FURPOSE, IN ANY FORMAT, WITHOUT PROV MICHTEN AUTHORIZATION FROM VIGA VIRGINIA, LLC. VIOLATIONS MAY RESULT IN PROSECUTION, ON APPROVED, SIGNO, AND SPACED PLANS SHALL E UTILIZED FOR CONSTRUCTION PURPOSES © 2019 VIKA VIRGINIA, LLC

OWNER / APPLICANT
MANASSAS REAL ESTATE VENTURES U
4218 NE 2ND AVE
MIAMI FL 33137

ATTORNEY NDERPOOL, FROSTICK & NISHANIAN, P. CIO MICHAEL R. VANDERPOOL 9200 CHURCH STREET, SUITE 400 MANASSAS, VIRGINIA 2011

ARCHITECT
CALLISONRTKL INC. (NOW KNOWN AS
ARCADIS, INC.)
333 SOUTH HOPE STREET
SUITE C200
LOS ANGELES, CA 90071

ENGINEER
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ATTN: P. CHRISTOPHER CHAMPAGNE
(703) 442-7800

LANDSCAPE ARCHITECT SWA GROUP 811 W 7TH STREET 8TH FLOOR LOS ANGELES, CALIFORNIA 90017-3419

TRANSPORTATION
GOROVE SLADE
15125 WASHINGTON STREET, SUITE 212
HAYMARKET, VA 2016

REVISIONS

1ST SUBMISSION 2024-03-6 2ND SUBMISSION 2024-09-20 LANDSCAPE REVISIONS 3RD SUBMISSION 2025-02-11



MANASSAS MALL GDP/ MZP

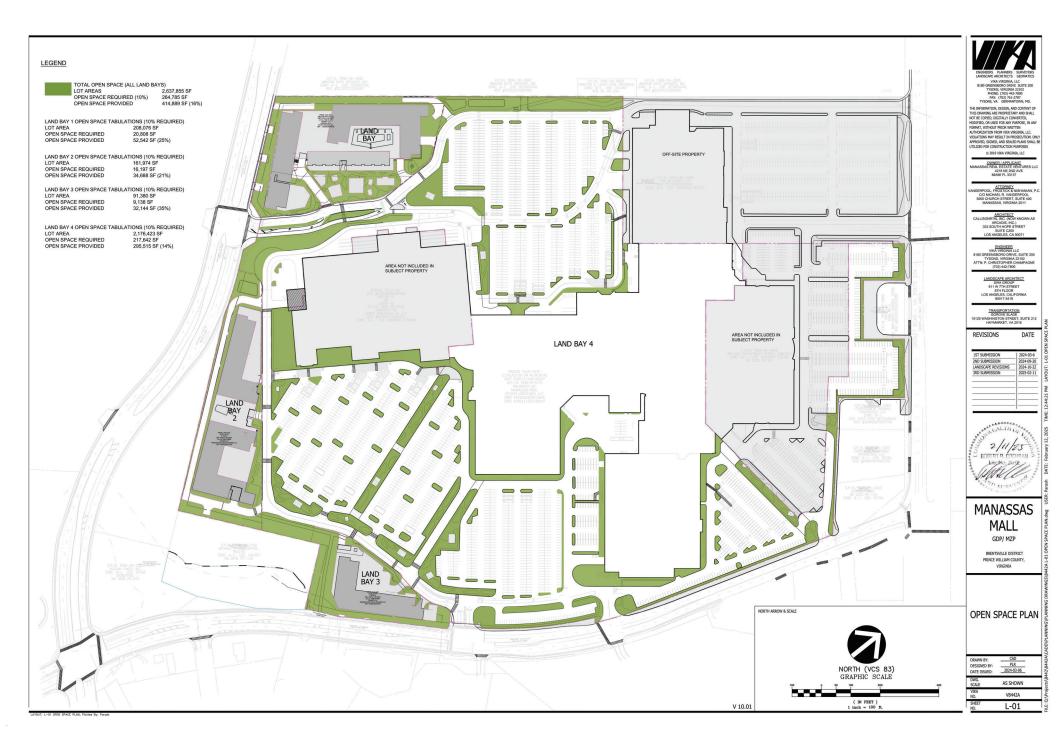
BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

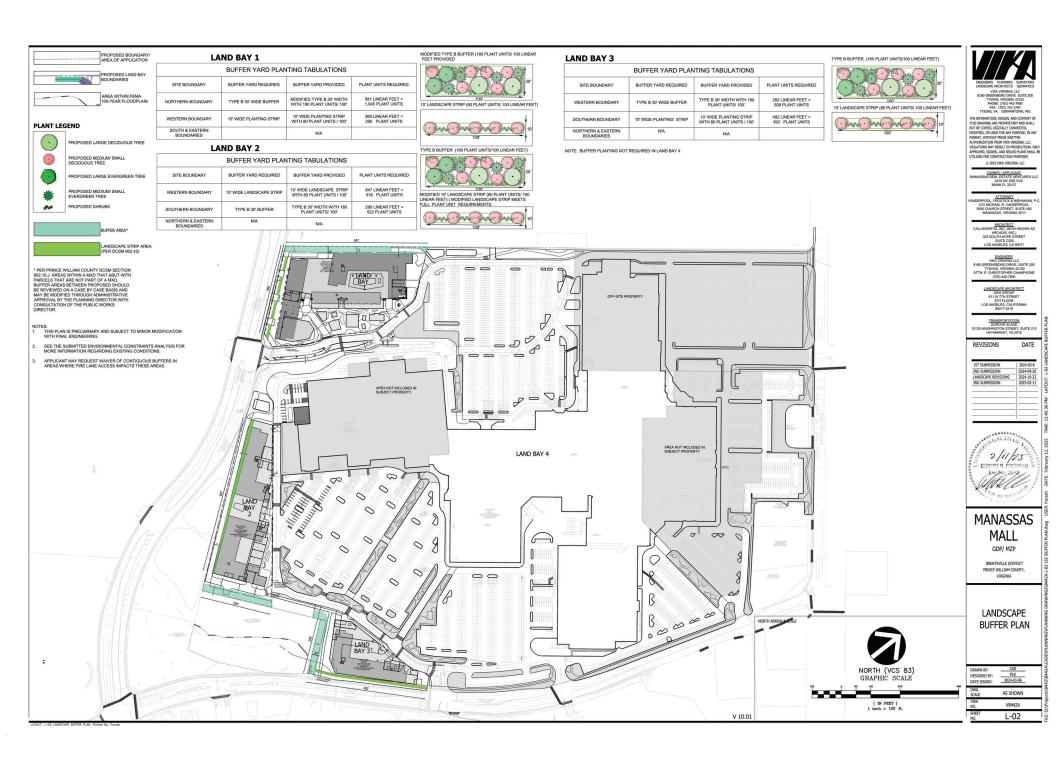
ARCHITECTURAL SECTIONS LAND BAY 3

DRAWN BY:	CAD
DESIGNED BY:	PLR
DATE ISSUED:	2024-03-06
DWG. SCALE	AS SHOWN
VIKA NO.	V8442A

C-19

V 10.01









VIXA VIRGINIA, LLC
8180 GRENSBORO DRIVE SUITE 20
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
FAX: (703) 761-2787
TYSONS, VA. GERMANTOWN, MD.

THE INFORMATION CONTENT OF THIS DRAWING ARE PROPRIETARY AND SHALL NOT BE COPED DOLESTAL AND CONTENT OF THIS DRAWING ARE PROPRIETARY AND SHALL NOT BE COPED DOLESTALLY CONNERSED, MODIFIED, OR USED FOR ANY REPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM YIELD WISBINA, LLC VIOLATION, SIGNED, AND SEALE PLAWS SHALL BY UTILIZED FOR CONSTRUCTION ON APPROVED, SIGNED, AND SEALE PLAWS SHALL BY UTILIZED FOR CONSTRUCTION FOR PROPOSES.

OWNER / APPLICANT SAS REAL ESTATE VENTURES LLC 4218 NE 2ND AVE MIAM FL 33137

ATTORNEY

(ANDERPOOL, FROSTICK & NISHANIAN, P.
CIO MICHAEL R. VANDERPOOL

9200 CHURCH STREET, SUITE 400

MANASSAS VIRGINIA 2011

ARCHITECT
CALLISONTRIL INC. (NOW KNOWN AS ARCADIS, INC.)
333 SOUTH HOPE STREET
SUITE C200
LOS ANGELES, CA 90071

333 SOUTH HOPE STREET SUITE C200 LOS ANGELES, CA 90071 ENGINEER VIKA VIRGINIA LLC

ENGREER
VIKA VIRGINIA LLC
80 GREENSBORD DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
TN: P. CHRISTOPHER CHAMPAGNE
(703) 442-7800

ANDSCAPE ARCHITECT SWA GROUP 811 W 7TH STREET 8TH FLOOR IS ANGELES, CALIFORNIA 90017-3419

TRANSPORTATION
GOROVE SLADE
15125 WASHINGTON STREET, SUITE 212
HAYMARKET, VA 2016

REVISIONS

1ST SUBMISSION	2024-03-6
2ND SUBMISSION	2024-09-20
LANDSCAPE REVISIONS	2024-10-22
3RD SUBMISSION	2025-02-11
	-
	_
	-



MANASSAS MALL GDP/ MZP

BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

LAND BAY PLAN (LANDSCAPE)

DESIGNED BY DATE ISSUED:		
DWG. SCALE	AS SHOWN	
VIKA NO.	V8442A	
SHEET	L-02A	

V 10.01

LANDBAY 1 GROUND FLOOR

A Placemaking Experience





© 2019 VIKA VIRGINIA, LLC

TRANSPORTATION GOROVE SLADE 15125 WASHINGTON STREET, SUITE 212 HAYMARKET, VA 2016

REVISIONS

1ST SUBMISSION
2ND SUBMISSION
LANDSCAPE REVISIONS
3RD SUBMISSION

MANASSAS MALL GDP/ MZP

BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

LAND BAY 1 (LANDSCAPE)

RAWN BY:	CAD	
ESIGNED BY:	PLR	
ATE ISSUED:	2024-03-06	
WG. CALE	AS SHOWN	
IKA O.	V8442A	
HEET O.	L-03	

LANDBAY 1 PODIUM LEVEL

A Placemaking Experience



0 50

NOTE: THE NUMBER AND UNIT CONFIGURATIONS SHOWN HEREON ARE ILLUSTRATIVE AND ARE NOT YET PROFFERED

ENGINERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS
VIXA VIRGINAL, LIC.

TYSONS, V.A. GERMANTOWN, MO. THE INFORMATION, DESIGN, AND CONTENT OF THIS DRAWNING ARE PROPRIETERY AND SHALL NOT BE COPIED, DIGITALIY CONVERTED, MODIFIED, OR LEEP FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PRIOR WRITTEN AUTHORIZATION FROM VIEW ANGINE, LLC. VIOLATIONS HAY RESULT IN PROSECUTION. ON PROPOVED, SIGNED, AND SEALED FAMS SHALL I

© 2019 VIKA VIRGINIA, LLC

OWNER / APPLICANT

MANASSAS REAL ESTATE VENTURES LLI

VANDERPOOL, FROSTICK & NISHANIAN, P. C/O MICHAEL R. VANDERPOOL 9200 CHURCH STREET, SUITE 400

MANASSAS, VIRGINIA 2011

ARCHITECT

CALLISONRITAL INC. (NOW KNOWN AS ARCADIS, INC.)

ARCADIS, INC.) 333 SOUTH HOPE STREET SUITE C200 LOS ANGELES, CA 90071

ENGINEER
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 20
TYSONS, VIRGINIA 22102
ATTN: P. CHRISTOPHER CHAMPAGN

LANDSCAPE ARCHITECT SWA GROUP 811 W 7TH STREET 8TH FLOOR DS ANGELES, CALIFORNIA 90017-3419

TRANSPORTATION
GOROVE SLADE
15125 WASHINGTON STREET, SUITE 212
HAYMARKET, VA 2016

REVISIONS

1ST SUBMISSION 2024-03-6
2ND SUBMISSION 2024-09-30
LANDSCAPE REVISIONS 2024-10-22
3RD SUBMISSION 2025-02-11

RIDERIA S

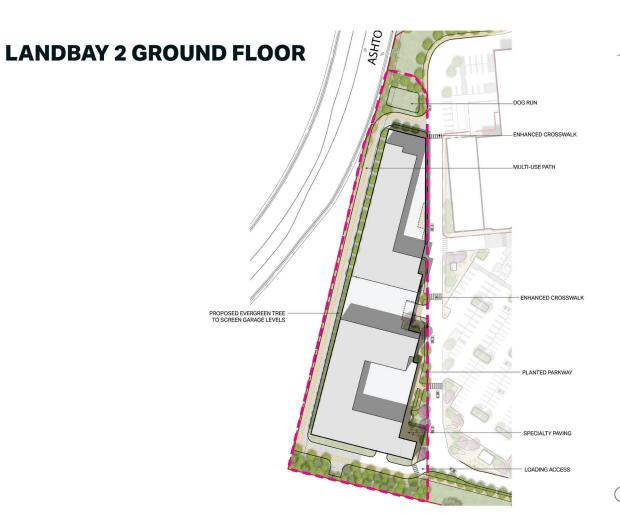
MANASSAS MALL GDP/ MZP

> BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

LAND BAY 1
PODIUM LEVEL
PLAN (LANDSCAPE)

ANN BY: CAD | PLR | SIGNED BY: 2024-03-06 | IG. | AS SHOWN

L-03A



A Placemaking Experience

ENGINEES PLANNES SURVEYORS
LANDSCAPE ASCHITECTS GEONATICS
VIKA VIRGINIA, LLC.
8180 GENEROGOO DRIVE SUITE 200

1750Ns, VIRIAMA 22102
PPIONE: (703) 442-7800
FAX: (703) 761-2789
TYSONS, VA. GERMANTOWN, MD.
THE INFORMATION, DESIGN, AND CONTENT OF
THIS DRAWINS ARE PROPRIETER'S MID SHALL
NOT BE COPIED, DIGITALLY CONVERTED,
NOT BE COPIED, DIGITALLY CONVERTED,
NOT BE COPIED, DIGITALLY CONVERTED,
NOT STANDARD OF THE WITTEN WITHOUT FRIDE WRITTEN
TOWNER, WITHOUT FRIDE WRITTEN

FORMAT, WITHOUT PRIOR WRITTEN
AUTHORIZATION FROM VIKA VIRGINIA, LLC.
VIOLATIONS MAY RESULT IN PROSECUTION. OI
APPROVED, SIGNED, AND SEALE PLANS SHALL
UTILIZED FOR CONSTRUCTION PURPOSES
© 2019 VIKA VIRGINIA, LLC.

OWNER / APPLICANT
MANASSAS REAL ESTATE VENTURES U
4218 NE 2ND AVE

ATTORNEY
VANDERPOOL, FROSTICK & NISHANIAN, P
C/O MICHAEL R. VANDERPOOL
9200 CHURCH STREET, SUITE 400

ARCHITECT
CALLISONRIKI, INC. (NOW KNOWN A:
ARCADIS, INC.)
333 SOUTH HOPE STREET
SUITE C200
LOS ANGELES, CA 90071

ENGINEER
VIKA VIRGINIA LLC
HI80 GREENSBORO DRIVE, SUITE :
TYSONS, VIRGINIA 22102
ATTN: P. CHRISTOPHER CHAMPAG
(703) 442-7800

LANDSCAPE ARCHITECT SWA GROUP 811 W 7TH STREET 8TH FLOOR LOS ANGELES, CALIFORNIA 90017-3419

TRANSPORTATION
GOROVE SLADE
WASHINGTON STREET, SUITE:
HAYMARKET, VA 2016

REVISIONS

15T SUBMISSION 2024-03-6
2034-09-20
LANDSCAPE REVISIONS 2024-10-32
3RD SUBMISSION 2025-02-11

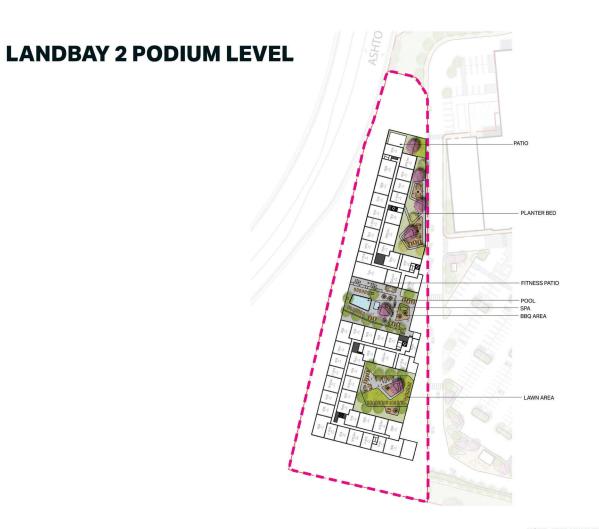
BOBERT R. COCHEAN

MANASSAS MALL GDP/ MZP

> BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

LAND BAY 2 (LANDSCAPE)

DRAWN BY: DESIGNED BY: DATE ISSUED:	PLR 2024-03-06	
DWG. SCALE	AS SHOWN	
VIKA NO.	V8442A	
SHEET NO.	L-04	



A Placemaking Experience



NOTE: THE NUMBER AND UNIT CONFIGURATIONS SHOWN HEREON ARE ILLUSTRATIVE AND ARE NOT YET PROFFERED



ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS GEOMATICS VIKA VIRGINIA, LLC 8180 GREENSBORD DRIVE SUITE 200 STONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERMANTOWN, MD.

THE INFORMATION, DESIGN, AND CONTENT OF THIS DRAWING ARE PROPRIETRAY MOS SHALL NOT BE COPED, DIGITALLY CONVERTED, MODIFIED, OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PROOF WRITTEN AUTHORIZATION FROM YEAR VIRGINGA, LLC. VIOLATIONS HAY RESULT IN PROSECUTION, OND APPROVED, SIGNED, AND SPALED PAINS SHALL BUTILIZED FOR CONSTRUCTION PURPOSES

OWNER / APPLICANT WASSAS REAL ESTATE VENTURES I 4218 NE 2010 AVE

ATTORNEY

VANDERPOOL, FROSTICK & NISHANIAN, F
CIO MICHAEL R. VANDERPOOL
9200 CHURCH STREET, SUITE 400

MANASSAS, VIRGINIA 2011

ARCHITECT
CALLISONRTKL INC. (NOW KNOWN A
ARCADIS, INC.)
333 SOUTH HOPE STREET
SUITE C200
LOS ANGELES, CA 90071

333 SOUTH HOPE STREET SUITE C200 LOS ANGELES, CA 90071 ENGINEER

VIKA VIRGINIA LLC 80 GREENSBORD DRIVE, SUITE 200 TYSONS, VIRGINIA 22102 ITN: P. CHRISTOPHER CHAMPAGNE (703) 442-7800

LANDSCAPE ARCHITECT SWA GROUP 811 W 7TH STREET 8TH FLOOR LOS ANGELES, CALIFORN 90017-3419

TRANSPORTATION
GOROVE SLADE
5 WASHINGTON STREET, SUITE 2:
HAYMARKET, VA 2016

REVISIONS

IST SUBMISSION 2024-03-6
ND SUBMISSION 2024-09-20
ANDSCAPE REVISIONS 2024-10-22
RD SUBMISSION 2025-02-11

BOBERT R. COCHEAN S

MANASSAS MALL

GDP/ MZP

BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY,
VIRGINIA

LAND BAY 2
PODIUM LEVEL
PLAN (LANDSCAPE)

AWN BY:	CAD	
SIGNED BY:	PLR	
TE ISSUED:	2024-03-06	
VG. ALE	AS SHOWN	_
KA	V8442A	

L-04A

LANDBAY 3 GROUND FLOOR

A Placemaking Experience





ENGINERS PLANNERS SURVEYORS
LANDSCAPE ARCHITECTS GEOMATICS
VIAX VIRGINIA, LIA

LANDSCAPE ARCHITECTS GEOMATIC

8180 GREENSOCRO DOING SUITE 200
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
FAX: (703) 761-2789
TYSONS, VA. GERMANTOWN, MD.
HE INFORMATION, DESIGN, AND CONTENT.

NOT BE COPIED, DIGITALLY CONNECTED, MODIFIED, OR USED FOR ANY PURPOSE, IM ANY FORMAT, WITHOUT PRICE WRITTEN AUTHORIZATION FROM VIKA VIRGINIA, LLC. VIOLATIONS MAY RESULT IN PROSECUTION. ON APPROVED, SIGNED, AND SEALED PLANS SHALL I UTILIZED FOR CONSTRUCTION PURPOSES.

OWNER / APPLICANT IANASSAS REAL ESTATE VENTURES 4218 NE 2ND AVE MIAMI FI 33137

ATTORNEY
VANDERPOOL, FROSTICK & NISHANIAN, F
CIO MICHAEL R. VANDERPOOL
9200 CHURCH STREET, SUITE 400
MANASSAS, VIRGINIA 2011

ARCHITECT
CALLISONRTKI, INC. (NOW KNOWN A
ARCADIS, INC.)
333 SOUTH HOPE STREET
SUITE C200
LOS ANGELES, CA 90071

ENGINEER
VIKA VIRGINIA LLC
VIKA VIRGINIA LLC
TYSONS, VIRGINIA 22102
ATTN: P. CHRISTOPHER CHAMPAG

N: P. CHRISTOPHER CHAMPAGNI (703) 442-7800 LANDSCAPE ARCHITECT SWA GROUP

SWA GROUP 811 W 7TH STREET 8TH FLOOR OS ANGELES, CAUFORNIA 90017-3419

TRANSPORTATION
GOROVE SLADE
15125 WASHINGTON STREET, SUITE 212
HAYMARKET, VA 2016

REVISIONS DATE

SUBMISSION	2024-03-6
SUBMISSION	2024-09-20
DSCAPE REVISIONS	2024-10-22
SUBMISSION	2025-02-11
	1



MANASSAS MALL GDP/ MZP

> BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

LAND BAY 3 (LANDSCAPE)

DRAWN BY:	CAD	
DESIGNED BY:	PLR	
DATE ISSUED:	2024-03-06	
DWG. SCALE	AS SHOWN	
VIKA NO.	V8442A	
SHEET	1-05	

LANDBAY 3 PODIUM LEVEL

A Placemaking Experience



0 50

NOTE: THE NUMBER AND UNIT CONFIGURATIONS SHOWN HEREON ARE ILLUSTRATIVE AND ARE NOT YET PROFFERED

ENGINEES PLANNES SURVEYORS
LANDSOMP ARCHITECTS GLONATICS
VIKA VERGINA, LLC

THE INFORMATION, DESIGN, AND CONTENT OF THIS DRAWING ARE PROPRIETERY AND SHILL NOT BE COTED, DIGITALLY COMPRETED, AND SHILL NOT BE COTED, DIGITALLY COMPRISE, IN ANY FORMAT, WITHOUT PROPA WATER AND VIRGIDAL THOM FOR THE OFFICE AND THE OFFICE AND THE OFFICE AND SHILL BE CONTENT ON THE OFFICE AND SHILL BE UTILIZED FOR CONSTRUCTION FLAT SHILL BE UTILIZED FOR CONSTRUCTION FLATOSES.

OWNER / APPLICANT
MANASSAS REAL ESTATE VENTURES LLC
4218 NE 2ND AVE

ATTORNEY
ANDERPOOL FROSTICK & NISHANIAN,
CIO MICHAEL R. VANDERPOOL
9200 CHURCH STREET, SUITE 400
MANASSAS, VIRGINIA 2011

MANASSAS, VIRGINIA 2011

ARCHITECT

CALLISONRTKI, INC. (NOW KNOWN A ARCADIS, INC.)

333 SOUTH HOPE STREET SUITE C200 LOS ANGELES, CA 90071 ENGINEER

VIKĀ VIRGINIA LLC 30 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102 TN: P. CHRISTOPHER CHAMPAGNE (703) 442-7800

LANDSCAPE ARCHITECT SWA GROUP 811 W 7TH STREET 8TH FLOOR LOS ANGELES, CALIFORN 90017-3419

TRANSPORTATION GOROVE SLADE WASHINGTON STREET, SUITE HAYMARKET, VA 2016

ISIONS DAT

T SUBMISSION 2024-03-6

ID SUBMISSION 2024-09-20

NDSCAPE REVISIONS 2025-02-11

BOBERT R. COCURAN >

MANASSAS

MALL GDP/ MZP

BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY,
VIRGINIA

LAND BAY 3
PODIUM LEVEL
PLAN (LANDSCAPE)

ORAWN BY:	CAD	
DESIGNED BY:	PLR	
DATE ISSUED:	2024-03-06	
OWG. Scale	AS SHOWN	
VIKA VO.	V8442A	

L-05A

NOTES:

 INFRASTRUCTURE REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO LANDSCAPING AND THE RULLEW RIBBON TO BE PROVIDED PURSUANT TO PAGE C-15A AND PROFFER 8E.
AREAS REFLECTED AS OFF-SITE, OR NOT INCLUDED ARE FOR INFORMATION ONLY

LANDBAY 4 GROUND FLOOR

A Placemaking Experience





TYSONS, VA. GERMATIOWN, MO. THE INFORMATION, DESIGN, AND CONTIENT OF THIS DRAWING AKE PROPAIETANT AND SHALL MODELED, OR USED FOR ANY PURPOSE, IN ANY FORMAT, WITHOUT PROOR WHITTEN AUTHORIZATION FROM YEAR VIRGINIA, LLC. VIOLATIONS HAY RESULT IN PROSECUTION ON APPROVED, SIGNED, AND SHALLE PLASS SHALL B.

© 2019 VIKA VIRGINIA, LLC

OWNER / APPLICANT

ATTORNEY

IDERPOOL, FROSTICK & NISHANIAN, P.C.
CIO MICHAEL R. VANDERPOOL

9200 CHURCH STREET. SUITE 400

ARCHITECT
CALLISONRTIKL INC. (NOW KNOWN A:
ARCADIS, INC.)
333 SOUTH HOPE STREET

ARCADIS, INC.) 333 SOUTH HOPE STREET SUITE C200 LOS ANGELES, CA 90071

ENGINEER
VIKA VIRGINIA LLC
80 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
TN: P. CHRISTOPHER CHAMPAGNE

TN: P. CHRISTOPHER CHAMPAGNE (703) 442-7800 LANDSCAPE ARCHITECT SWA GROUP

811 W 7TH STREET 8TH FLOOR OS ANGELES, CALIFORNIA 90017-3419

GOROVE SLADE

WASHINGTON STREET, SUITE

HAYMARKET, VA 2016

REVISIONS

2024-03-6
2024-09-20
2024-10-22
2025-02-11
-
1

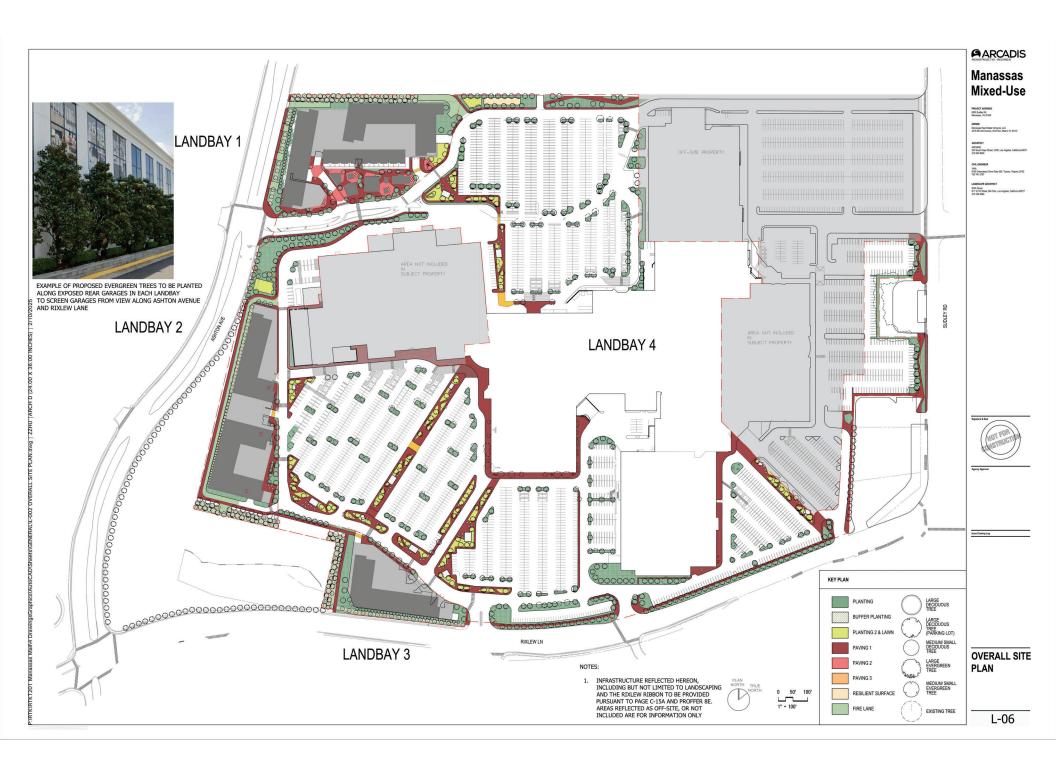
2/1/55 ROBINT R. COCURAN LOSA CAPA

MANASSAS MALL GDP/ MZP

> BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

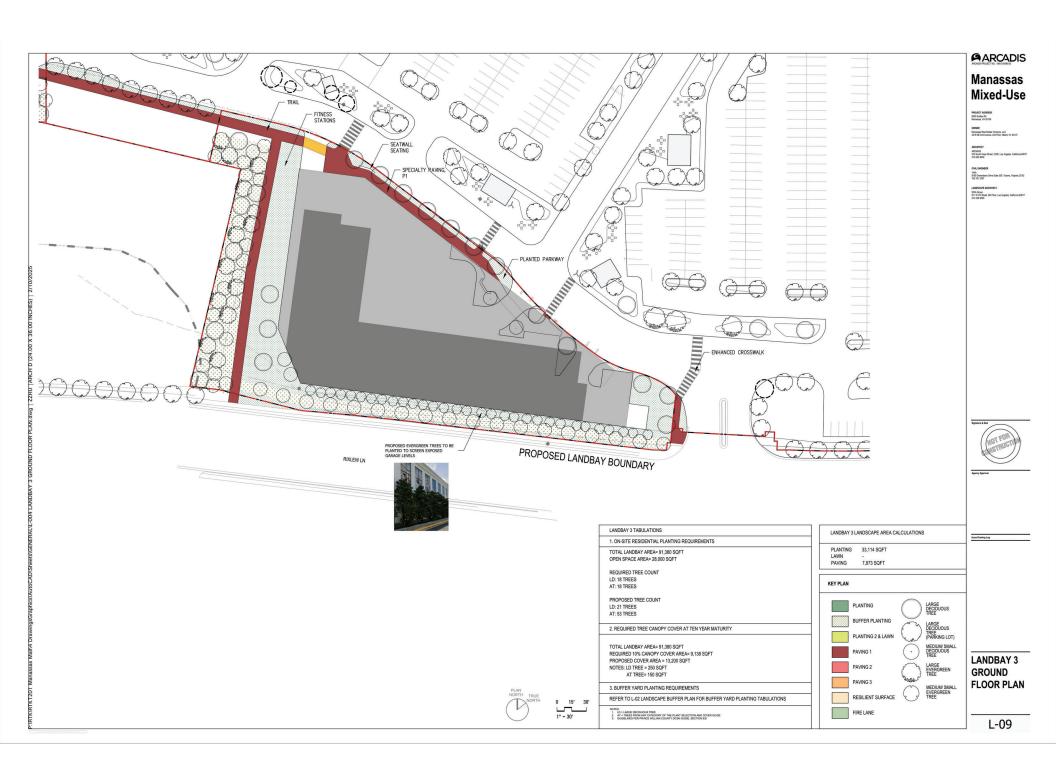
LAND BAY 4 (LANDSCAPE)

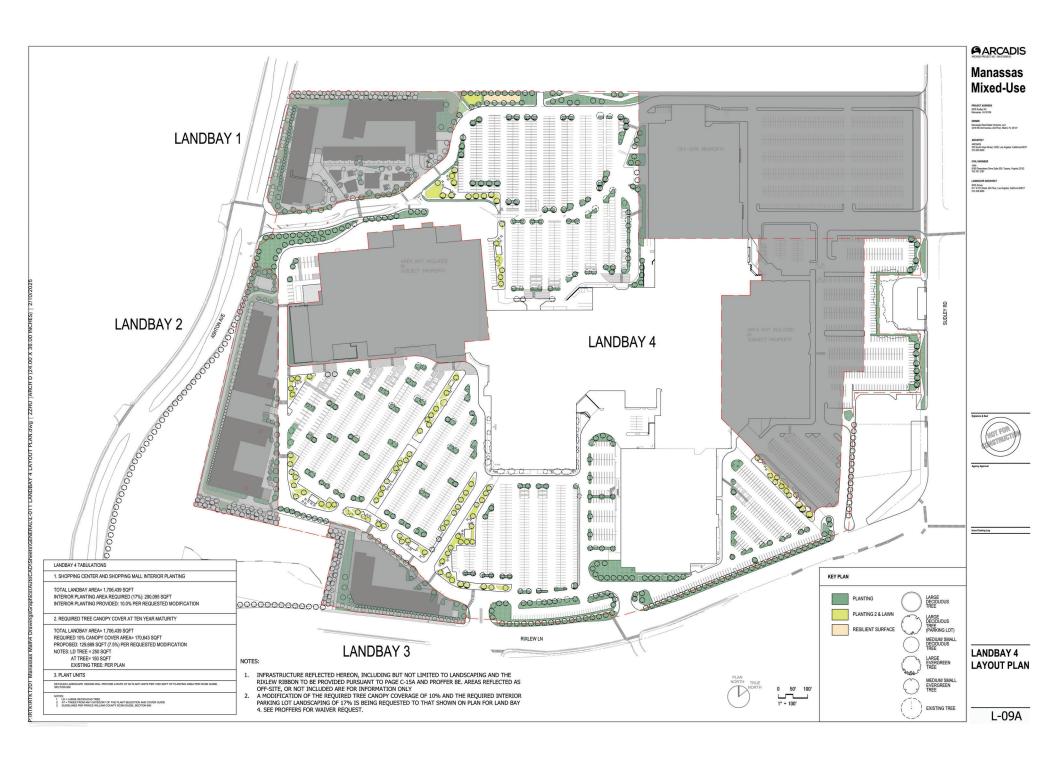
16
/N
ų.







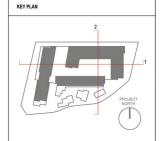






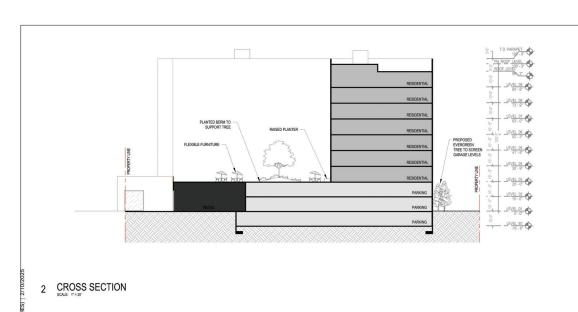
10'-0' Massa Chandring Log

1 LONGITUDINAL SECTION



LANDBAY 1 SECTIONS

L-010

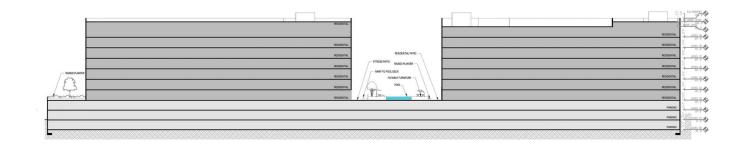


KEY PLAN

ARCADIS

Manassas Mixed-Use

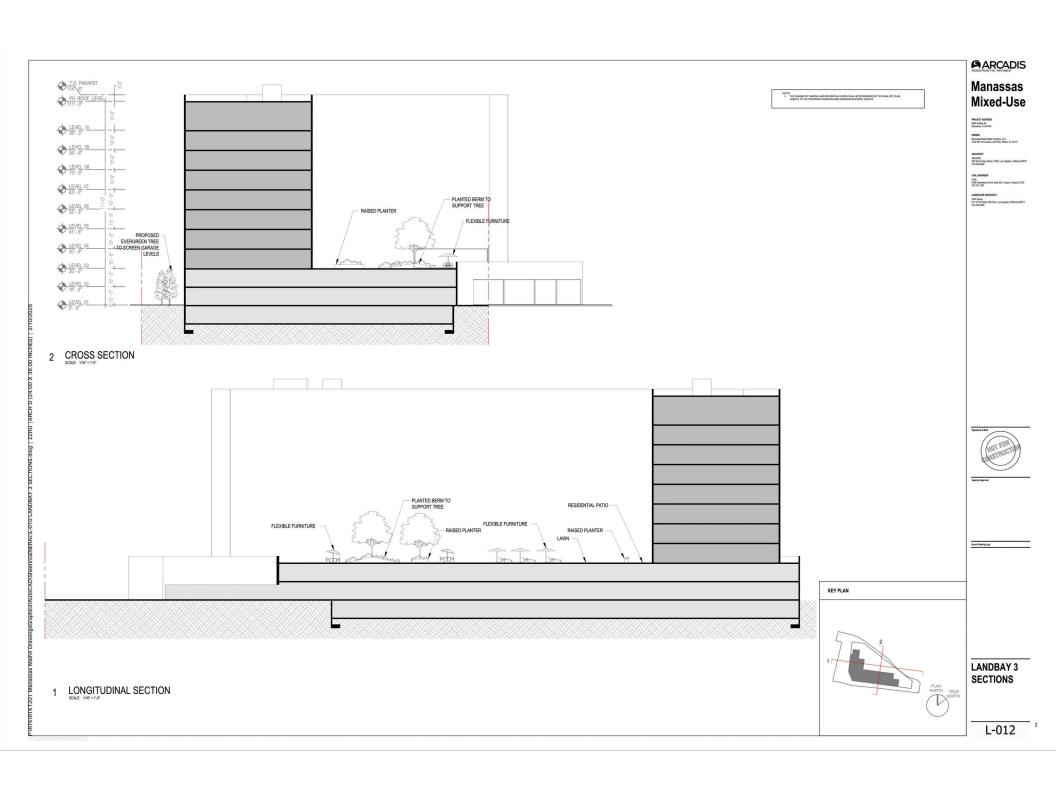
PROJECT ADDRESS 8300 Sudley Rd Manassas, VA 20109

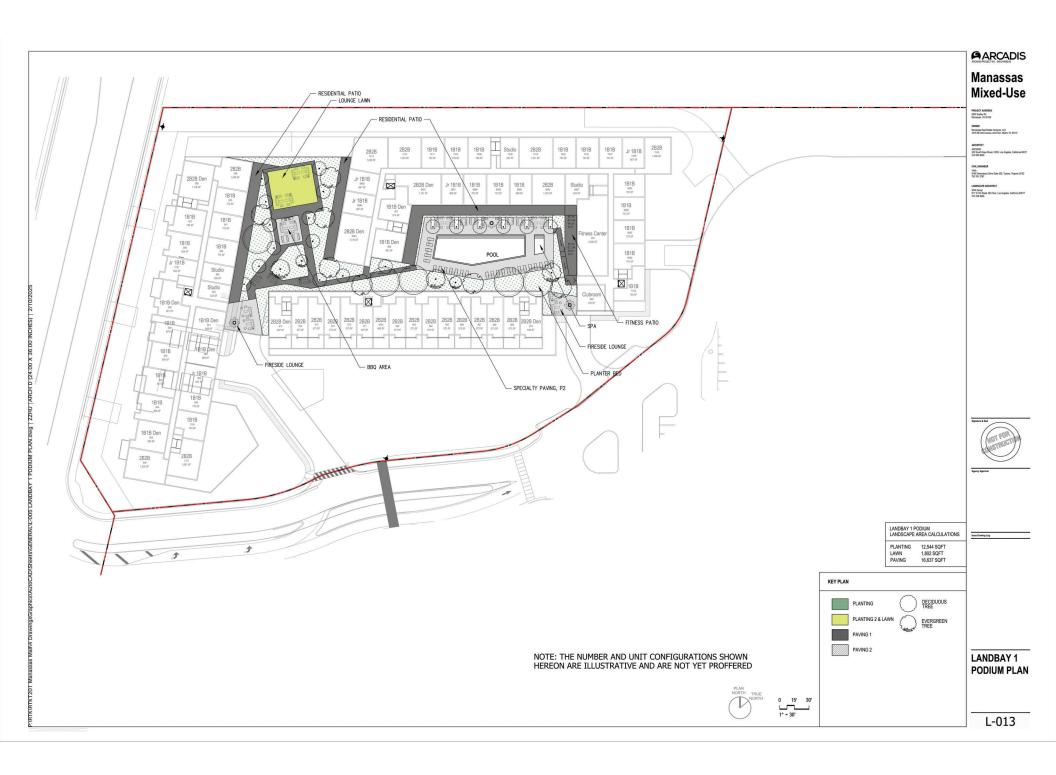


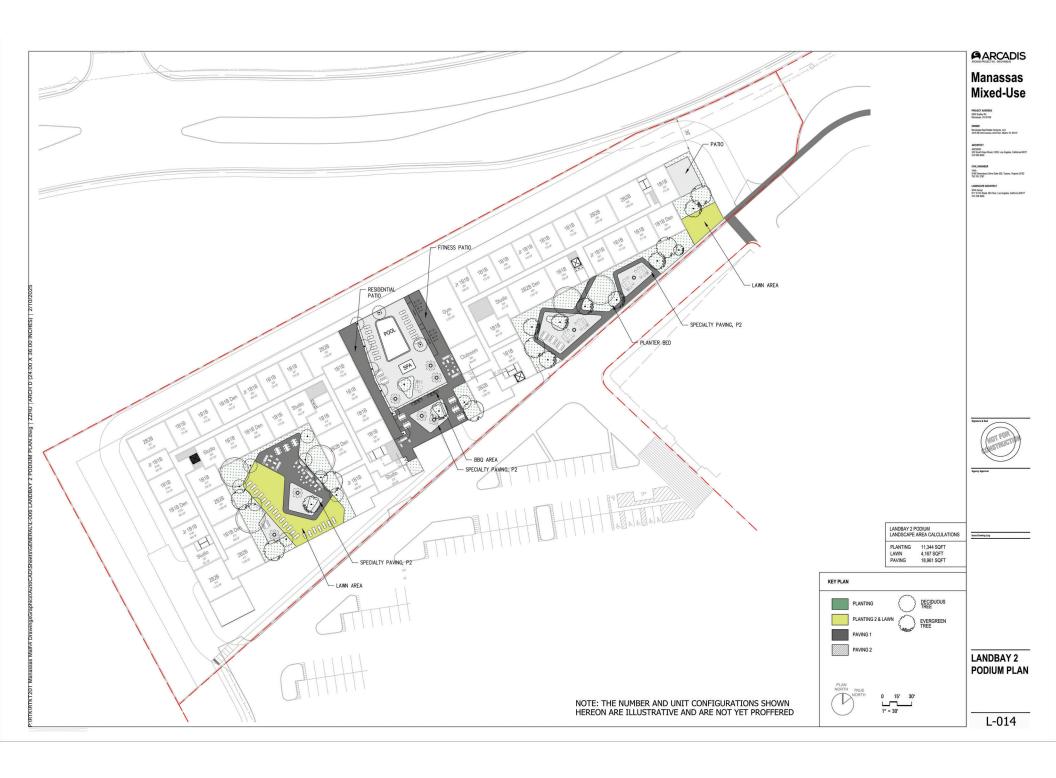
LANDBAY 2 SECTIONS

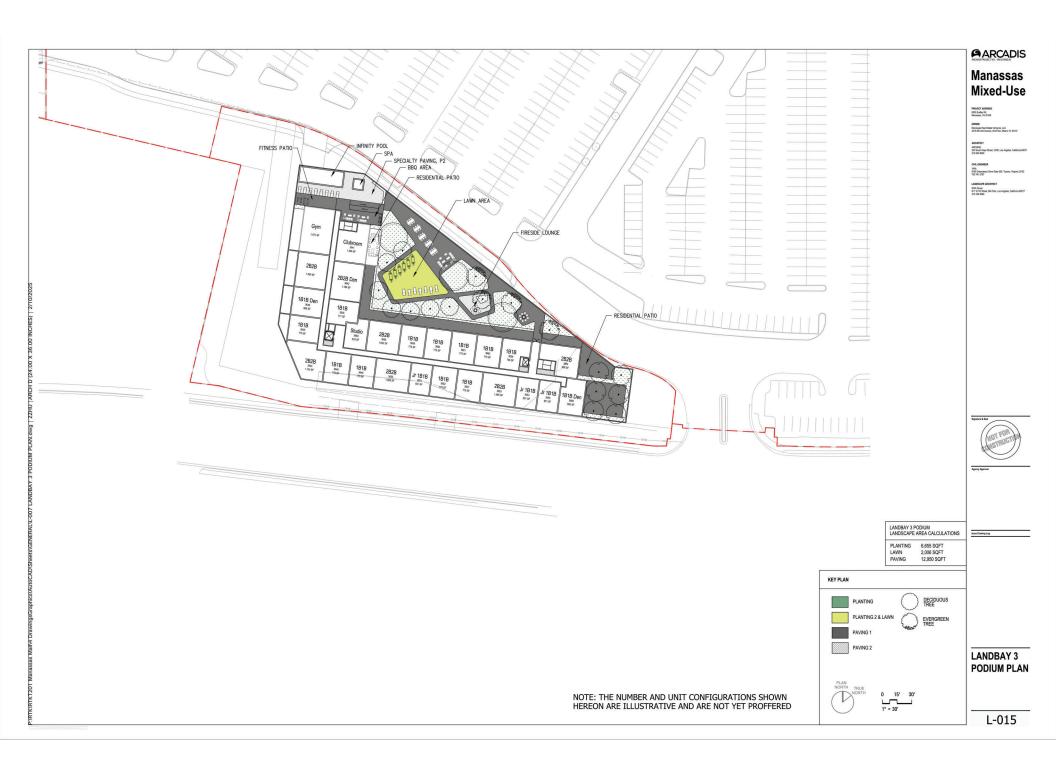
L-011

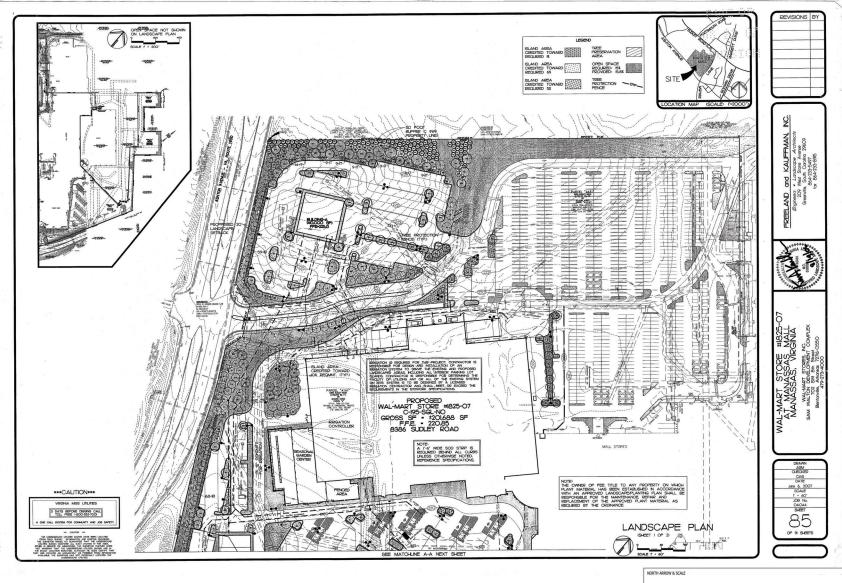
1 LONGITUDINAL SECTION











FOR INFORMATION ONLY

ENGINEERS PLANNERS SURVEY LANDSCAPE ARCHITECTS GEOMA VIXA VIRGINIA, LLC 8180 GREENSBORD DRIVE SUITE: TYSONS, VIRGINIA 22102 PHONE: (703) 442-7800 FAX: (703) 761-2787 TYSONS, VA. GERNANTOWN, M

THIS DRAWING ARE PROPRIETARY AND SHALL NOT BE COPIED, DIGITALLY CONFERTED, NODIFIED, OR USED FOR ANY PRIPOSE, IN ANY FORMAT, WITHOUT PRIDE WRITTEN AUTHORIZATION FROM YUKA YIRGINIA, LLC. YIOLATIONS MAY RESULT IN PROSECUTION. ON APPROVED, SIGNED, AND SEALED PLANS SHALL BY UTILIZZED FOR CONSTRUCTION PRIPOSES.

© 2019 VIKA VIRGINIA, LLC

OWNER / APPLICANT
SSAS REAL ESTATE VENTURES LLC
4218 NE 2ND AVE

ATTORNEY

(ANDERPOOL, FROSTICK & NISHANIAN, I
CIO MICHAEL R. VANDERPOOL
9200 CHURCH STREET, SUITE 400

MANASSAS, VIRGINIA 2011

ARCHITECT

CALLISONRTKLING. (NOW KNOWN A
ARCADIS, INC.)

333 SOUTH HOPE STREET
SUITE COO

ARCADIS, INC.)
333 SOUTH HOPE STREET
SUITE C200
LOS ANGELES, CA 90071
ENGINEER

ENGINEER
VIKA VIRGINIA LLC

GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
TN: P. CHRISTOPHER CHAMPAGNE
(703) 442-7800

ANDSCAPE ARCHITECT SWA GROUP 811 W 7TH STREET 8TH FLOOR 5 ANGELES, CALIFORNIA

TRANSPORTATION
GOROVE SLADE
SHORT STREET, SUITE 212

1ST SUBMISSION 2024-03-6
2ND SUBMISSION 2024-09-20
LANDSCAPE REVISIONS 2024-10-22
3RD SUBMISSION 2025-02-11

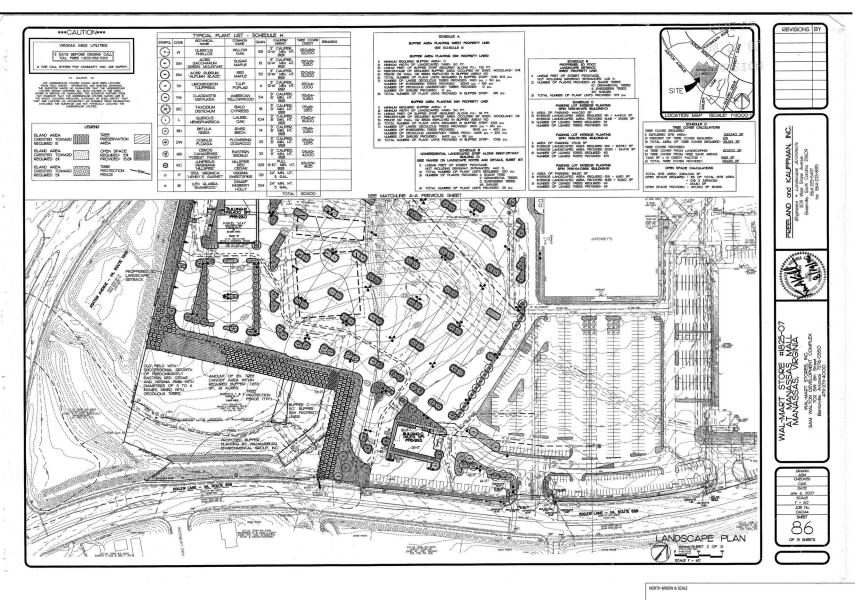


MANASSAS MALL GDP/ MZP

BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY,
VIRGINIA

EXISTING
APPROVED
LANDSCAPE PLAN
(FOR INFORMATION
ONLY)

DRAWN BY: DESIGNED BY: DATE ISSUED:	PLR 2024-03-06
DWG. SCALE	AS SHOWN
VIKA NO.	V8442A
SHEET NO.	S-01



FOR INFORMATION ONLY V 10.01

© 2019 VIKA VIRGINIA, LLC

TRANSPORTATION
GOROVE SLADE
15125 WASHINGTON STREET, SUITE 212
HAYMARKET VA 2016

1ST SUBMISSION 2ND SUBMISSION LANDSCAPE REVISIONS 3RD SUBMISSION

REVISIONS

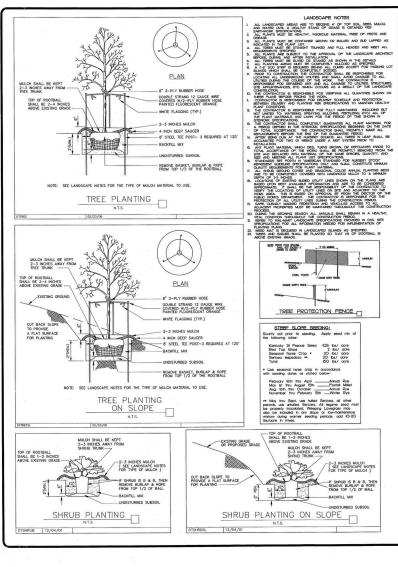
2/11/25

MANASSAS MALL GDP/ MZP

BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

EXISTING APPROVED LANDSCAPE PLAN (FOR INFORMATION ONLY)

DRAWN BY: DESIGNED BY:	CAD
	PLR
DATE ISSUED:	2024-03-06
DWG. SCALE	AS SHOWN
VIKA NO.	V8442A
SHEET	S-02



TREES BEING RETAINED ALONG THE LOCKS SHALL BE MILCHED WITH 2-9 NO-BS OF SIREADED HARDWOOD MILCH AND SHALL HAVE DEADWOOD DRIACHED WARRY NESSARADY.

80232A/S)
5. F. AT ANY TIME, SUBSEQUENT TO THE INTIAL CLEARING, IT BECOMES
NECESSARY TO REMOVE ADDITIONAL TREBS WHICH WISNESSOWN ON THE
PLAN TO SE PRESERVED, THE DIRECTOR OF PLEUC WORKS SHALL SE
PLAN TO SE PRESERVED. THE DIRECTOR OF PREUC WORKS SHALL SE

ADDITION COMMING.

COLUMNS AND ADDITION OF THE PROTECTION OF TOPA TRANS
AND ADDITION OF THE PROTECTION OF TOPA TRANS
AND ADDITION OF THE PROTECTION OF THE P

CONSTRUCTION TAXIFICATION CONTINUES OF THE STATE OF THE S

A. THE SQL SHALL NOT BE DISTURBED OR COMPACTED B HEAVY SOUPMENT, VEHICULAR TRAFFIC, STOCKPLING OF ANY MATERIALS, OR DEPOSITION OF SEDMENT, SHALL NOT BE PERMITTED. C. TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO TRICES BEING RETAINED. EQUIPMENT OPERATORS SHALL. NOT CLEAN ANY PART OF THE EQUIPMENT BY SLAMMING IT AGAINST THE TRUNKS OF TREES TO

D. NO TOXIC MATERIALS SHALL BE STORED WITHIN PIFTY (50) PEET OF THE LIMITS OF CLEARING AND GRADING.





SECTION I - GENERAL INFORMATION

Ross, France and Ratliff, Ltd. 8802 Sudisy Rd.

Date: July 3, 2007

SECTION II - SPECIFICS OF WAIVER REQUEST

rovided for nonresidential parcels. Fifty (50) plant units per 100 linear feet (30.48 meters) are required within this laudscape strip.

Justification for Waiver: The 10 foot landscape strip along Rixlow La. from the existing signaled of the western properly like in not possible due to the existing suberground stormwater management/Bh and parking led to this location. The Interdacepolarus provide an increase in plantings on the back side travelvery and between the investment and trivial or "C" as follows;

American Yeltowwood: 3-Red Maple; 29-Virginia Sweetspire; 3-Willow Out

Rata Share Required Yes re Rata Share Amount: \$____ Watershed: ____

SECTION IV. ADDITIONAL COMMENTS OF CONDITIONS

LANDSCAPE NOTES AND DETAILS



PRINCE WILLIAM COUNTY DEPARTMENT OF PUBLIC WORKS DCSM WAIVER

Thomas A. Dougher, P.E.

nch Chief: Marc Aveni MC Division Chief: Uwe Kinste What State Chief State Chi

MP CHECKED CAG JUNE 6, 2007 SCALE JOB N 87

AL-MART STORE #1825-C AT MANASSAS MALL MANASSAS, VIRGINIA SAM WALLOW STORES TO CAPEK BENTONE, ARREST TO CAPEK BENTONE, ARREST TO CAPEK

FOR INFORMATION ONLY V 10.01

REVISIONS

KAUFFMAN,

Di .

FREELAND Engineers 209 Geenville,

THE INFORMATION, DESIGN, AND CONTENT O THIS DRAWING ARE PROPRIETARY AND SHALL NOT BE COPIED. DIGITALLY CONVERTED. FIED, OR USED FOR ANY PURPOSE, IN AN ORMAT, WITHOUT PRIOR WRITTEN

© 2019 VIKA VIRGINIA, LLC OWNER / APPLICANT MANASSAS REAL ESTATE VENTURES II 4218 NE 2ND AVE MIAMI FL 33137

ATTORNEY DERPOOL, FROSTICK & NISHANIAN, P

CIO MICHAEL R. VANDERPOOL 9200 CHURCH STREET, SUITE 400 MANASSAS, VIRGINIA 2011

ARCHITECT
CALLISONTRIC INC. (NOW KNOWN AS ARCADIS, INC.)
333 SOUTH HOPE STREET
SUITE C200
LOS ANGELES, CA 90071

ENGINEER VIKA VIRGINIA LLC VIKA VIRGINIA LLC 8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102 ATTN: P. CHRISTOPHER CHAMPAGNE (703) 442-7800

LANDSCAPE ARCHITECT SWA GROUP

SWA GROUP 811 W 7TH STREET 8TH FLOOR LOS ANGELES, CALIFORNIA 90017-3419

TRANSPORTATION GOROVE SLADE 15125 WASHINGTON STREET, SUITE 212

REVISIONS

LANDSCAPE REVISIONS 3RD SUBMISSION 2025-02-1

ENLTHO 2/11/25 BOBERT R. COCHRAN Lio, No. 2612

MANASSAS MALL GDP/ MZP

> BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

EXISTING APPROVED LANDSCAPE NOTES & DETAILS (INFORMATION ONLY)

BY:	CAD	Z 8
ED BY:	PLR	8442A
SSUED:	2024-03-06	8442\8
	AS SHOWN	acts/8/
	V8442A	:\Proj
	S-03	E O

DRAWN
DESIGN
DATE IS
DWG.
SCALE
VIXA
NO.
SHEET
NO.



MANASSAS MIXED — — USE



Story & Narrative Framework | FEBRUARY 11, 2025

TABLE OF CONTENTS

01	THE FRAMEWORK	3
02	THE NARRATIVE	7
03	THE MASTERPLAN	13
	The Manassas Mix	19
	The Rixlew Ribbon	25



01

THE FRAMEWORK

A Project of Legacy

A COMMUNITY OF HISTORY



















Prince William County is built on a vibrant history of development, community and growth. Amongst a backdrop of parks, trails and outdoor landscapes, Prince William County has established a vision for a mixed-use project at the Manassas Mall. This project's parcels are positioned to become a project that will be a catalyst for the Sudley Road Redevelopment Corridor for locals.

DESIGN DRIVERS & COMMUNITY BENEFITS

DESIGN DRIVERS











Celebrate History

Recognize the historic importance of Prince William County

Support Community

Provide spaces & experiences that promote gathering and support local culture

Facilitate Growth

Create catalytic environments that enhance the Sudley Road Redevelopment Corridor

Enhance Mobility

Plan for infrastructure that supports a **15-minute city** with the intent of increasing mobility

Nurture Wellness

Connect the community to outdoor experiences and spaces that promote health and wellness

COMMUNITY BENEFITS

Connection to legacy of place

Establish a destination site

Support local businesses

Educational opportunities

Support diversity and an expansion of culture

Expansion of modern manassas

Job creation

Increase economic growth

Create intuitive convenience

Establish a pedestrian focused community

Reduce traffic

Encourage healthy lifestyles

Connection to the local nature/ landscape



02

THE NARRATIVE

Connection Through Storytelling



MANASSAS MIXED-USE

A MODERN MIX, BUILT ON HISTORY

This newly envisioned mixed-use urban village is positioned to become a catalyst for the continued evolution of the Sudley Redevelopment Corridor. The newly evolved parcels will provide a dynamic collection of environments and experiences that aim to create a seamless connection between contemporary neighborhood life and the vast lushness of the local outdoor landscapes.

CONNECTING TO THE FUTURE OF PRINCE WILLIAM COUNTY

Manassas Mixed Use is:

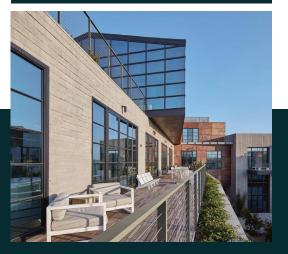
Connected



Vibrant



Balanced



Staying Connected: THE RIXLEW RIBBON











Here at Manassas Mixed Use, discovery and a connection to the diverse community are encouraged through an array of **lush outdoor environments** that are interconnected by an **innovative ribbon road**. This road will pose as an inclusive way to create an **integrated experience** as the site evolves over time, growing with the community that lives and visits this location for years to come.

Staying Vibrant: A CULTURE UNIQUE TO PRINCE WILLIAM COUNTY









Manassas Mixed Use will expand on the existing character unique to the city of Manassas. By incorporating art and culture placemaking experiences within a collection of **curated spaces and landscapes**, the evolved parcels will thoughtfully enrich the **vibrant and dynamic community** that will continue to thrive here.

Staying Balanced:

RESPECTING THE HISTORIC HEART



Dimensional Type Messaging

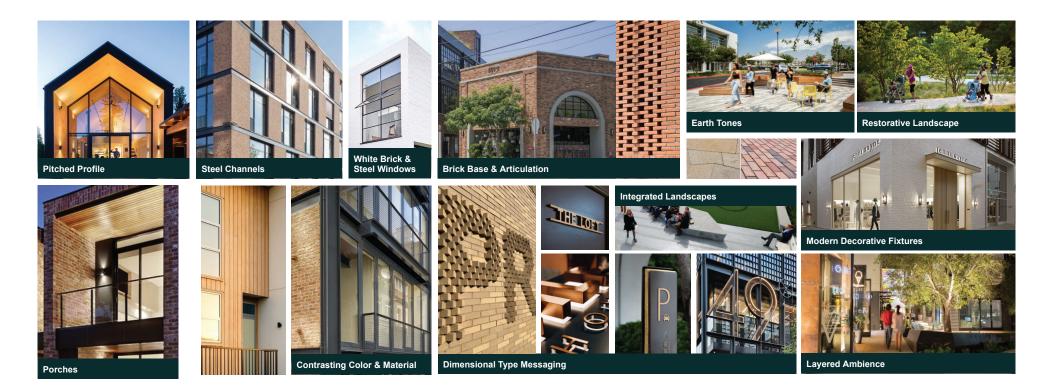
Historic Fixtures

Pedestrian Experience

A Modern Mix:

BUILT ON HISTORY

ARCHITECTURE



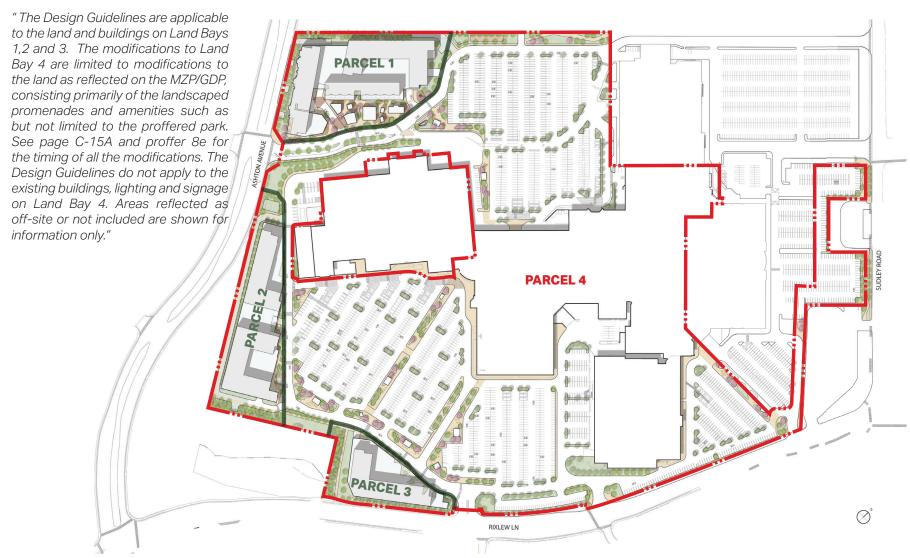


03

THE MASTERPLAN

A Placemaking Experience

SITE PLAN



ASHTON ALLEY LOOKING NORTH

Parcel 1



ASHTON ALLEY LOOKING WEST

Parcel 2



ASHTON ALLEY LOOKING WEST

Parcel 3



MATERIAL PALETTE



MATERIAL: BRICK *
COLOR: RUSTIC ORANGE
FINISH: TBD



MATERIAL: BRICK *
COLOR: ALASKA WHITE DART
FINISH: TBD



MATERIAL: BRICK * COLOR: GRAY FINISH: TBD



MATERIAL: CONCRETE* COLOR: NATURAL GRAY FINISH: TBD



MATERIAL: CONCRETE* COLOR: NATURAL GRAY FINISH: BOARD FORMED



MATERIAL: GLASS COLOR: CLEAR FINISH: N/A



MATERIAL: METAL* COLOR: SILVER GRAY FINISH: BRUSHED



MATERIAL: METAL* COLOR: MEDIUM GRAY FINISH: TBD



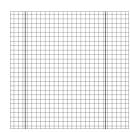
MATERIAL: METAL * COLOR: DARK GRAY FINISH: TBD



MATERIAL: METAL* COLOR: BRONZE FINISH: TBD



MATERIAL: METAL* COLOR: WHITE OAK FINISH: TBD



MATERIAL: METAL MESH* COLOR: MEDIUM GRAY FINISH: TBD



MATERIAL: PLASTER
COLOR: OFF-WHITE
FINISH: SANTA BARBARA SEMISMOOTH, WEATHERCOAT
EXTERIOR



MATERIAL: PLASTER
COLOR: TAN
FINISH: SANTA BARBARA SEMISMOOTH, WEATHERCOAT
EXTERIOR



MATERIAL: PLASTER
COLOR: BEIGE
FINISH: SANTA BARBARA SEMISMOOTH, WEATHERCOAT
EXTERIOR



MATERIAL: PLASTER
COLOR: LIGHT GRAY
FINISH: SANTA BARBARA SEMISMOOTH, WEATHERCOAT
EXTERIOR



MATERIAL: TILE* COLOR: WHITE FINISH: TBD



MATERIAL: TILE* COLOR: NATURAL GRAY FINISH: TBD

^{*}POTENTIAL MATERIALS FOR PUBLIC REALM & RETAIL FACADES

EXPERIENCE DISTRICT

The Man

An experience district that not only encapsulates the parcels of the project, but also showcases the multi-faceted range of urban neighborhood experiences that can be found at Manassas Mixed-Use.





VERDANT VILLAGE

The Manassas Mix

ATTRIBUTES:

Vibrant

Local

Dynamic

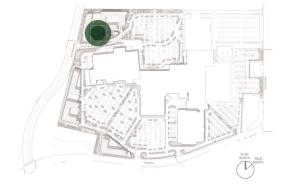


"An iconic destination for unique shopping, local food, and fun hangouts amongst an engaging historic backdrop."







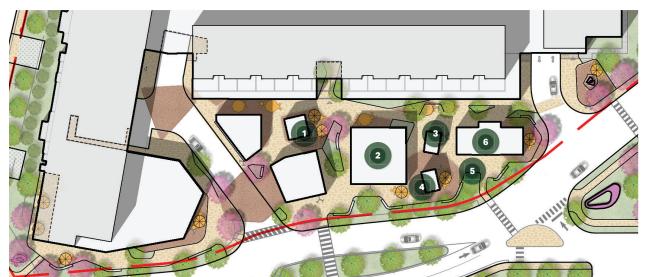






SIGNATURE EXPERIENCES

Verdant Village

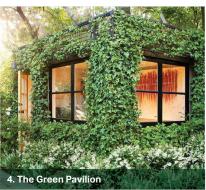
















VERDANT VILLAGE PLAN



VERDANT VILLAGE

Look & Feel















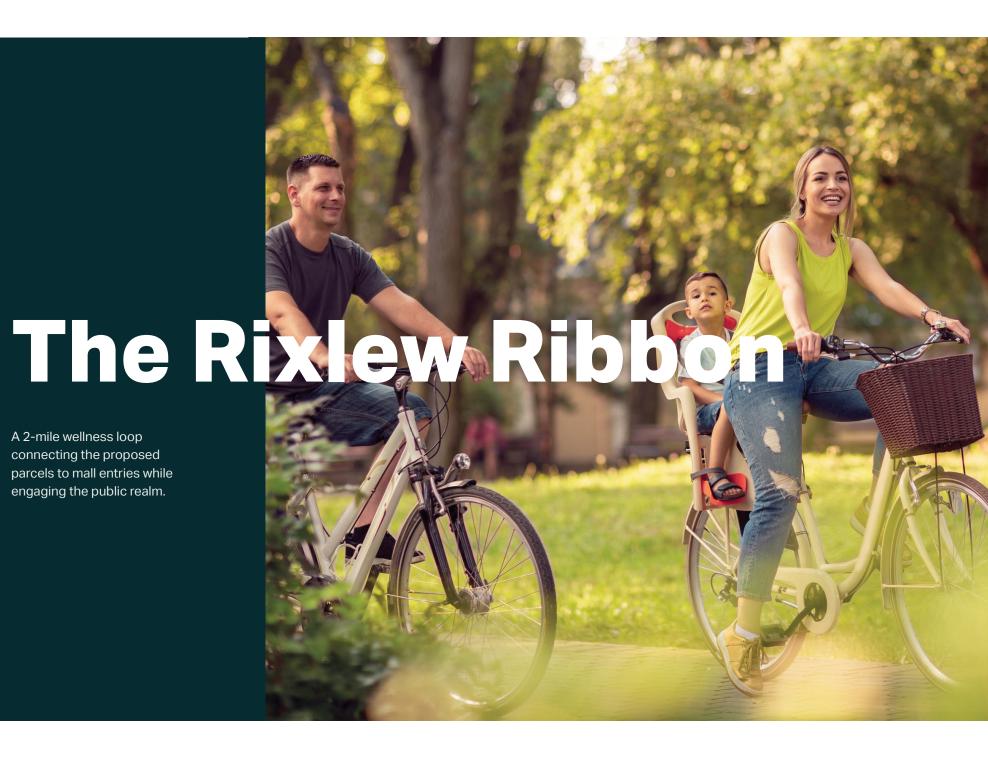






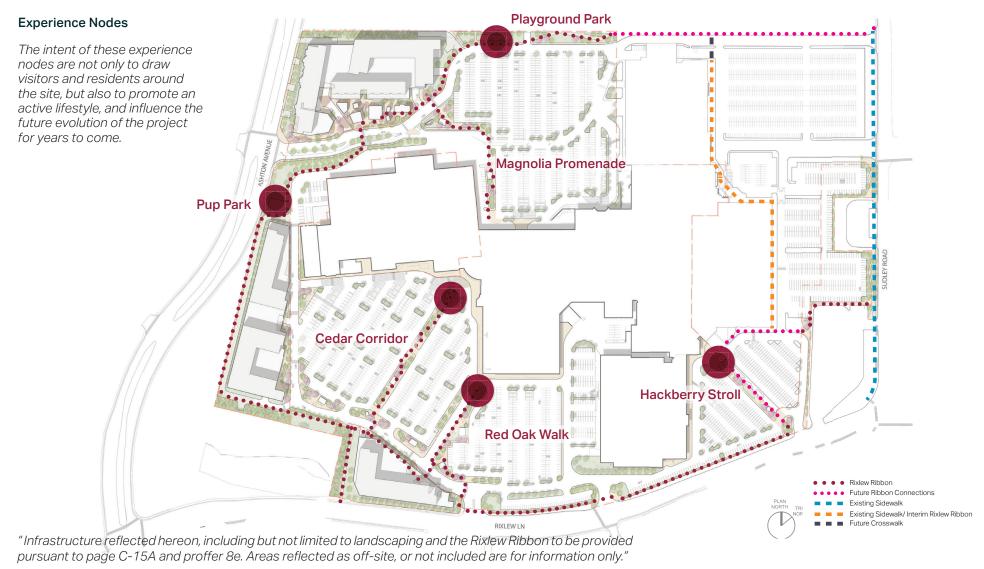


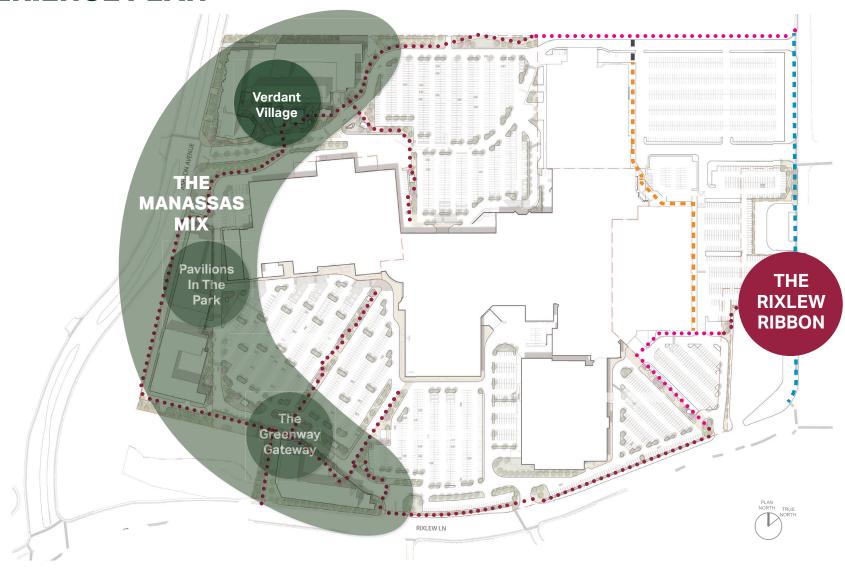




A 2-mile wellness loop connecting the proposed parcels to mall entries while engaging the public realm.

THE RIXLEW RIBBON





THE RIXLEW RIBBON

ATTRIBUTES:

Lush

Active

Explorative

Healthy



"A community focused outdoor ribbon path that promotes exploration, togetherness, and healthy lifestyles."













SIGNATURE EXPERIENCES

The Rixlew Ribbon



3. PACKAGE PAVILION PICKUP

"Infrastructure reflected hereon, including but not limited to landscaping and the Rixlew Ribbon to be provided pursuant to page C-15A and proffer 8e. Areas reflected as off-site, or not included are for information only."

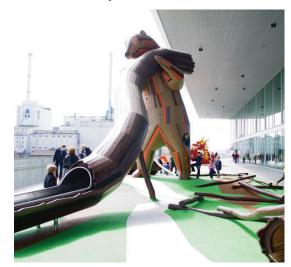
5. SCULPTURE GARDEN STROLL

4. PUP PARK DOG PLAYDATE

PLAYGROUND PARK EXPERIENCE

Look & Feel

The age range suitability for playground equipment is important for safety and developmental appropriateness. The intent of the playground experience is to provide space for infants and toddlers (6 months to 2 years), preschoolers (2 to 5 years), and school-aged children (5 to 12 years).











THANK YOU

MA NASSAS CALLISORTKL VIXED

— USE

Signage & Wayfinding | 09.09.2024



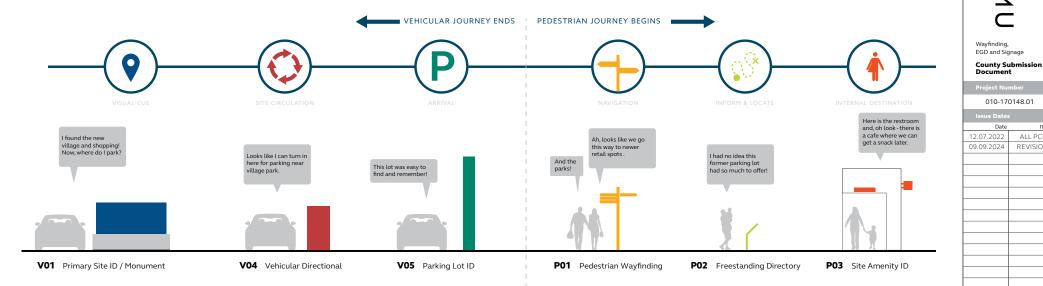
Date

Item

ALL PCL

REVISION

No other design intent should be inferred. Typical examples shown. Adjust sign type sizes to project as needed.



G-3

12.07.2022

1717 Pacific Ave. Dallas, TX 75201

Selected Signage Palette - Modern Historic





























EGD and Signage County Submission Document

Project Number		
010-170148.01		
Date	Item	
12.07.2022	ALL PCL	
09.09.2024	REVISION	

12.07.2022

Signage Palette

G-**4**



214.468.7600

NOTE: Working Project logo is for position and intent only. This placeholder identity is not the approved name or mark for the eventual brand.

Project Typeface & Arrows

Brother1916 - Book **ABCDEFGHIJKLMN OPQRSTUVWXYZ** abcdefghijklmn opgrstuvwxyz 1234567890

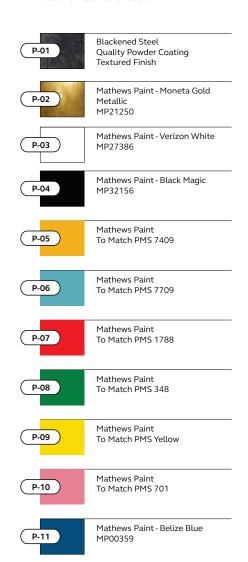
NOTE: Working Project typeface and message schedules are for position and intent only. This placeholder type is not the approved font family for the eventual brand.

1717 Pacific Ave. Dallas, TX 75201



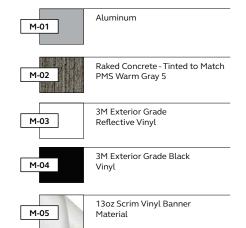
Color Legend

Color Swatch and Code



Materials Legend

Material Code



EGD and Signage **County Submission**

Wayfinding.

Project Number		
010-170148.01		
Issue Dates		
Date	Item	
12.07.2022	ALL PCL	
09.09.2024	REVISION	

12.07.2022

Project Legend



MANASSAS MU

V01 - Primary Monument

Scale: 1/2"= 1'-0"

V02 - Secoriuai Scale: 1/2"= 1'-0" V02 - Secondary Monument



V03 - Building ID
Scale: 1/2"= 1'-0"

CALLISONTKE

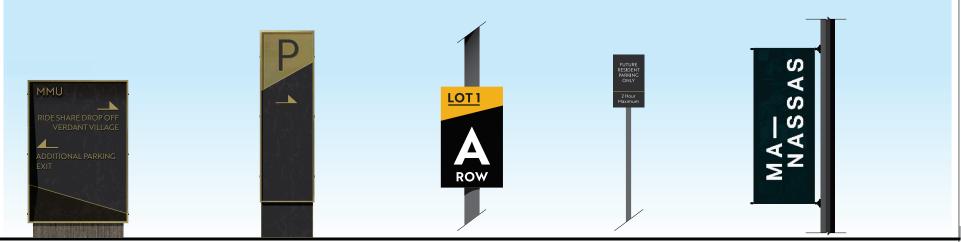
1717 Pacific Ave. Dallas, TX 75201

All drawings and written material appearing herein are the property of CallisonRTKL Inc. and may not be used or disclosed without prior written consent of CallisonRTKL Inc. DRAWINGS AND OTHER INFORMATION CONTAINED HEREIN ARE PREPARED FOR DESIGN INTENT ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION. ©2022 CallisonRTKL Inc.

12.07.2022

Parcel One Signage Family

Manassas Mixed-Use Exterior Vehicular Wayfinding Signage



V04 - Vehicular Directional
Scale: 1/2"= 1'-0"

V05 - Parking Lot ID
Scale: 1/2"= 1'-0"

V06 - Parking Row/Aisle ID
Scale: 1/2"= 1'-0"

V07 - Parking Stall ID
Scale: 1/2"= 1'-0"

5 U01 - Street Pageanrty
Scale: 1/2"= 1'-0"

MANASSAS MU

EGD and Signage

County Submission

Document

Project Number

Project Number			
010-170148.01			
Issue Dates			
Date	Item		
12.07.2022 ALL PCL			
09.09.2024	REVISION		

Issue Date

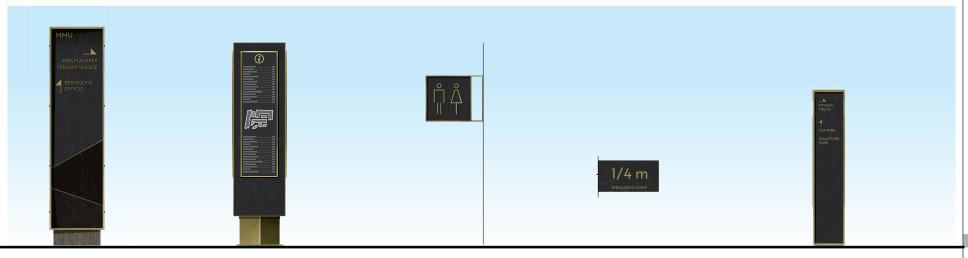
12.07.2022

Sneet little

Parcel One Signage Family

Sheet N

Manassas Mixed-Use Exterior Pedestrian Wayfinding Signage



P01 - Pedestrian Directional
Scale: 1/2"= 1'-0"

P02 - Freestanding Directory
Scale: 1/2"= 1'-0"

P03 - Site Amenity ID

Scale: 1/2"= 1'-0"

P04 - Horizontal Surface Marker Scale: 1/2"= 1'-0"

P05 - Trail / Fitness Marker
Scale: 1/2"= 1'-0"

Wayfinding, EGD and Signage County Submission Document

010-170148.01

l	
Issue Dates	
Date	Item
12.07.2022	ALL PCL
09.09.2024	REVISION

12.07.2022

Parcel One Signage Family

EGD and Signage



Wayfinding,

EGD and Signage

County Submission

010-170148.01

ALL PCL

REVISION

Date

12.07.2022

09.09.2024

Primary Site ID/Monument (V01)



Sign Type V01 - Primary Monument ID		
Туре	Identity	
Dimensions	14'-0" x 5'-4"	
Area	75 SQFT	
Number of Faces	2	
Illumination	External	

GENERAL NOTES

1. Monument Frame Fabricated aluminum sign frame with wedge shape proportions, painted brass finish (P01) with matching faces and returns, supported by concrete base. Frame exterior to feature painted (P01) exposed fasteners for aesthetic purposes only.

Logo

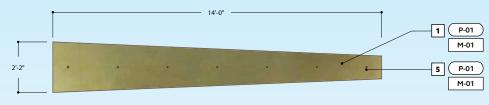
FCO painted (P01) aluminum letters and raceway with matching faces and returns mounted directly to sign frame. NOTE: Project logo is for position and intent only. This place-holder identity is not the approved name or mark for the project.

2. Sign Base Sign base to be tinted concrete with a raked/textured surface.

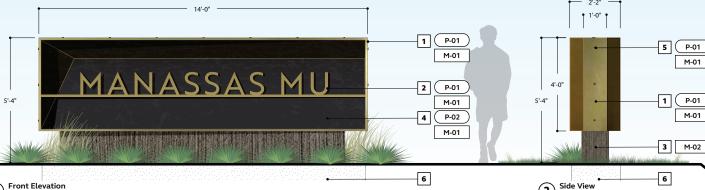
3. Sign Cabinet Angular aluminum cabinet panels to have faceted construction with powder coated (P02) faces. Panels to be recessed on a bias with no visible fasteners.

4. Faux Fasteners FCO painted (P01) aluminum "bolts" to be mounted proud directly to sign frame on three sides.

5. Sign fabricator is responsible for engineering appropriate footings and attachment method for stable and secure mounting of sign. All painted aluminum signs to have a clear UV protective coating with a satin (unless specified otherwise) finish on the outer layer.



Plan View Scale: 3/8"= 1'-0"



M-02 Side View Scale: 3/8"= 1'-0"

CALLISONRTKE

Scale: 3/8"= 1'-0"

1717 Pacific Ave. Dallas, TX 75201

All drawings and written material appearing herein are the property of CallisonRTKL Inc. and may not be used or disclosed without prior written consent of CallisonRTKL Inc. DRAWINGS AND OTHER INFORMATION CONTAINED HEREIN ARE PREPARED FOR DESIGN INTENT ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION. ©2022 CallisonRTKL Inc.

12.07.2022

Sign V01 Primary Site Identity

Wayfinding, EGD and Signage

County Submission

010-170148.01

Item

ALL PCL

REVISION

Date

12.07.2022

09.09.2024

1. Monument Frame

Fabricated aluminum sign frame painted brass finish (P01) with matching faces and returns, supported by concrete base. Frame exterior to feature painted (P01) exposed fasteners for aesthetic purposes only.

2. Logo

FCO painted (P01) aluminum letters with matching faces and returns flush mounted directly to lower interior of sign frame. NOTE: Project logo is for position and intent only. This place-holder identity is not the approved name or mark for the project.

3. Sign Base Sign base to be tinted concrete with a raked/textured surface.

4. Sign Cabinet Fabricated aluminum cabinet panels with

powder coated (P02) faces. Panels to be recessed on a parallel with no visible fasteners.

5. Faux Fasteners FCO painted (P01) aluminum "bolts" to be mounted proud directly to sign frame on three sides.

6. Sign fabricator is responsible for engineering appropriate footings and attachment method for stable and secure mounting of sign. All painted aluminum signs to have a clear UV protective coating with a satin (unless specified otherwise) finish on the outer layer.

Sign Type V02 - Secondary Monument ID Туре Identity Dimensions 9'-0" x 3'-0" 27 SQFT Area Number of Faces External Illumination

1 (P-01 M-01 5 P-01 M-01

Plan View Scale: 1/2"= 1'-0"

Secondary Site ID/Monument (V02)



5 P-01 M-01 1'-6" 1 P-01 M-01 **3** M-02 6

Side View (2) Scale: 1/2"= 1'-0"

1717 Pacific Ave. Dallas, TX 75201

All drawings and written material appearing herein are the property of CallisonRTKL Inc. and may not be used or disclosed without prior written consent of CallisonRTKL Inc. DRAWINGS AND OTHER INFORMATION CONTAINED HEREIN ARE PREPARED FOR DESIGN INTENT ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION. ©2022 CallisonRTKL Inc.

12.07.2022

Sign V02 Secondary Site Identity

G-11

CALLISONRTKE

Scale: 1/2"= 1'-0"

Wayfinding, EGD and Signage

County Submission

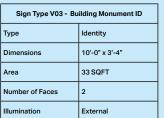
010-170148.01

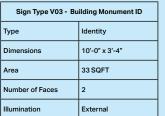
Date	Iten
2.07.2022	ALL PCL
9.09.2024	REVISION

12.07.2022

Sign V03 Building Identity

G-12





- 1. Building Identity 2. Sign Base
- Individual FCO aluminum numbers painted (P01) pin-mounted directly to backer panel.
 - 4. Address Backer Panel Break-bent aluminum backer panel painted (P02) and recessed into concrete base and wraps the corner on two sides.

Fabricated aluminum channel letters with painted brass recessed faces (P02)

with contrasting powder coated (P01) letter outlines and returns, supported by

concrete base. NOTE: Building name is for position and intent only. This place-holder

identity is not the approved name or mark

Sign base to be tinted concrete with a

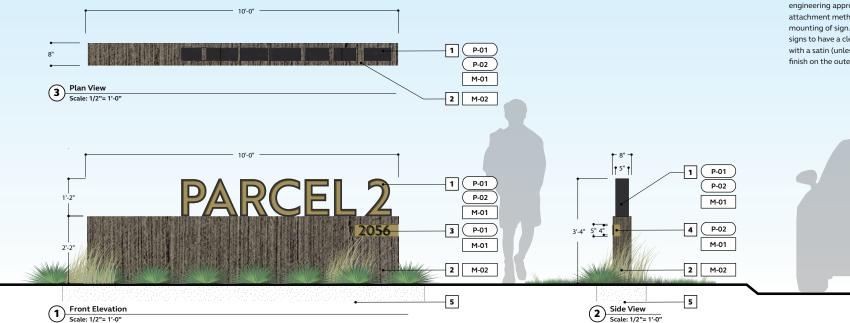
GENERAL NOTES

for the project.

3. Building Address

raked/textured surface.

5. Sign fabricator is responsible for engineering appropriate footings and attachment method for stable and secure mounting of sign. All painted aluminum signs to have a clear UV protective coating with a satin (unless specified otherwise) finish on the outer layer.



Building ID (V03)

EGD and Signage





Sign Type V04 - Vehicular Directional		
Туре	Identity	
Dimensions	3-3" x 5-1"	
Area	16.5 SQFT	
Number of Faces	2	
Illumination	External	

GENERAL NOTES

1. Sign Frame

Fabricated aluminum sign frame with wedge shape proportions, painted brass finish (PO1) with matching faces and returns, supported by concrete base. Frame exterior to feature painted (PO1) exposed fasteners for aesthetic purposes only.

2. Messaging

FCO painted (P01) aluminum letters and arrows with matching faces and returns mounted directly to sign cabinet panels.

3. Sign Base

Sign base to be tinted concrete with a raked/textured surface.

4. Sign Cabinet

Angular aluminum cabinet panels to have faceted construction with powder coated (P02) faces. Panels to be recessed with no visible fasteners.

5. Faux Fasteners

FCO painted (P01) aluminum "bolts" to be mounted proud directly to sign frame on three sides.

Sign fabricator is responsible for engineering appropriate footings and attachment method for stable and secure mounting of sign. All painted aluminum signs to have a clear UV protective coating with a satin (unless specified otherwise) finish on the outer layer.

Wayfinding, EGD and Signage

County Submission

010-170148.01

010 170140.01			
Issue Dates			
Date	Item		
12.07.2022	ALL PCL		
09.09.2024	REVISION		

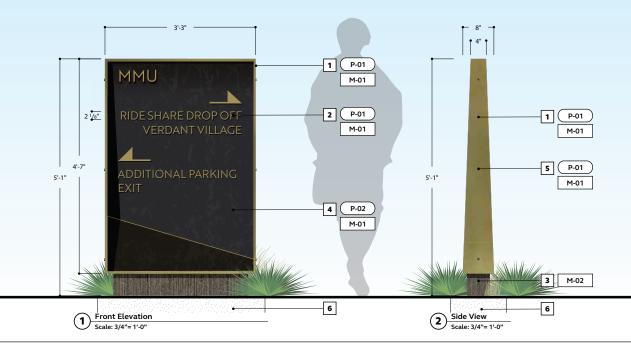
. . .

12.07.2022

Sheet Title

Sign V04 Vehicular Directional

neet No.



Wayfinding, EGD and Signage **County Submission**

010-170148.01

issue Dates	
Date	Item
2.07.2022	ALL PCL
9.09.2024	REVISION

12.07.2022

Sign V05 Parking Lot Identity

G-15



Sign Type V05 - Parking Lot ID		GENERAL NOT	
Туре	Identity	1.	Sign Frame Fabricated a
Dimensions	1'-9" x 6'-7"		painted bras faces and ret
Area	11.5 SQFT		sign cabinet.
Number of Faces	2		aesthetic pui
Illumination	External	2.	Messaging: F

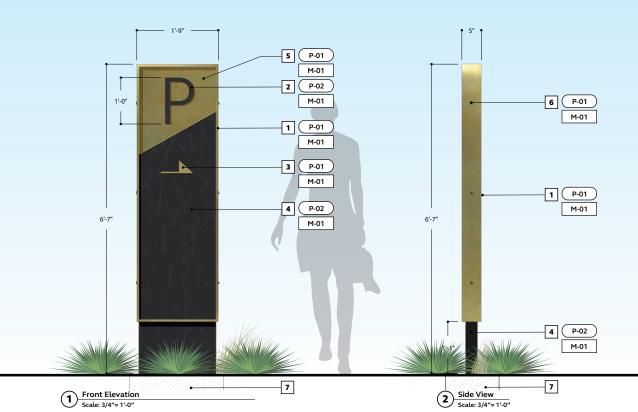
2. Messaging: P FCO powder coated (P02) aluminum letter

GENERAL NOTES

with matching faces and returns mounted directly to sign cabinet.

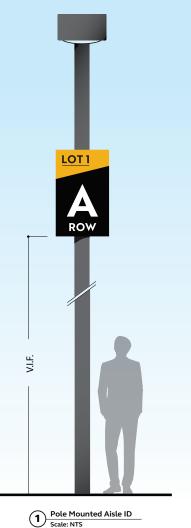
Fabricated aluminum sign frame with painted brass finish (P01) with matching faces and returns, supported by aluminum sign cabinet. Frame exterior to feature painted (P01)exposed fasteners for aesthetic purposes only.

- 3. Messaging: Arrow FCO painted (P01) aluminum arrow with matching faces and returns mounted directly to sign cabinet.
- 4. Sign Cabinet Fabricated aluminum cabinet panel with powder coated (P02) faces and matching returns. Cabinet to have angular top face detail and to accept sign frame with no visible fasteners.
- 5. Sign Panel Painted (P01) aluminum sign panel attached to sign frame and cabinet base with no visible fasteners.
- Faux Fasteners FCO painted (P01) aluminum "bolts" to be mounted proud directly to sign frame on three sides.
- 7. Sign fabricator is responsible for engineering appropriate footings and attachment method for stable and secure mounting of sign. All painted aluminum signs to have a clear UV protective coating with a satin (unless specified otherwise) finish on the outer layer.

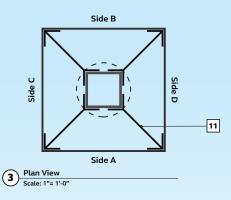


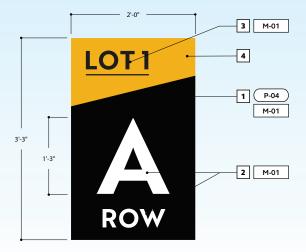
Parking Lot ID (V05)

Parking Aisle/Row ID (V06)



CALLISONRTKE





Sign Type V06 - Parking Aisle ID	
Туре	Identity
Dimensions	2'-0" x 3'-3"
Area	6.5 SQFT
Number of Faces	4
Illumination	External

GENERAL NOTES

- 1. Aluminum Sign Faces Fabricated sign panels painted (P04). Panels to wrap all four sides of hidden structure.
- 2. Lettering Letters cut from reflective white engineer-grade graphic vinyl.
- 3. Lot Numbering Letters cut from black engineer-grade graphic vinyl.
- 4. Lot ID Colors Top bands (option 1 only) and graphic painted to match Lot Identification color as follows:
 - Lot 1: P-05
- Lot 2: P-06
- Lot 3: P-07
- Lot 4: P-08
- Lot 5: P-09
- Lot 6: P-10 10.
- 11. Internal Structure

Aluminum sign faces secured to hidden framework comprised of angle iron stock. Frame anchored to existing light pole and painted to match pole finish color. Sign is open to below so as to not block lighting.

12. All painted aluminum signs to have clear UV protective coating with a satin finish (unless otherwise specified) on the outer layer.

EGD and Signage **County Submission**

Wayfinding,

MANASSAS

Project Number		
010-170148.01		
Issue Dates		
Date	Item	
12.07.2022	ALL PCL	
09.09.2024	REVISION	

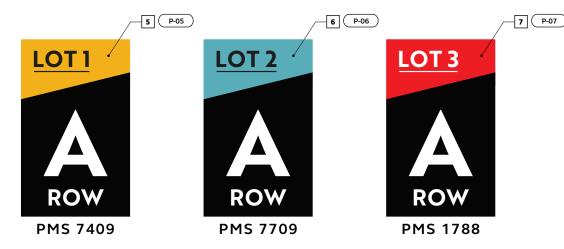
12.07.2022

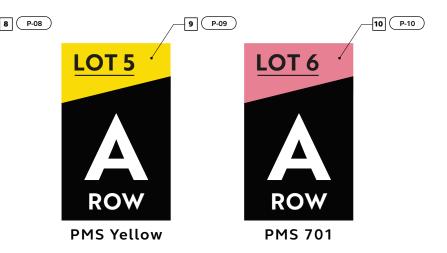
Sign V06 Parking Aisle/Row Identity

G-16

Side View Scale: 1"= 1'-0"

Parking Aisle ID (V06)





GENERAL NOTES

Sign Type V07 - Parking Aisle ID

Identity

6.5 SQFT

External

2'-0" x 3'-3"

Туре

Area

Dimensions

Illumination

Number of Faces

- Aluminum Sign Faces
 Fabricated sign panels painted (P04).
 Panels to wrap all four sides of hidden structure.
- Lettering Letters cut from reflective white engineer-grade graphic vinyl.
- Lot Numbering
 Letters cut from black engineer-grade
 graphic vinyl.
- Lot ID Colors
 Top bands (option 1 only) and graphic painted to match Lot Identification color as follows:
- . Lot 1: P-05
- 6. Lot 2: P-06
- . Lot 3: P-07
- Lot 4: P-08
- Lot 5: P-09
- 10. Lot 6: P-10
- Internal Structure
 Aluminum sign faces secured to hidden framework comprised of angle iron stock. Frame anchored to existing light pole and painted to match pole finish color. Sign is open to below so as to not block lighting.
- All painted aluminum signs to have clear UV protective coating with a satin finish (unless otherwise specified) on the outer layer.

MANASSAS MU

EGD and Signage

County Submission

Wayfinding,

.

010-170148.01

Issue Dates	;
Date	Item
12.07.2022	ALL PCL
09.09.2024	REVISION

12.07.2022

Sign V06 Parking Aisle/Row Identity

Sheet N

G-**17**

CALLISONRTKE

LOT 4

ROW

PMS 348

G-18

GENERAL NOTES

Sign Type V07 - Parking Stall ID

Туре

Area

Dimensions

Illumination

Number of Faces

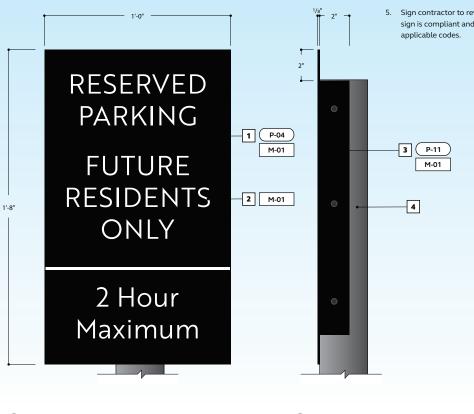
Wayfinding

1'-0" x 1'-8"

1.6 SQFT

External

- 1. 1/8" Thick aluminum panel, painted (P04) on all sides. 2. Messaging
- Lettering and icon cut from reflective white engineer-grade graphic vinyl.
- 3. Aluminum angles welded to back of sign panel with painted (P04) finish. Attached to aluminum post with pan head stainless steel tamper-proof screws painted to match angles.
- 4. Mounted to aluminum tube/pipe directly varied in concrete footing.
- 5. Sign contractor to review and confirm sign is compliant and meets all applicable codes.



Context Elevation
Scale: 3/4"= 1'-0"

5'-8" MIN.

FUTURE

RESIDENTS

ONLY

Maximum

Enlarged Elevation
Scale: 3"= 1'-0"

Side Detail Scale: 3"= 1'-0"

Parking Stall ID (V07)

Wayfinding, EGD and Signage **County Submission**

010-170148.01 Date

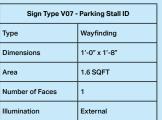
12.07.2022	ALL P
09.09.2024	REVISI

12.07.2022

Sign V07

Parking Stall Identity

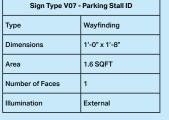
G-19



2. Messaging

painted to match angles.

4. Mounted to aluminum tube/pipe directly varied in concrete footing.







Enlarged Elevation
Scale: 3"= 1'-0"

Side Detail Scale: 3"= 1'-0"

Parking Stall ID (V07)

Direct print graphic on exterior rated Scrim Vinyl banner material with sewn pole-

pockets top and bottom for pole mounting.

Mounting hardware/system by others - not

in sign fabricator scope.

EGD and Signage **County Submission**

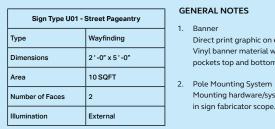
010-170148.01

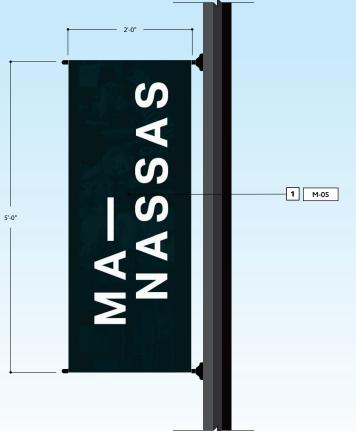
Date	Item
12.07.2022	ALL PCL
09.09.2024	REVISION

12.07.2022

Sign U01 Street Pageantry

G-**20**







Context E Scale: NTS Context Elevation

Street Pageantry (U01)

Front Elevation
Scale: 1"= 1'-0"



EGD and Signage

County Submission

010-170148.01

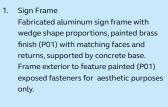
ALL PCL

REVISION

Date

12.07.2022

09.09.2024



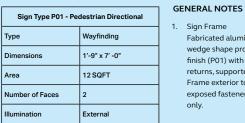
mounted directly to sign cabinet panels.

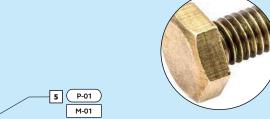
4. Sign Cabinet

faceted construction with powder coated (P02) faces. Panels to be recessed with no visible fasteners.

FCO painted (P01) aluminum "bolts" to be mounted proud directly to sign frame on

6. Sign fabricator is responsible for engineering appropriate footings and attachment method for stable and secure mounting of sign. All painted aluminum signs to have a clear UV protective coating with a satin (unless specified otherwise) finish on the outer layer.



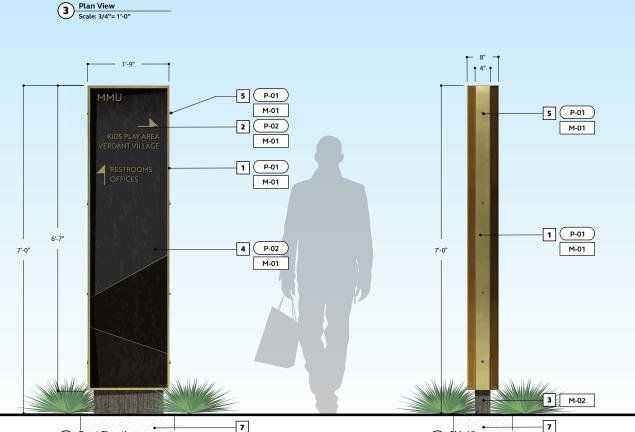


1 P-01

M-01







2. Messaging FCO painted (P01) aluminum letters and arrows with matching faces and returns

3. Sign Base Sign base to be tinted concrete with a raked/textured surface.

Angular aluminum cabinet panels to have

5. Faux Fasteners three sides.

12.07.2022

Sign P01 Pedestrian Directional

G-22

CALLISONRTKE

Pedestrian Directional (P01)

Side View

Scale: 3/4"= 1'-0"

Front Elevation

Scale: 3/4"= 1'-0"

Wayfinding,

EGD and Signage

County Submission

010-170148.01

Item

ALL PCL

REVISION

Date

12.07.2022

09.09.2024

GENERAL NOTES

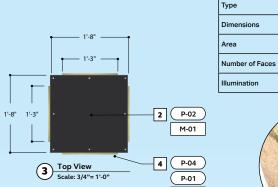
Sign Cabinet
 Fabricated aluminum sign cabinet with internal mounting structures to accept information panels, powder coated (P02) on all sides, supported by fabricated aluminum base.

Access Panel
 Powder coated (P02) aluminum panel
 attached to the top of the sign cabinet
 with removable fasteners to allow for
 regular message updates/maintenance.

Sign Base
Fabricated painted (P01) aluminum sign
base with matching faces and returns to
feature plus-sign design (+) welded to
mounting plate for attachment to footings.
Fasteners painted to match.

Information Panels
 Fabricated aluminum panels painted black (P04) to have framework of painted (P01) aluminum perimeter. Panels to accept direct print graphic appropriate messaging/icon/parcel map.

 Sign fabricator is responsible for engineering appropriate footings and attachment method for stable and secure mounting of sign. All painted aluminum signs to have a clear UV protective coating with a satin (unless specified otherwise) finish on the outer layer.



M-01



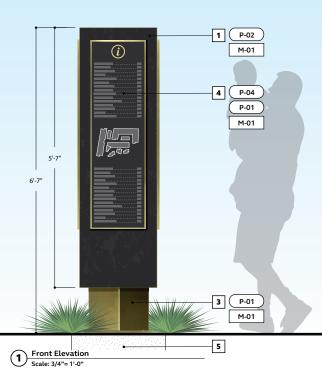
Sign Type P02 - Freestanding Directory

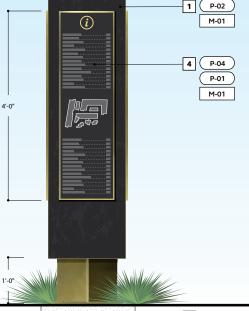
Wayfinding

1'-8" x 6'-7"

10.9 SQFT

External





Side View
Scale: 3/4"= 1"-0"

CALLISORTKI 1717 Pacifi 214.468.76

Freestanding Directory (P02)

All drawings and written material appearing herein are the property of CallisonRTKL Inc. and may not be used or disclosed without prior written consent of CallisonRTKL Inc. DRAWINGS AND OTHER INFORMATION CONTAINED HEREIN ARE PREPARED FOR DESIGN INTENT ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION. ©2022 CallisonRTKL Inc.

12.07.2022

Sheet little

Sign P02 Freestanding Directory

neet No

1717 Pacific Ave. Dallas, TX 75201 214.468.7600

Sign Type P03 - Site Amenity ID					
Type Wayfinding					
Dimensions	1'-10" x 1'-6"				
Area	2.75 SQFT				
Number of Faces	2				
Illumination	External				

GENERAL NOTES

1. Sign Frame

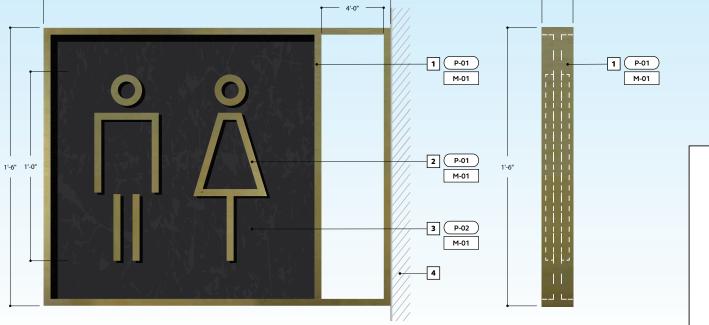
Fabricated aluminum sign frame with painted brass finish (P01) with matching faces and returns, mounted directly to wall surface.

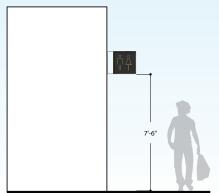
2. Messaging

FCO powder coated (P02) aluminum icon with matching faces and returns mounted directly to sign panel.

3. Sign Panel Double sided aluminum panel with powder coated (P02) faces mounted directly to sign frame with no visible fasteners.

- 4. Wall Surface.
- 5. Sign fabricator is responsible for engineering appropriate footings and attachment method for stable and secure mounting of sign. All painted aluminum signs to have a clear UV protective coating with a satin (unless specified otherwise) finish on the outer layer.





Enlarged Front Elevation
Scale: 3"= 1'-0"

Side View Scale: 3"= 1'-0" Front Elevation
Scale: 3/4"= 1'-0"

CALLISONTKE

All drawings and written material appearing herein are the property of CallisonRTKL Inc. and may not be used or disclosed without prior written consent of CallisonRTKL Inc. DRAWINGS AND OTHER INFORMATION CONTAINED HEREIN ARE PREPARED FOR DESIGN INTENT ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION. ©2022 CallisonRTKL Inc.

MANASSAS

Wayfinding, EGD and Signage **County Submission**

010-170148.01

Date 12.07.2022 ALL PCL 09.09.2024 REVISION

12.07.2022

Sign P03 Site Amenity Identity

G-24

1'-10"

MANASSAS

Wayfinding, EGD and Signage **County Submission**

010-170148.01

ALL PCL

REVISION

12.07.2022

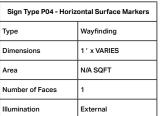
09.09.2024

12.07.2022

M-01 P-02

> Sign P04 Horizontal Surface Markers

G-**25**



- - 2. Messaging

GENERAL NOTES

1. Embedded Marker Panel

3. Concrete Path Surface.

4. Sign fabricator is responsible for engineering appropriate footings and attachment method for stable and secure mounting of sign. All painted aluminum signs to have a clear UV protective coating with a satin (unless specified otherwise)

finish on the outer layer.

Aluminum sign band (slip resistant) powder coated (P01) with routed and

embedded messaging, embedded flush with concrete path surface.

FCO painted (P02) aluminum numbers &

letters with matching faces and returns embedded flush into sign band.

- - 1/4 m M-01 **2** P-02 M-01
 - 3

1 P-01

1/4 m **WELLNESS LOOP**

Enlarged View
Scale: 1 1/2"= 1'-0"

Plan View
Scale: 3/4"= 1'-0"

Horizontal Surface Marker (P04)



Fabricated aluminum sign frame with painted brass finish (P01) with matching

FCO painted (P01) aluminum letters and arrows with matching faces and returns

mounted directly to sign cabinet panels.

Aluminum cabinet panels to have powder coated (P02) faces. Panels to be recessed

FCO painted (P01) aluminum letters to be mounted proud directly to sign frame on

mounting of sign. All painted aluminum signs to have a clear UV protective coating with a satin (unless specified otherwise)

with no visible fasteners.

5. Sign fabricator is responsible for engineering appropriate footings and attachment method for stable and secure

finish on the outer layer.

4. Branded Messaging

two sides.

faces and returns.

3. Sign Panel

Wayfinding, EGD and Signage **County Submission**

010-170148.01

Date	Iten
2.07.2022	ALL PCL
9.09.2024	REVISION

12.07.2022

Sign P05 Trail / Fitness Signage

G-26





GENERAL NOTES 1. Sign Frame 2. Messaging & Arrows

1 P-01 1 (P-01 2 1/4" M-01 M-01 4 P-01 2 P-01 M-01 M-01 5'-0" 2'-11" 5'-0" P-02 M-01

CALLISONRTKE 1717 Pacific Ave. Dallas, TX 75201

Front Elevation

Scale: 3/4"= 1'-0"

5

Trail / Fitness Signage (P05)

All drawings and written material appearing herein are the property of CallisonRTKL Inc. and may not be used or disclosed without prior written consent of CallisonRTKL Inc. DRAWINGS AND OTHER INFORMATION CONTAINED HEREIN ARE PREPARED FOR DESIGN INTENT ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION. ©2022 CallisonRTKL Inc.

Side View

Scale: 3/4"= 1'-0"

SIGNAGE & WAYFINDING



Placemaking - Applied Graphics



















*NOTE: Placemaking opportunities shown are for owner consideration only. Not in CRTKL scope.



12.07.2022

Sheet Na

Placemaking - Interactive



















*NOTE: Placemaking opportunities shown are for owner consideration only. Not in CRTKL scope.



12.07.2022

Placemaking - Ambient













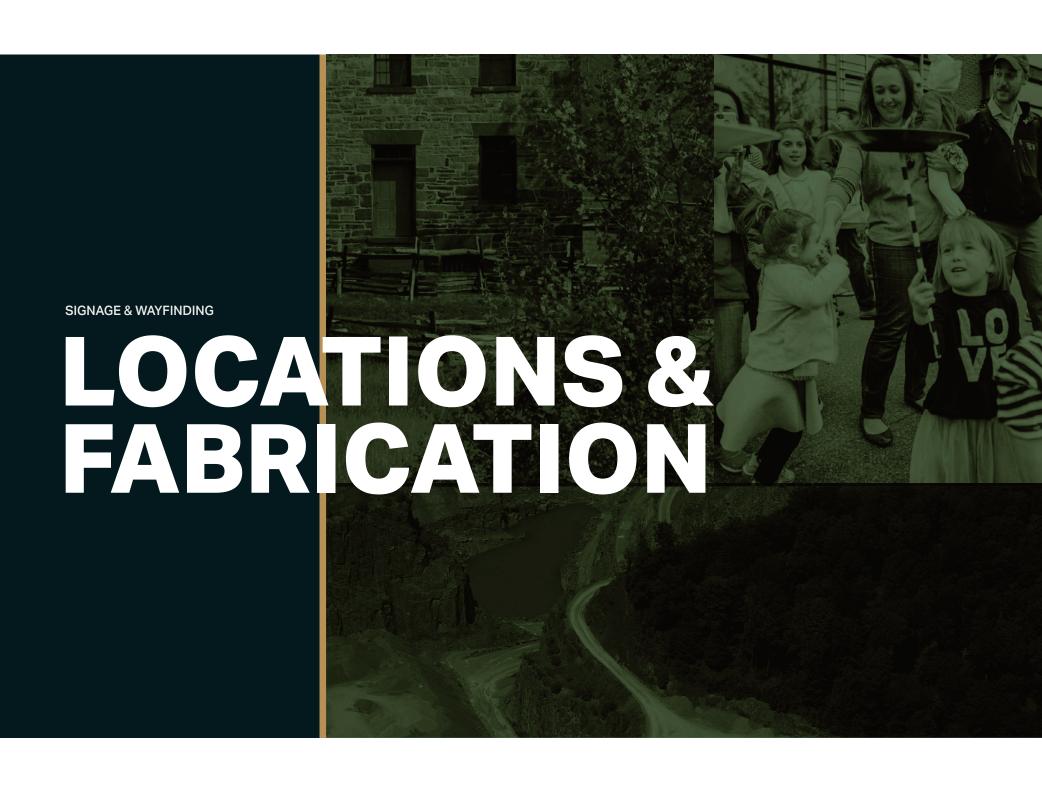




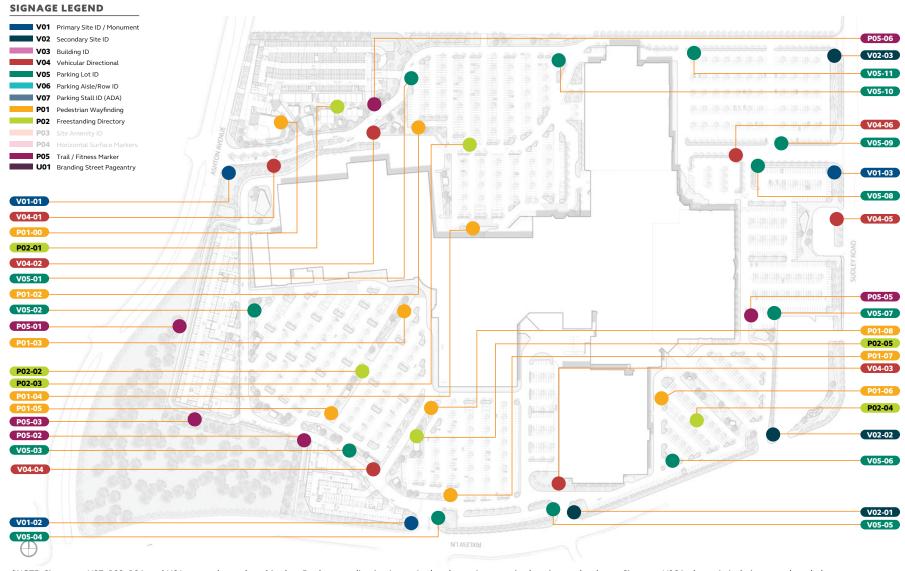


*NOTE: Placemaking opportunities shown are for owner consideration only. Not in CRTKL scope.





Site-Wide Exterior Signage Location Overview



*NOTE: Sign types V07, P03, P04, and U01 are not located on this plan. Further coordination is required to determine quantity, location, and cadence. Sign type V06 is shown in isolation on a sheet below. Signage locations and quantities are approximate and will be coordinated with the client and civil by sign fabricator prior to installation.



Exterior Identity Signage Locations



*NOTE: Signage locations and quantities are approximate and will be coordinated with the client and civil by sign fabricator prior to installation



- -

12.07.2022

Sheet Titl

heet No

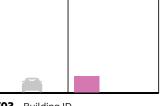
SIGN TYPE	EST. QTY	SQ FT PER SIGN	SIZE	PGC SIGN DEFINITION	REFERENCE DRAWING	POWER	DATA	ILLUMINATION
V01	3	75	W 14'-0" H 5'-4"	Freestanding (Identity)	G-18	No	No	External
V02	3	27	W 9'-0" H 3'-0"	Freestanding (Identity)	G-19	No	No	External
V03	3	33	W 10'-0" H 3'-4"	Freestanding (Identity)	G-12	No	No	External

SIGN TYPE MENU

NOTE: Sign diagrams illustrate general proportion and are not drawn to any scale. No other design intent should be inferred. Typical examples shown. Adjust sign type sizes to project as needed.







V02 Secondary Site ID

V03 Building ID

^{*}NOTE: Signage locations and quantities are approximate and will be coordinated with the client and civil by sign fabricator prior to installation

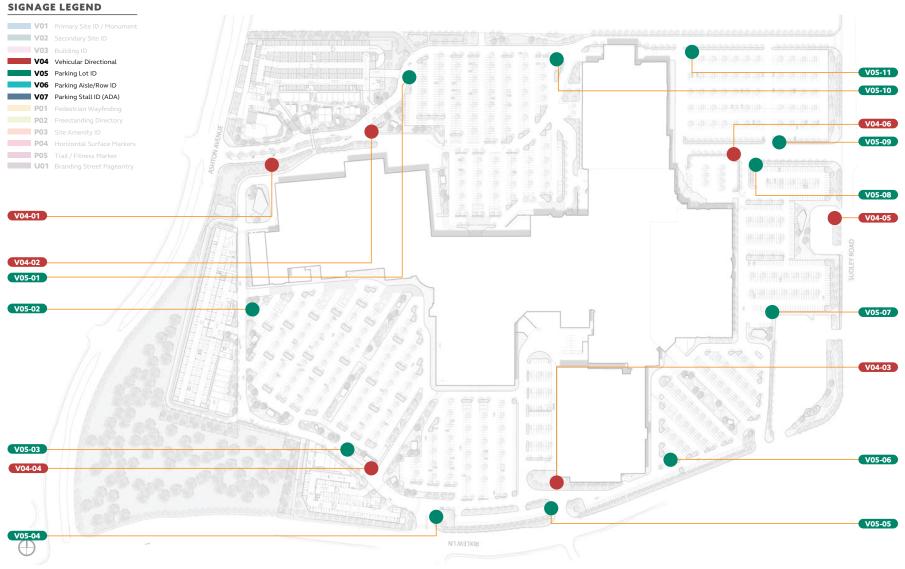


Wayfinding, EGD and Signage **County Submission**

Project Nu	mber
010-17	0148.01
Date	Item
12.07.2022	ALL PCL
09.09.2024	REVISION

12.07.2022

Exterior Vehicular Signage Locations



*NOTE: Sign types V07 and U01 are not located on this plan. Further coordination is required to determine quantity, location, and cadence. Sign type V06 is shown in isolation on a sheet below. Signage locations and quantities are approximate and will be coordinated with the client and civil by sign fabricator prior to installation.



12.07.2022

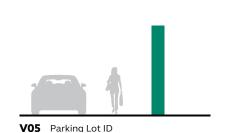
County Submission Document
Wayfinding, EGD and Signage

G-**36**

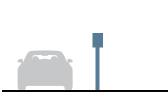
SIGN TYPE	EST. QTY	SQ FT PER SIGN	SIZE	PGC SIGN DEFINITION	REFERENCE DRAWING	POWER	DATA	ILLUMINATION
V04	6	16.5	W 3'-3" H 5'-1"	Freestanding (Wayfinding)	G-14	No	No	External
V05	11	11.5	W 1'-9" H 6'-7"	Freestanding (Wayfinding)	G-15	No	No	External
V07	N/A	1.6	W 1'-0" H 1'-8"	Pole Mounted (Wayfinding)	G-18	No	No	External
U01	N/A	10	W 2'-0" H 5'-0"	Pole Mounted (Informational/Branded)	G-20	No	No	External

SIGN TYPE MENU

NOTE: Sign diagrams illustrate general proportion and are not drawn to any scale. No other design intent should be inferred. Typical examples shown. Adjust sign type sizes to project as needed.









V07 Parking Stall ID (ADA)

*NOTE: Sign types V07 and U01 are not located on this plan. Further coordination is required to determine quantity, location, and cadence. Sign type V06 is shown in isolation on a sheet below. Signage locations and quantities are approximate and will be coordinated with the client and civil by sign fabricator prior to installation.

Parking Aisle Locations



*NOTE: Signage locations and quantities are approximate and will be coordinated with the client and civil by sign fabricator prior to installation.



SIGN TYPE	EST. QTY	SQ FT PER SIGN	SIZE	PGC SIGN DEFINITION	REFERENCE DRAWING	POWER	DATA	ILLUMINATION
V06	90	6.5	W 2'-0" H 3'-3"	Pole Mounted (Wayfinding)	G-16, G-17	No	No	External

LOT SPECIFIC QTY

LOT 1 - 17

LOT 2 - 16

LOT 3 - 12

LOT 4 - 12

LOT 5 - 19

LOT 6 - 14

SIGN TYPE MENU

NOTE: Sign diagrams illustrate general proportion and are not drawn to any scale.

No other design intent should be inferred. Typical examples shown. Adjust sign type sizes to project as needed.



1717 Pacific Ave. Dallas, TX 75201

V06 Parking Aisle/Row ID

CALLISONRTKE

EGD and Signage

County Submission

Project Number

010-170148.01					
Issue Dates					
Item					
ALL PCL					
REVISION					

ssue Date

12.07.2022

Sneet little

Sneet No

^{*}NOTE: Signage locations and quantities are approximate and will be coordinated with the client and civil by sign fabricator prior to installation.

Pedestrian Exterior Signage Locations



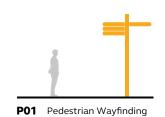
*NOTE: Sign types P03 and P04 are not located on this plan. Further coordination is required to determine quantity, location, and cadence. Signage locations and quantities are approximate and will be coordinated with the client and civil by sign fabricator prior to installation.



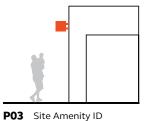
SIGN TYPE	ESI. QIY	SQ FT PER SIGN	SIZE	PGC SIGN DEFINITION	REFERENCE DRAWING	POWER	DATA	ILLUMINATION
P01	8	12	W 1'-9" H 7'-0"	Freestanding (Wayfinding)	G-22	No	No	External
P02	5	10.9	W 1'-8" H 6'-7"	Freestanding (Wayfinding)	G-23	No	No	External
P03	N/A	2.75	W 1'-10" H 1'-6"	Wall Mounted/Projecting (Wayfinding)	G-24	No	No	External
P04	N/A		W VARIES H 1'-0"	Horizontal Surface (Wayfinding)	G-25	No	No	External
P05	5	7.5	W 1'-6" H 5'-0"	Freestanding (Wayfinding)	G-26	No	No	External

SIGN TYPE MENU

NOTE: Sign diagrams illustrate general proportion and are not drawn to any scale. No other design intent should be inferred. Typical examples shown. Adjust sign type sizes to project as needed.









P04 Horizontal Surface Markers



CALLISONTKE

All drawings and written material appearing herein are the property of CallisonRTKL Inc. and may not be used or disclosed without prior written consent of CallisonRTKL Inc. DRAWINGS AND OTHER INFORMATION CONTAINED HEREIN ARE PREPARED FOR DESIGN INTENT ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION. ©2022 CallisonRTKL Inc.

Wayfinding, EGD and Signage **County Submission**

010-170148.01					
Date	Item				
12.07.2022	ALL PCL				
09.09.2024	REVISION				

12.07.2022

^{*}NOTE: Signage locations and quantities are approximate and will be coordinated with the client and civil by sign fabricator prior to installation

SIGNAGE & WAYFINDING



1.1. SIGNAGE GENERAL REQUIREMENTS

Signage General Requirements

Owners' signage shall generally be restricted to private property. Any Owner's signage within the public ROW or intended to be dedicated to the public ROW must be approved by Declarant and shall conform to the requirements of the City and & County of Manassas for dedicated roads and sidewalks. Any Owner's signage within the Owners Association Area of Common Responsibility (including Special Benefited Areas) must be approved by the Owners Association and may also require the approval of the applicable Special Benefited Area Committee.

Definitions

- 1. Declarant's Signage Design Consultant: A consultant from time to time assigned by the Declarant to review the drawings for conformance with the design intent of these design guidelines.
- 2. Contractor: Contractor responsible for the fabrication and installation of any
- 3. Signage Owner: Parcel or Sub-Unit Owner upon whose Parcel or Sub-Unit the sign is located. The Signage Owner shall be responsible to ensure that the Contractor performs all obligations under these signage general requirements (Section 6.4).

A. Proprietary Information

- 1. All ideas, designs and configurations represented by these drawings were created for the exclusive use at First Americans District. None of the ideas, designs or configurations shall be used for any other purpose, nor may the materials or ideas contained therein be disclosed to any other individual, firm or corporation without written permission from Declarant and Declarant's Signage Design Consultant.
- 2. All original materials, including artwork, discs, and reproducible drawings shall be returned to Declarant's Signage Design Consultant upon completion of the project.
- 3. Declarant's Signage Design Consultant shall have the right to include a credit line on completed designs or any visual representations such as drawings, models and photographs. The credit shall be included in any publication of the design by the Declarant.
- 4. Declarant's Signage Design Consultant shall have the right to photograph all completed designs or installations and shall have the right to use such photographs for exhibition and marketing purposes.

B. Design Development Drawings

1. These Design Development drawings are for the sole purpose of conveying design intent and are not intended for construction purposes. Details on

- drawings indicate a design approach for sign structures but do not necessarily include all fabricating details required for the complete structural integrity of the signs. It shall be the responsibility of the Signage Owner and Contractor to perform the complete structural design of the signs and to incorporate all the reasonable safety factors necessary to protect the Signage Owner, Contractor, and Declarant's Signage Design Consultant against liability and claims.
- 2. Construction drawings/shop drawings are the responsibility of the Contractor. Fabrication and installation design: Unless otherwise directed by Signage Owner, design to withstand severe use/abuse, souvenir theft or vandalism, but not less than equivalent of resisting simple hand implements and tools (screwdrivers, knives, coins, keys, and similar items), and adult physical force for approximately 10 minutes. All fabricated signs shall also be built to withstand normal maintenance operations and use by employees/staff.
- 3. Declarant's Signage Design Consultant and the Signage Owner shall review all shop drawings for conformance with the design intent of these drawings and will not be responsible or liable for any results of construction from working drawings, material selection, shop drawings, or any other agreements.
- 4. These drawings are not to be used as photo or computer artwork or patterns unless instructed to do so by Declarant's Signage Design Consultant.

C. Quality Assurance

- 1. Contractor Qualifications: The Contractor shall be responsible for the quality and delivery of all materials and workmanship required for the execution of this contract. It is desirable that the fabricator has a broad in-house knowledge of shop and field experience, flexibility, coordinating ability, skilled craftsmen, and fabrication shop necessary to produce quality products equivalent to or better than similar type products in use in the industry. These general requirements apply equally to the Contractor and to his subcontractors
- 2. Contractors shall be responsible for providing all subcontractors with complete and up-to-date drawings, specifications, message schedules and other information issued by the Signage Owner's project manager.
- 3. Contractor to submit qualifying data to the Signage Owner for approval.
- 4. The Contractor may make recommendations and/or changes to the details as shown on the drawings, if such recommendations are approved in writing by the Signage Owner prior to shop drawings or fabrication of prototypes or samples
- 5. The Contractor shall revise and issue an updated proposal based on the performance of all services, including all labor, materials and equipment for the complete fabrication and installation of the product at the agreed upon schedule.

- 6. Where thicknesses and/or sizes are not specified, fabricator shall determine said measurements taking into account structural integrity as well as aesthetics. All fabricated surfaces are to be free of ripples, weld marks, "oil canning," etc. Seams, where visible, are to be straight and true. All acrylic sheeting used is to be of sufficient thickness and weight to prevent concave surfaces.
- 7. All metal surfaces are to be prepared in a manner for permanent paint and film adhesion and prevention of corrosion. All metals are to be painted with automotive polyurethane paint, or powder coated (unless otherwise specified). Paint and films must be able to withstand full-sun ocean front exterior weather conditions, and be sprayed to a smooth finish, not brushed on. Provide a protective clear coat finish with ultraviolet (UV) inhibitors on all exterior signs.
- 8. No sheet metal construction will be accepted, except as noted. All welds shall be ground smooth and blended into adjacent surfaces. All fabricated surfaces shall be free from visible warps and finish blemishes. No "oil canning" will be accepted. No visible seams or fasteners except as noted. All surfaces shall be free of weld and cut marks. Where dissimilar metals are indicated, isolate and/ or gasket, as required.
- 9. Products shall meet the requirements of the Americans with Disabilities Act Accessibility Guidelines (ADA) and local amendments and modifications.

D. Design Criteria

- 1. Structural design: Details on drawings indicate a design approach for sign structures but do not necessarily include all fabrication details required for the complete structural integrity of the signs, including consideration for static, dynamic and erection loads during handling, erecting and service at the installed locations, nor do they necessarily consider the preferred shop practices of the Contractor. Therefore it shall be the responsibility of the Signage Owner and Contractor to perform the complete structural design of the signs and to incorporate all the reasonable safety factors necessary to protect the Signage Owner and sign fabricator against liability and claims. Designs which survive rational engineering analysis and conform to all applicable national and local codes will be acceptable
 - a. The Contractor shall include foundations when part of the signage and graphics work. This includes concrete foundations for signs. All attachments must be as unobtrusive as possible and must be reviewed and approved by the Signage Owner.
 - b. To be engineered to resist wind and seismic loads in accordance to all local, state and federal building codes.

ANASSAS Wayfinding.

EGD and Signage County Submission

010-170148.01 Date Item 12.07.2022 ALL PCL 09.09.2024 REVISION

12.07.2022 Sheet Title

Specifications

- c. When lifting eyes, or any hoisting attachments are required because of size or weight of the sign, provide as an integral part of the internal structural design. Lifting eyes shall be as inconspicuous as possible in the finished work and removed if at all possible.
- d. Submit calculations signed and sealed by a licensed, registered professional engineer.
- 2. Electrical design: It shall be the responsibility of the Contractor to perform the complete electrical design for illuminated signs. Major illuminated signs shall be designed by an electrical engineer. Contractor shall provide all electrical hardware and components as required. Field determine routing of connectors, wiring, etc. Establish location of transformers for concealment as well as access. No visible conduit runs or elbows will be accepted. Provide access to all connections and components for general maintenance. All removable panels, hand-holes, etc. shall be weatherproof and flush with adjacent surfaces.
 - a. Provide lighting medium indicated on the drawings.
 - b. Provide lighting grounding for all ground-mounted signs.
 - c. Submit calculations signed and sealed by a licensed, professional engineer.
 - d. All components must be fabricated in accordance with local and national electrical codes.
 - e. Submit certification of conformance to UL requirements for sign construction.

3 Dimensions

- a. Written dimensions on the drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions shown by these drawings and shall be responsible for confirming all field dimensions and conditions prior to beginning fabrication.
- b. Contractor will determine the copy, quantities and references in accordance with location plans. All messages are to be approved by the Signage Owner.
- c. Locations of signs shown on the plans are for general information. The Contractor shall confirm each sign location with the Signage Owner.

4. Execution

Contractor shall notify the designer of any discrepancies in the drawings or graphics schedule, in field dimensions or conditions, and/or changes required in construction details. All discrepancies shall be brought to the attention of the Signage Owner.

E. Contractor Responsibility

- 1. Review shop drawings, product data and samples prior to submittal.
- 2. Verify all necessary field measurements, field construction criteria, catalog numbers and similar data.
- 3. Contractor's responsibility for deviations in submittal from requirements of Contract Documents, signage general requirements, or these design drawings is not relieved by the Signage Owner's review of its submittal unless the Signage Owner provides written acceptance of its specific deviations.
- 4. A deviation shall be construed to mean a minor change to the sequence indicated on the drawings or specifications. A deviation is not intended to allow substitutions or product options.
- 5. In addition to notifying the Signage Owner in writing of deviations, such deviations shall be circled on the shop drawings.
- 6. Work shall not begin until the corresponding submittal have been reviewed and approved by Signage Owner.
- 7. Responsible for obtaining the necessary sign permits for the work from the State of Virginia.

F. Artwork

- 1. Artwork for all signs contained within this document will be submitted to awarded Contractor in digital format in Adobe Illustrator CC 2021. The artwork provided will not be color-separated nor will it provide for trapping, overprinting or other requirements specific to the reproduction method. All enlarging and reducing is the responsibility of the Contractor. Do not use paper prints as originals for templates.
- 2. Contractor will be responsible for converting the provided artwork to whatever medium or format required.
- 3. All copy must be verified with Signage Owner prior to fabrication.

G. Labels

There shall be no visible labels, manufacturer's or otherwise, code permitting. on the completed signs. If labels are required, a sample label and intended location along with an explanation of the requirements must be submitted for review to the Declarant's Signage Design Consultant and Signage Owner, prior to application and/or installation.

H. Inspection

The Contractor shall examine the substrates and conditions on which the signs are to be installed and notify the Signage Owner and their designated representative(s) in writing of conditions that would impede the proper and timely completion of the work. Do not proceed with the work until all unsatisfactory conditions have been remedied.

I. Submittal

1. Shop Drawings

- a. The Contractor shall submit three (3) sets of prints to the Signage Owner prior to production. These drawings are to be submitted one month prior to the date they need to be returned to the Contractor.
- b. The drawings are to show all materials, thicknesses, finishes, construction details, installation details, structure, artwork and illumination as well as the location of all seams, finished and unfinished. Drawings shall indicate locations of all transformers or other components which require access by service personnel, clearly describing methods of access to each point.
- c. All dimensions are to be in United States feet and inches.
- d. Review of shop drawings will be done in a timely manner by the Signage Owner so as not to delay the work.
- e. The Contractor shall make any changes indicated by the designer and Signage Owner and resubmit the shop drawings for final approval. Approved shop drawings must be received by the Contractor before fabrication can start.
- f. Shop drawings will be reviewed for compliance with design intent only. The Contractor is responsible for all other aspects of fabrication including engineering, procedures, installation techniques and performance, as well as coordination with subcontractors and related trades

2. Product Data

- a. The Contractor shall submit manufacturer's technical data and installation instructions for each type of sign or fixture required for the finished and installed unit.
- b. The Contractor shall provide the Signage Owner with complete care and maintenance instructions for the installed pieces, indicating all

Wayfinding.

EGD and Signage County Submission

010-170148.01 Date Item 12.07.2022 ALL PCL 09.09.2024 REVISION

12.07.2022

Sheet Title

Specifications



brand and model numbers for replaceable components that might fail such as transformers, light fixtures, etc., as well as a list of all subcontractors and the replaceable materials they have provided such as flags and banners.

3. Samples

a. The Contractor shall submit three (3) samples of each material in the finish and texture specified and each paint color on the material and in the finish specified as indicated on the drawings. Minimum size shall be $6^{\prime\prime} x 6^{\prime\prime}$ (150mm x 150mm). Samples should be submitted in ample time to allow adjustments and resubmission without causing delay to the project.

b. Contractor may suggest substitutions if they perform better than the designer's requirements. Manufacturer's product specification and performance data of the Contractor's suggested substitutions must be submitted with the samples. Data will be kept by Signage Owner and in Declarant's Signage Design Consultant's project files.

4. Copy/Text/Verbage Layouts

The Contractor shall provide the Signage Owner full size copy layouts required for all signs. Layouts must be submitted to the Signage Owner in a time frame allowable for review, multiple adjustments and approval without delay to the project. Final copy of all signs, including size and fonts used to be reviewed and approved by Signage Owner prior to final fabrication. Declarant's Signage Design Consultant is not responsible for correct adherence to code, copy information or location of signs. The City and County of Manassas sign requirements supersede information shown in Declarant's Signage Design Consultant designs.

J. Mock-Ups and Prototypes

- Provide a mock-up of each sign type requested for review on site. The requested sign types are:
 - a. Exterior Monument Sign
 - b. Exterior Vehicular Directional
 - c. Exterior Pedestrian Directional

Refer to sign drawings for further information. Utilize the same materials and installation methods in the mock-up as intended for the final work. Schedule the installation so that the mock-up may be examined, and any necessary adjustments made, prior to commencing fabrication of the final work. Replace unsatisfactory items as directed. When accepted, mock-up shall serve as

the standard for materials, workmanship, and appearance for such work throughout the project. If accepted, complete mock-ups can be utilized in final installation.

2. Work-In-Progress Approvals

Provide work-in-progress sign elements for review. Scheduled or unscheduled viewing at the Shop or Factory may be initiated as deemed necessary to ensure continued quality control and to make any adjustments required during fabrication. Unsatisfactory items are to be corrected by the Contractor as directed at no additional cost to Signage Owner.

K. Structure

1. Installation, internal structure, mounting assemblies and foundations are by Contractor and are to adhere to design intent of Declarant's Signage Design Consultant. Contractor to coordinate and provide Declarant's Signage Design Consultant and Signage Owner with drawings indicating placement and structural requirements for architectural backing. Contractor shall submit three (3) sets of prints and one (1) reproducible set of comprehensive engineering drawings to the Signage Owner incorporating an adequate foundation and/or mounting structure for all sign components to meet all load requirements and given site conditions. The Contractor shall, at his or her expense, submit for distribution and review, calculations, stamped and signed by certified engineers registered in the state of final installation, for all structural members including foundations.

L. Maintenance

- The Contractor shall provide the Signage Owner with complete finish/ component care instructions as specified by the manufacturer for on-going cosmetic sign cleaning and maintenance. Three (3) sets are to be submitted in 8-1/2"x11" 3-ring binders. Contractor to provide Signage Owner with one (1) gallon (unopened and clearly marked) of each paint color/finish used on the project.
- The Contractor shall provide the Signage Owner with complete lamp replacement information, brand, type, wattage, color, etc., for all lighted components. This information shall be in a typewritten format (8-1/2"x11") and shall indicate at least one (1) local (site) supplier.

M. Materials

1. Acrylic/Transparent Sheet

Where sheet material is indicated as "clear" provide colorless sheet in gloss finish, with light transmittance of 92% where tested in accordance with the requirements of ASTM D-1103.

2. Aluminum Sheet

Provide aluminum sheet of alloy and temper recommended by the aluminum producer or finisher for the type of use and finish indicated and with no less than the strength and durability properties specified in ASTM B-109 for 5005-H15

3 Aluminum Extrusion

Provide aluminum extrusion of alloy and temper recommended by the aluminum producer or finisher for the type of use and finish indicated and with not less than the strength and durability properties specified is ASTM B-221 for 6063-T5.

4. Structural Steel

Contractor to coordinate with Signage Owner's Architect all internal structural steel support as required, to meet the requirements of the permanent installation. Contractor to provide Signage Owner's Architect and Signage Owner with drawings indicating placement and structural requirements for architectural backing.

5. Fasteners

Unless otherwise indicated, provide concealed fasteners fabricated from metals that are non-corrosive to either the signage materials or the mounting surface. Where screw-heads are necessarily visible, they shall be flat-head and color matched to the adjacent surface.

6. Electrical/Lamps

Provide new electrical components and respective lamps, so as to be easily repaired or replaced from local available stock (24 hr. max. turnaround).

7. Vinyl Machine-Cut Copy

Vinyl machine-cut copy shall be of 3M Scotchcal brand film or other product with provable identical performance specifications and warranty conditions.

- 8. Paint shall be manufacturer's highest grade for best UV light resistance, weather-ability and overall longevity of finish and color. Paint shall have a written warranty against premature fading and be approved by Declarant's Signage Design Consultant prior to fabrication. Prior to close-out, Contractor shall turn over to Signage Owner (3) copies of the complete paint schedule indicating colors used on each sign type.
- California Grade II Braille. Contractor to provide all California Grade II Braille
 interpretations meeting current ADA guidelines/specifications and that reflect
 the specified message for the referenced sign and as specified in the project
 Message Schedule.

MANASSAS MU

EGD and Signage

County Submission

nainat Normalian

12.07.2022

Sheet Title

Specifications

N. Fabrication

Intent of Specifications: It is intended that all finished work be of highest quality to pass eye-level examination and scrutiny by Signage Owner and Declarant's Signage Design Consultant.

Contractor to assume responsibility for coordinating with the various team members, including Signage Owner, its assigns, and Declarant's Signage Design Consultant, all locations of sign types, as well as footings and foundations, structural engineering, and blocking as may be necessary within walls. Contractor is responsible for coordinating with all electrical power requirements and connections to all applicable sign locations.

1. Sign Copy Application

All sign copy shall be crisp, sharp, clean, and free from irregularities, discontinuous curves, line waver, or similar types of imperfections.

- A. Sign copy to comply with the requirements indicated for size, proportion, style, spacing, content, position, material, finish and color of letters, numbers, symbols and other graphic devices.
- B. All letter forms shall be aligned so as to maintain a baseline parallel to the sign format, with margins and layout as indicated on design drawings and approved shop drawings.
- C. Silk-screening sign copy: Finish sheen of copy to match sheen of copy panel background (gloss, semi-gloss, or sheens between). Edges of letters shall be straight and corners sharp. Surfaces of letters shall be uniform in color, finish and free from pinholes and other imperfections.
- D. Routed sign copy: Cutting and routing shall be done in such manner that edges and corners of finished letter forms shall be sharp and true. Letter forms with nicked, cut, ragged, rounded (positive or negative) corners, and similar disfigurements will not be acceptable. Letter forms shall be aligned so as to maintain a base line parallel to the sign format, with margins and layout as indicated on design drawings and approved shop drawings. Vertical strokes shall be plumb. Mechanically fasten center of letters to acrylic plastic as required.

2 Illumination

Illuminate units in the manner indicated using the manufacturer's standard lighting components including fluorescent and incandescent fixtures, transformers, insulators and other components. Make provision for servicing and for concealed connection to the building system. Coordinate the electrical components of signs with those of the power supply provided.

3. Signage/Cabinet

- A. Details shown on the drawing shall be followed for exterior appearance. Structural design shall utilize unitized, self-supportive framing. Fabricate cabinet, exposed faces and graphic devices to size and style indicated and produce surfaces free from oil canning, warping, distortion or any irregularities or inconsistencies. Include internal bracing for stability and attachment of mounting accessories
- B. Contractor may change interior construction shown on these details to conform with his or her shop practices. However, these changes must be submitted as part of the shop drawings and be reviewed by the Signage Owner and Declarant's Signage Design Consultant for compliance to the design intent prior to fabrication.
- C. Construct all work to eliminate burrs, cutting edges and sharp
- D. Qualifications: Welding must be performed by operators who are currently qualified by tests as prescribed in AWS D1.1, D1.2, or D1.3, as applicable, and certified by a recognized building or code authority. Submit qualifying data and certification to Signage Owner for approval. Welding must conform to the acceptable requirement of AWS D1.1, D1.2, and D1.3 and MPS 11-0099.
- E. Parts indicated to be turned must be accurately machined/worked from solid stock to dimensions indicted or on approved shop drawings. Finished surfaces to be polished smooth unless otherwise indicated or directed by Signage Owner, free of any visible pits, voids, or similar defects.
- F. Make all signs tight fitting, between parts and sections, and with adjacent surfaces. Unless indicated otherwise, non-welded joints between various portions of signs must be weatherproof (for exterior signs) and have tight, hairline-type appearance, without gaps (varying or otherwise). Provide sufficient fastenings to preclude looseness, racking, or similar movement.
- G. Conform with manufacturer's recommended fabricating procedures regarding fastening, restraining, expansion and contraction of dissimilar materials.
- H. Isolate dissimilar materials. Exercise particular care to isolate nonferrous metals from ferrous metals, including fasteners.
- I. Metal thickness: Provide metal thicknesses most appropriate for the fabrication conditions. Declarant's Signage Design Consultant to be advised of any changes to specified dimensions.
- J. It is the responsibility of the Contractor to schedule reviews of signs in production with Signage Owner for approval. Review meetings are to be scheduled at the convenience of the Signage Owner.

- K. All exposed metal to be stainless steel.
- L. Signs to be assembled and mounted so as to provide reasonable ease of access and replacement of all components, i.e., use conforming, accessible, but not visible fasteners where possible.

4. Fastenings

- A. Fasteners on sign-face surface shall not be exposed, except where specifically noted.
- B. Sign-face surfaces shall not be penetrated during fabrication or installation of signs, except where specifically noted.
- C. Sign-face surface shall not be deformed, distorted, or discolored by attachment of concealed fasteners.
- D. All fasteners shall be resistant to oxidation or other corrosive action completely through their cross sections.
- E. Work shall be secured with fasteners of the same metal, color and finish as the components they secure.

5. Jointing and Brake Forming

All sheet metal shall have brake formed edges with radii not greater than sheet thickness unless otherwise specified. Adjacent stock shall have edges with similar radii.

6. Welding

All exposed welds are to be ground smooth to match surface of adjacent material.

O. Installation

- 1. Contractor shall be responsible for determining the erection and dismantling of all barricade or protective coverings necessary to safeguard the public and property during the performance and duration of his or her work.
- 2. Contractor shall attach signs to substrates in accordance with the structural engineer's and the manufacturer's instructions unless otherwise shown. Install level, plumb and at proper height. Repair or replace damaged units as directed by and to the approval of the Signage Owner.
- 3. Installation of all signage items shall be completed by the Contractor. The Signage Owner's Architect shall review the installation of any required footings, anchor bolts, fastenings, metal attachments, and other miscellaneous metal items embedded in concrete or the building's wall materials. The security of all installed signage units shall be provided by the Contractor with no visible fasteners.

ANASSAS

EGD and Signag County Submission

Wayfinding.

010-170148.01					
Issue Date:					
Date	Iter				
12.07.2022	ALL PCL				
09.09.2024	REVISION				

12.07.2022

Specifications

- 4. The Contractor shall provide required electrical equipment and connection to the appropriate building or site improvement. The point of connection is to be provided by the Contractor. All electrical connections shall be made by a licensed electrician contracted for this purpose. All connections shall be made in accordance with the requirements of the National Electrical Code (N.E.C.) in addition to all applicable local codes. Electrical Contractor shall provide and install all wiring, conduit, junction boxes and electrical devices necessary to provide electrical power to rough in connections unless otherwise noted. Contractor shall provide concealed transformers and all electrical connections beyond rough-in connections by electrical Contractor, according to N.E.C. approved methods.
- 5. Contractor shall be responsible for matching sign service available on site to the requirements of the sign, including transformers.
- All necessary signage components as well as the entire signage assembly are to be UL listed, or by an approved nationally recognized testing lab.
- Contractor is responsible for compliance with all applicable environmental regulations.
- 8. Contractor is responsible for compliance with all OSHA regulations.
- Contractor must coordinate installation so that the overall project schedule is not impacted.
- Contractor is responsible for determining site wind load requirements and insuring that all signs comply to applicable national and local codes.

P. Cleaning /Protection And Warranties

- 1. All items to be installed by the Contractor shall be left in a clean condition. Upon completion of the installation of each sign, clean all soiled sign surfaces and "touch up" as directed by Signage Owner in accordance with the manufacturer's instructions. All debris and packing material shall be removed and disposed of in a legal manner. The protective masking of the plastic surfaces shall be removed by the Contractor upon completion of the installation. All excavation and site work shall be returned to its original grade configuration after contract items are installed.
- 2. Finish Surfaces

Sign units shall be warranted in writing by the Contractor for a period of no less than one year from the date of Signage Owner acceptance. All finishes are to be warranted for three (3) years from the date of Signage Owner acceptance. There shall be:

 $\boldsymbol{a}.$ No delamination of any parts of the sign or of lettering from the sign face.

- b. No cupping, warping or dishing in excess of the requirements stipulated in the specifications.
- c. No bubbling, crazing, chalking, rusting, scratches or other disintegration of the sign face, messages or edge finish of the panels.
- d. No corrosion developing beneath the paint surface of the support systems, except as the result of obvious vandalism.
- e. No corrosion of the fasteners.
- f. No movement of signs from their foundations. The signs must remain true and plumb on their foundations, except when the sign has sustained obvious post-installation external damage.
- g. No fading of the colors when matched against a sample of the original color and material.
- h. No variation of any other performance specified by Declarant's Signage Design Consultant, unless reviewed and approved prior to fabrication by the Declarant's Signage Design Consultant.

3. Structure/Components

- a. Contractor shall provide Signage Owner with three (3) copies of the written warranty prior to installation, guaranteeing to correct, to Signage Owner's satisfaction, at Contractor's sole expense, all defects in fabrication, faulty materials, workmanship, design, and installation of signage work for a period of one (1) year after completed installation of signage work.
- b. Fading, cracking, warping, peeling, delamination, rusting, corroding, and structural failure, including distortion by whatever cause, shall be construed as failure because of faulty materials and workmanship.
- c. Failures during warranty period shall be repaired or replaced to the satisfaction of Signage Owner.
- Contractor shall have total and complete responsibility for the security of all
 equipment, materials, and sign components until reviewed and accepted by
 the Signage Owner.

5. Maintenance

The Contractor shall provide to Signage Owner three (3) copies each of complete finish/component care instructions as specified by the manufacturer for on-going cosmetic sign cleaning and maintenance. These are to be submitted in an 8-1/2"x11" 3-ring binder. Contractor to ensure signage, lamps, electrical components etc. are easily accessible for maintenance.

Q. Permits

- Securing and paying for all permits required by governmental agencies is the responsibility of the Contractor. Inspections and tests necessary for the construction and placement of all work required by the applicable governing agencies is by the Contractor.
- Contractor shall secure and pay for all insurance required by law including but not limited to Liability, Worker's Compensation, Comprehensible Contractual Liability, Personal Injury, Comprehensive Auto and Property on-and off-sites. Contractor shall check insurance requirements for terminology and coordinate insurance requirements with the project's general specifications.
- Contractor shall not reveal or disseminate any information to any person(s), private or public, other than Declarant's Signage Design Consultant, Signage Owner, or Contractor's personnel as necessary to execute the contract without first contacting the Signage Owner for permission.

R. Code Requirements

All signs must comply with ADA Guidelines and City and County of Manassas Fire Code requirements:

- Contractor to provide copy proofed Grade Two Braille to ADA specifications for permanent room signs. Type and symbols to be raised a minimum of 1/32".
- Signs must be mounted 60" from finish floor to center of sign on latch side of the door where applicable, where Braille will be between 48" - 60".
- Characters and background on ADA signage shall be eggshell, matte or other non-glare finish.
- 4. Contractor to provide copy of approved City and County of Manassas Fire drawing sets of all applicable signage.
- Contractor responsible for all signs complying with all applicable codes for specified region.

MANASSAS MU

EGD and Signage

County Submission

010-17	0148.01				
Issue Dates					
Date	Iten				
12.07.2022	ALL PCL				
09.09.2024	REVISION				

12.07.2022

Sheet Title

Specifications

Sheet N





01 - PRECEDENTS & HISTORY

02 - CONCEPT

03 - INSPIRATION

04 - AERIAL LIGHTING SKETCH

05 - LIGHTING DIAGRAMS

06 - LIGHTING SCALE DIAGRAMS

TABLE OF CONTENTS

PRECEDENTS



The Assembly Row - Somerville, MA
Festoon lighting creates lightweight canopy of light above



The Platform - Culver City, CA Festoon lighting between pedestrian pathway



City Creek Center - Salt Lake City, UT Pedestrian poles coupled with in-grade uplights allow for spacious unobstructed comfortably lit pathways



The Row DTLA - Los Angeles, CA Lower scale building mounted lighting provides ambient lighting

MANASSAS HISTORY + CULTURE



Mathis Avenue Streetscape Standards: Residential/Historic Streetscape + Sidewalk Composition

Manassas, VA



ARTfactory at Hopkins Candy Factory building (est. 1984)

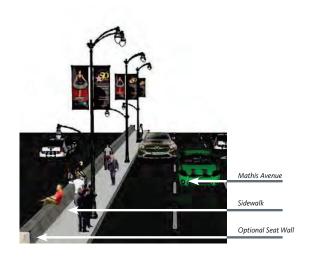
Manassas, VA



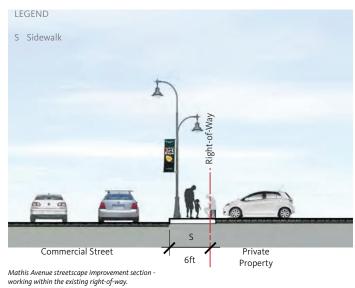
OneLove Manassas Festival - Chasing Light (2019) Art festivals featuring local art and themed activities

MANASSAS HISTORY + CULTURE

RIGHT-OF-WAY CONSIDERATIONS



Mathis Avenue streetscape improvement vignette



Mathis Avenue Streetscape Standards: Right-of-Way Considerations

Manassas, VA

CONCEPT

BALANCED: TRADITIONAL/MODERN

CONNECTED: HI/LOW

VIBRANT: LIVELY/INTIMATE

INSPIRATION: BALANCED (TRADITIONAL/MODERN)











RESPONSE TO MATERIALS

DAY TO NIGHT TRANSFORMATION

SEAMLESS INTEGRATION

INSPIRATION: CONNECTED (HI/LOW)









INSPIRATION: VIBRANT (LIVELY/INTIMATE)

"WOW" FACTOR
RESPONSIVE
DAY TO NIGHT TRANSFORMATION

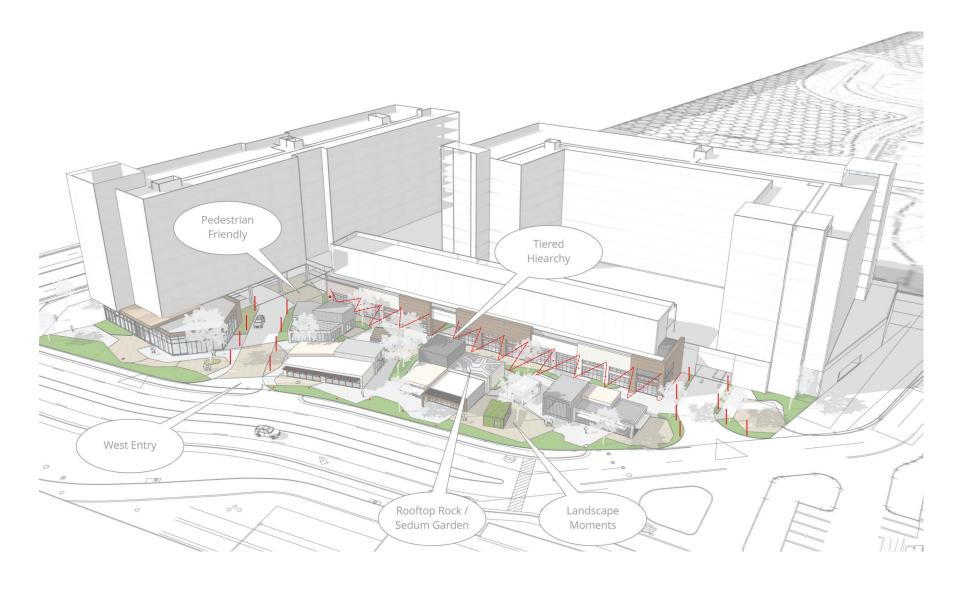




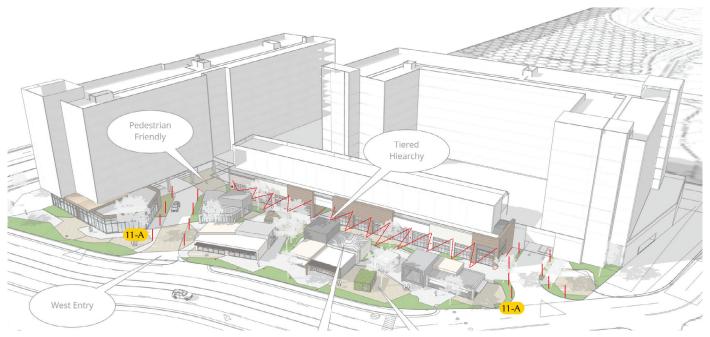




VERDANT VILLAGE AERIAL VIEW: LIGHTING SKETCH



ROADWAY/PERIMETER LIGHTING CONDITIONS: "VEHICULAR STREET"





Pole lights at perimeter of site + roadway to provide ambient lighting

"VEHICULAR STREET": POLE LIGHTING OPTIONS









POLE LIGHTING (OPTION 1 - HISTORIC): Sternberg Lighting - B750-VCOB Avenue Series

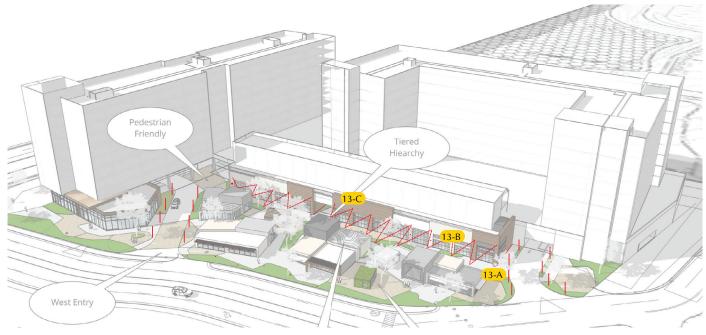


POLE LIGHTING (OPTION 2 - HISTORIC MODERN): Lumenpulse - Classica



POLE LIGHTING (OPTION 3 - CONTEMPORARY): BEGA - 84 120

PEDESTRIAN PATH LIGHTING CONDITIONS: "MAIN PEDESTRIAN BLOCK"





Ingrade linear uplights to accent light the brick facade within pedestrian pathway



Wall-mounted sconces on plaster facade within pedestrian pathway



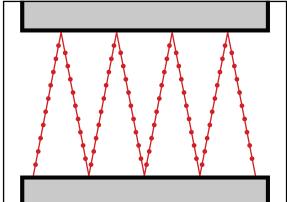
Festoon lighting at back of site to provide general lighting throughout pedestrian pathway

"MAIN PEDESTRIAN BLOCK": FESTOON CONFIGURATION OPTIONS

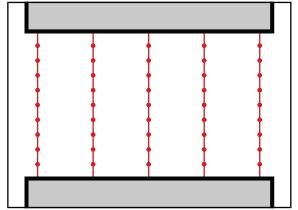




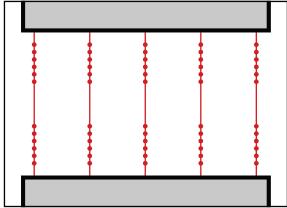




TRADITIONAL CONFIGURATION (OPTION 1): Diagonal runs, consistent bulb spacing Reminiscent of cafe style/plaza festoon lighting

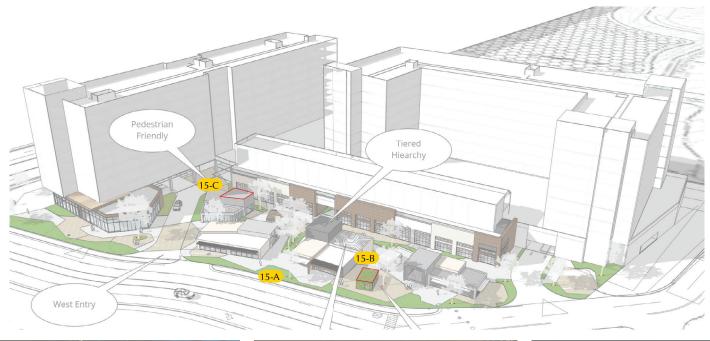


MODERN CONFIGURATION (OPTION 2): Parallel runs, consistent bulb spacing Taut runs of festoon lights for contemporary vibe



ARCHITECTURAL CONFIGURATION (OPTION 3): Parallel runs, clustered bulb spacing Unique bulb layout for a more architectural feel

PEDESTRIAN PATH LIGHTING CONDITIONS: "SECONDARY PEDESTRIAN ALLEYS"





Landscape lighting + integral bench lighting between retail pavilions

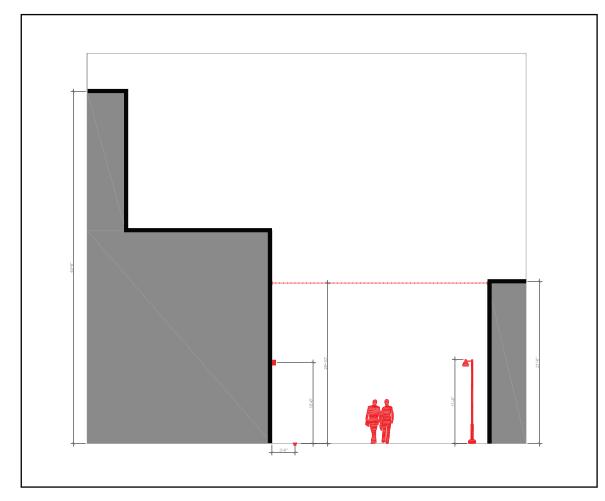


Illuminating planting on walls to accent light feature green building

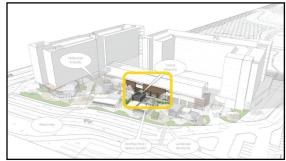


Linear wallgrazer to highlight materiality at feature retail pavilion

"MAIN PEDESTRIAN BLOCK": LIGHTING SCALE DIAGRAMS



KEY PLAN:



LIGHTING SCALE DIAGRAM: Festoon lighting through main pedestrian circulation

Sconces between windows at main storefronts

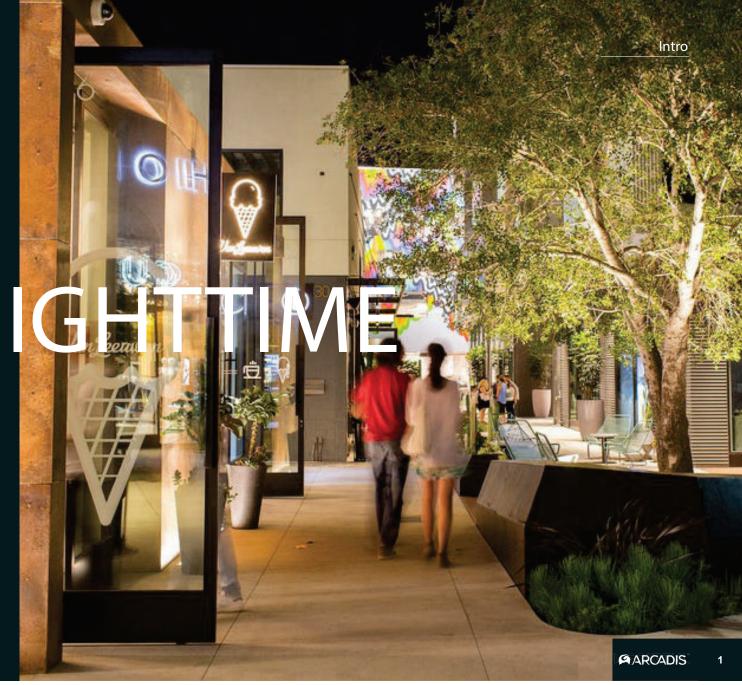
Ingrade uplights to accent light facade

Pedestrian pole for general lighting

LIGHTING

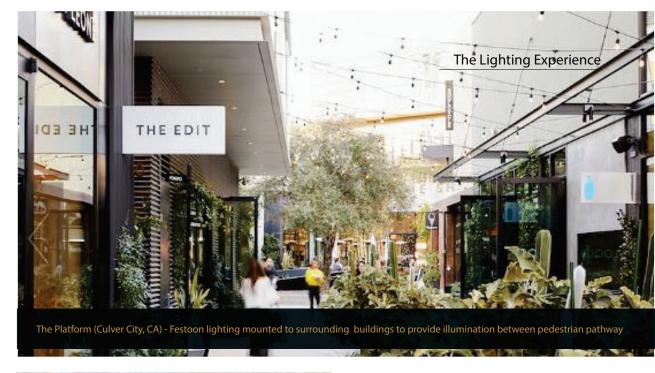
THE NIG

The enhancement of the nighttime environment via the use of lighting as a medium to connect spaces, create ambiance, and highlight key features.



THE LIGHTING PRECEDENTS

PARCEL 1







The Row DTLA (Los Angeles, CA) - Lower scale building mounted lighting to create intimate scale

View from Site Entry: Daytime



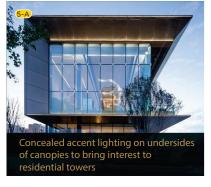
View from Site Entry: Nighttime



KEY LIGHTING ELEMENTS

PARCEL 1



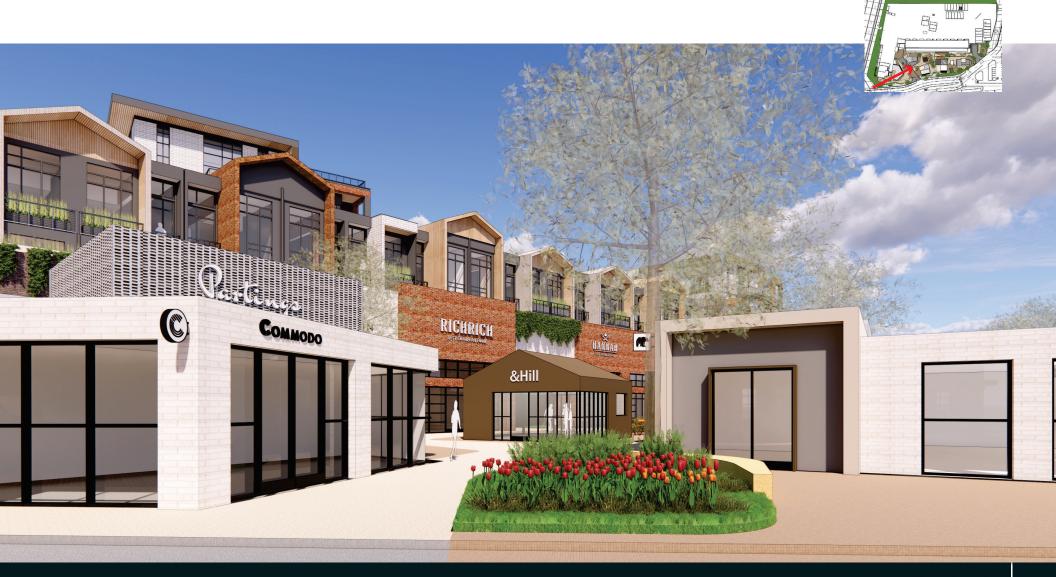




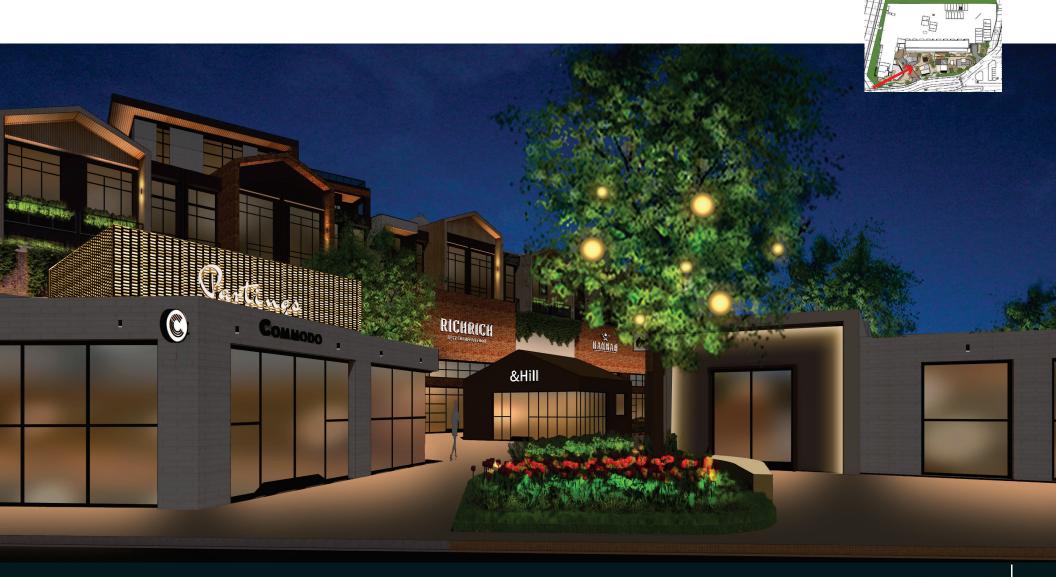




View from Site Circulation: Daytime



View from Site Circulation: Nighttime



KEY LIGHTING ELEMENTS

PARCEL 1







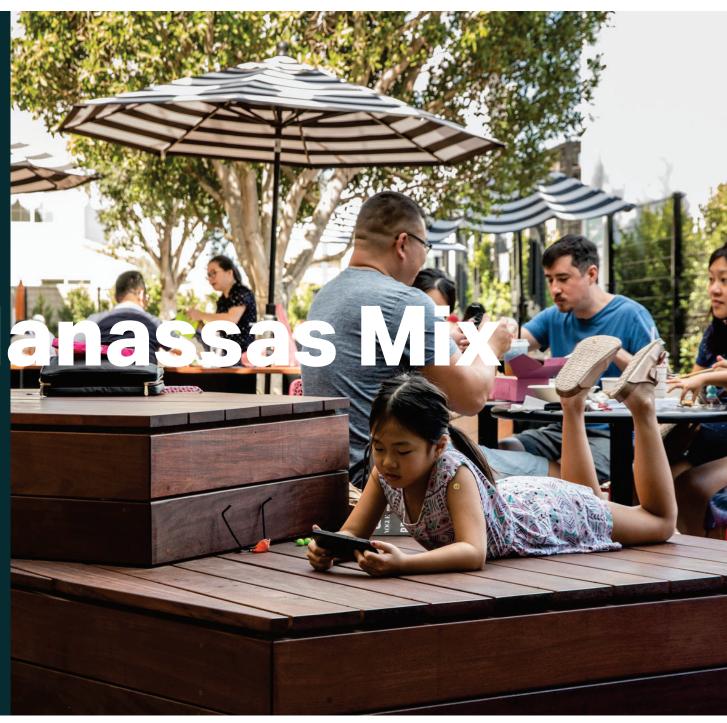




EXPERIENCE DISTRICT

The Mana

An experience district that not only encapsulates the landbays of the project, but also showcases the multifaceted range of urban neighborhood experiences that can be found at Manassas Mixed-Use.



THE MANASSAS MIX



VERDANT VILLAGE

The Manassas Mix

ATTRIBUTES:

Vibrant

Local

Dynamic

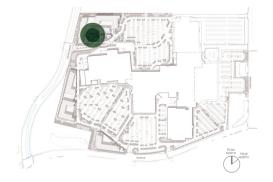


"An iconic destination for unique shopping, local food, and fun hangouts amongst an engaging historic backdrop."













SIGNATURE EXPERIENCES

Verdant Village









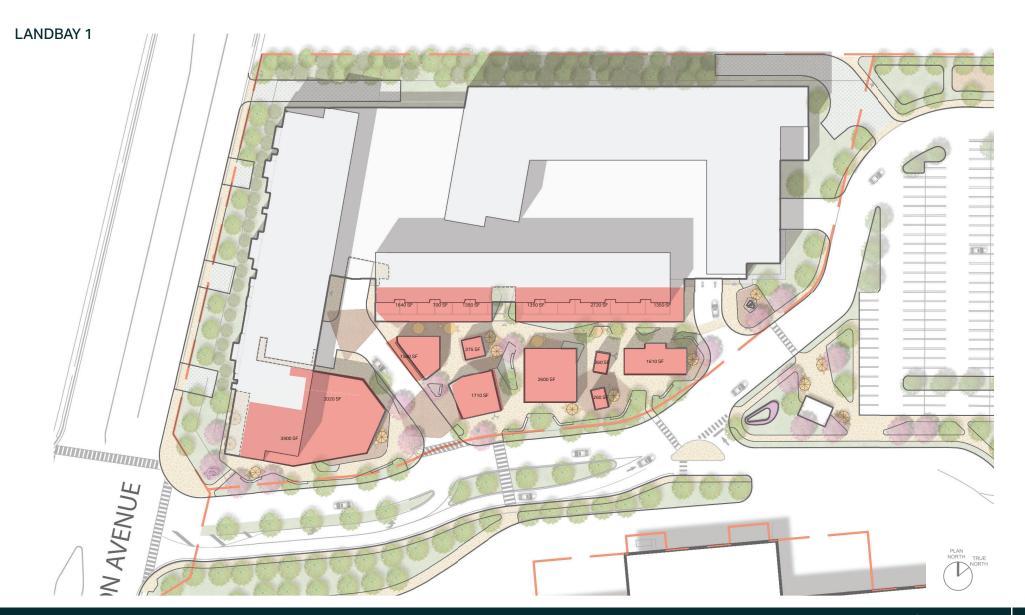








VERDANT VILLAGE PLAN



VERDANT VILLAGE

Look & Feel















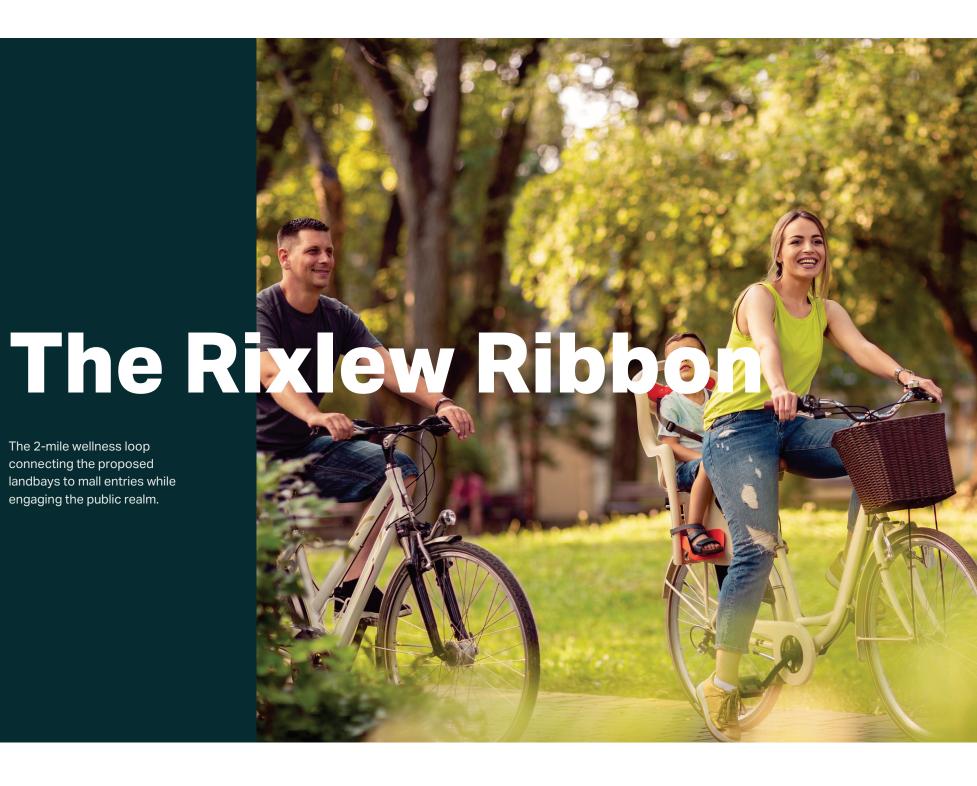












The 2-mile wellness loop connecting the proposed landbays to mall entries while engaging the public realm.

THE RIXLEW RIBBON



EXPERIENCE PLAN



THE RIXLEW RIBBON

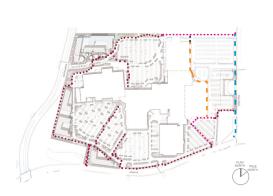
ATTRIBUTES:

Lush

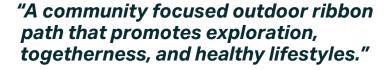
Active

Explorative

Healthy

















SIGNATURE EXPERIENCES

The Rixlew Ribbon



PLAYGROUND PARK EXPERIENCE

Look & Feel

The age range suitability for playground equipment is important for safety and developmental appropriateness. The intent of the playground experience is to provide space for infants and toddlers (6 months to 2 years), preschoolers (2 to 5 years), and school-aged children (5 to 12 years).











LANDBAY 1 GROUND FLOOR



LANDBAY 1 PODIUM LEVEL



LANDBAY 1 MOOD AND PLACEMAKING IMAGE BOARD

SITE FURNITURE









PLANTING









HARDSCAPE









LANDBAY 1 PLANTING PALETTE

TREES



CERCIS CANADENSIS EASTERN RED BUD

DECIDUOUS NATIVE & DROUGHT-TOLERANT

SHRUBS



CATAWBA RHODODENDRON

NATIVE



QUERCUS RUBRA NORTHERN RED OAK

DECIDUOUS NATIVE & DROUGHT-TOLERANT



QUERCUS IMBRICARIA SHINGLE OAK

DECIDUOUS NATIVE & DROUGHT-TOLERANT



CORNUS FLORIDA FLOWERING DOGWOOD

DECIDUOUS NATIVE



MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA

SEMI-EVERGREEN NATIVE



OSMANTHUS AMERICANA DEVILWOOD

NATIVE & DROUGHT-TOLERANT



RHUS TYPHINA STAGHORN SUMAC

NATIVE & DROUGHT-TOLERANT



KALMIA LATIFOLIA MOUNTAIN LAUREL

NATIVE



NATIVE

NOTES:
1. PLANTING LIST IS CONCEPTUAL AND UTILIZES ALL INDIGENOUS AND DROUGHT TOLERANT PLANTS. 2. DETAILED PLANTING DESIGN WILL CONSIST OF 70% OR ABOVE INDIGENOUS AND DROUGHT TOLERANT PLANTS PER PRINCE WILLIAM COUNTY DCSM800.

LANDBAY 1 HARDSCAPE PALETTE

PAVING









LANDBAY 1 SITE FURNISHING MOOD BOARD







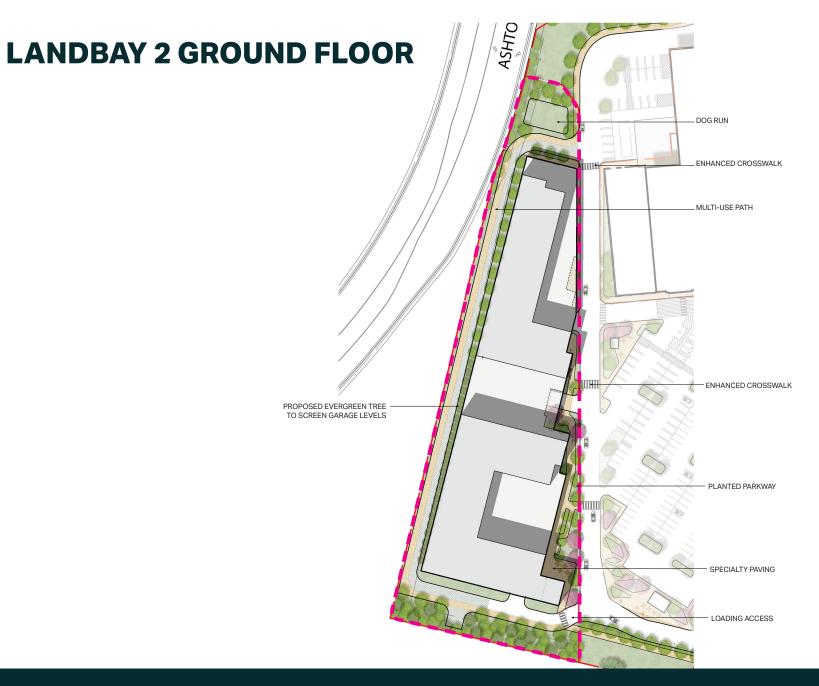






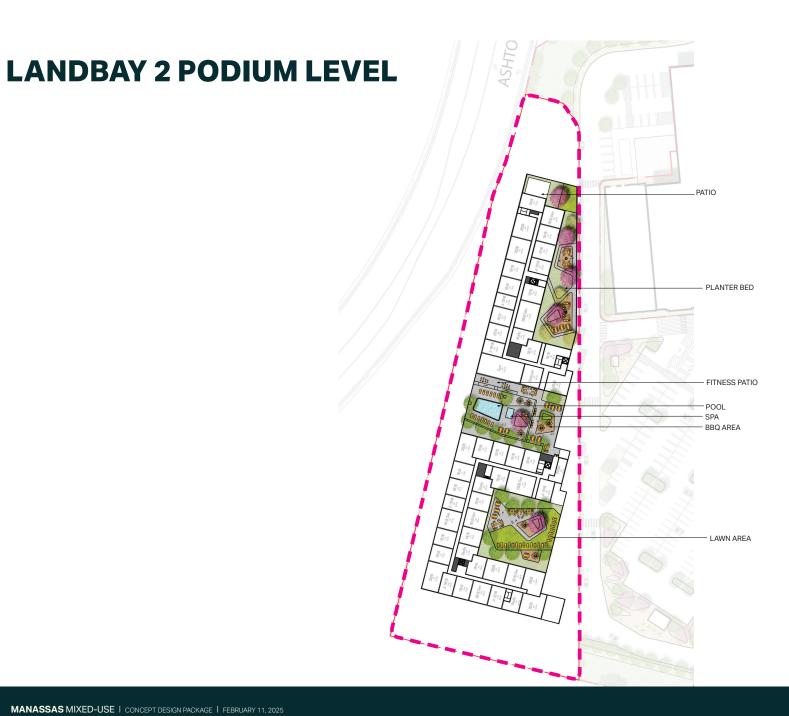
















LANDBAY 2 MOOD AND PLACEMAKING IMAGE BOARD

SITE FURNITURE









PLANTING









HARDSCAPE







LANDBAY 2 PLANTING PALETTE

TREES



JUNIPERUS VIRGINIANA EASTERN RED CEDAR

EVERGREEN NATIVE & DROUGHT-TOLERANT



ROBINIA PSEUDOACACIA BLACK LOCUST

DECIDUOUS NATIVE & DROUGHT-TOLERANT



QUERCUS PALUSTRIS PIN OAK

DECIDUOUS NATIVE & DROUGHT-TOLERANT



QUERCUS COCCINEA SCARLET OAK

DECIDUOUS NATIVE & DROUGHT-TOLERANT



QUERCUS PHELLOS WHILLOW OAK

DECIDUOUS NATIVE & DROUGHT-TOLERANT

SHRUBS



BOTTLEBRUSH GRASS

NATIVE



BROOMEDGE

NATIVE & DROUGHT-TOLERANT



MAPLELEAF VIBURNUM

NATIVE & DROUGHT-TOLERANT



ILEX VERTICILLATA WINTERBERRY

NATIVE



SWITCHGRASS

NATIVE

NOTES:
1. PLANTING LIST IS CONCEPTUAL AND UTILIZES ALL INDIGENOUS AND DROUGHT TOLERANT PLANTS. 2. DETAILED PLANTING DESIGN WILL CONSIST OF 70% OR ABOVE INDIGENOUS AND DROUGHT TOLERANT PLANTS PER PRINCE WILLIAM COUNTY DCSM800.

LANDBAY 2 HARDSCAPE PALETTE

PAVING







LANDBAY 2 SITE FURNISHING MOOD BOARD









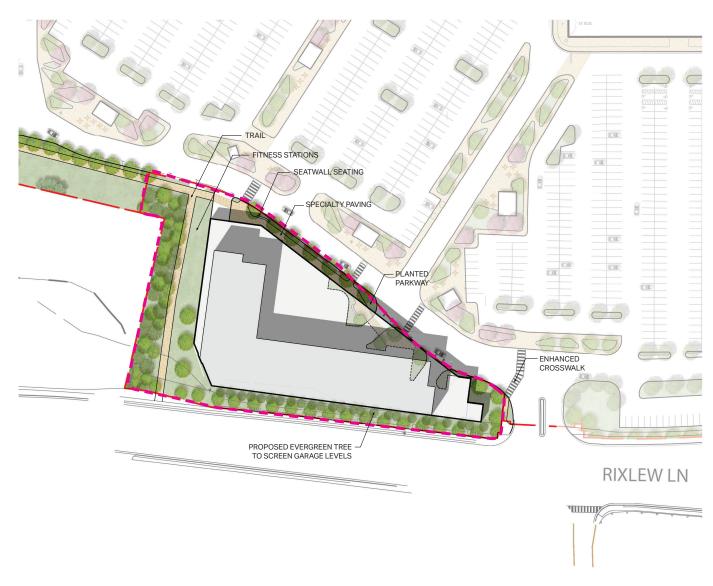








LANDBAY 3 GROUND FLOOR





LANDBAY 3 PODIUM LEVEL





LANDBAY 3 MOOD AND PLACEMAKING IMAGE BOARD

SITE FURNITURE









PLANTING









HARDSCAPE







LANDBAY 3 PLANTING PALETTE

TREES



DECIDUOUS NATIVE & DROUGHT-TOLERANT

QUERCUS PRINUS CHESTNUT OAK DECIDUOUS NATIVE & DROUGHT-TOLERANT



DECIDUOUS NATIVE & DROUGHT-TOLERANT



DECIDUOUS NATIVE



PITCH PINE EVERGREEN NATIVE & DROUGHT-TOLERANT

SHRUBS



NATIVE



ITEA VIRGINICA VIRGINIA SWEETSPIRE

NATIVE & DROUGHT-TOLERANT



LINDERA BENZOIN NORTHERN SPICEBUSH

NATIVE



TIARELLA CORDIFOLIA FOAMFLOWER

NATIVE



ASTER DIVARIVATUS WHITEWOOD ASTER

NATIVE

LANDBAY 3 HARDSCAPE PALETTE

PAVING







LANDBAY 3 SITE FURNISHING MOOD BOARD

















LANDBAY 4 GROUND FLOOR



LANDBAY 4 MOOD AND PLACEMAKING IMAGE BOARD

SITE FURNITURE



PLANTING



HARDSCAPE



















LANDBAY 4 PLANTING PALETTE

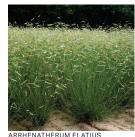
TREES



JUNIPERUS VIRGINIANA EASTERN RED CEDAR

EVERGREEN NATIVE & DROUGHT-TOLERANT

SHRUBS



ARRHENATHERUM ELATIUS TALL OATS GRASS NATIVE & DROUGHT-TOLERANT



NORTHERN RED OAK





FESTUCA AMETHYSTINA LARGE BLUE FESCUE

NATIVE & DROUGHT-TOLERANT



QUERCUS IMBRICARIA SHINGLE OAK

DECIDUOUS NATIVE & DROUGHT-TOLERANT



PANICUM VIRGATUM SWITCHGRASS

NATIVE



CELTIS OCCIDENTALIS
HACKBERRY

DECIDUOUS NATIVE & DROUGHT-TOLERANT



MAGNOLIA VIRGINIANA MAGNOLIA

DECIDUOUS NATIVE



LINDERA BENZOIN NORTHERN SPICEBUSH

NATIVE



ASTER DIVARIVATUS WHITEWOOD ASTER

NATIVE

21

LANDBAY 4 HARDSCAPE PALETTE

PAVING







LANDBAY 4 SITE FURNISHING MOOD BOARD

















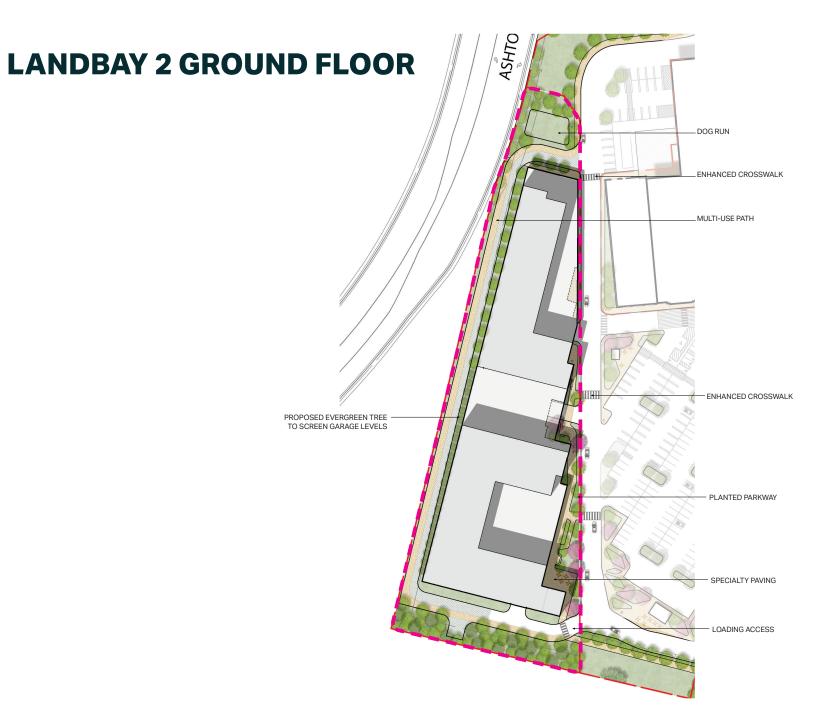
NO TTTLEBLOCK-VIKA SHEETS

LANDBAY 1 GROUND FLOOR

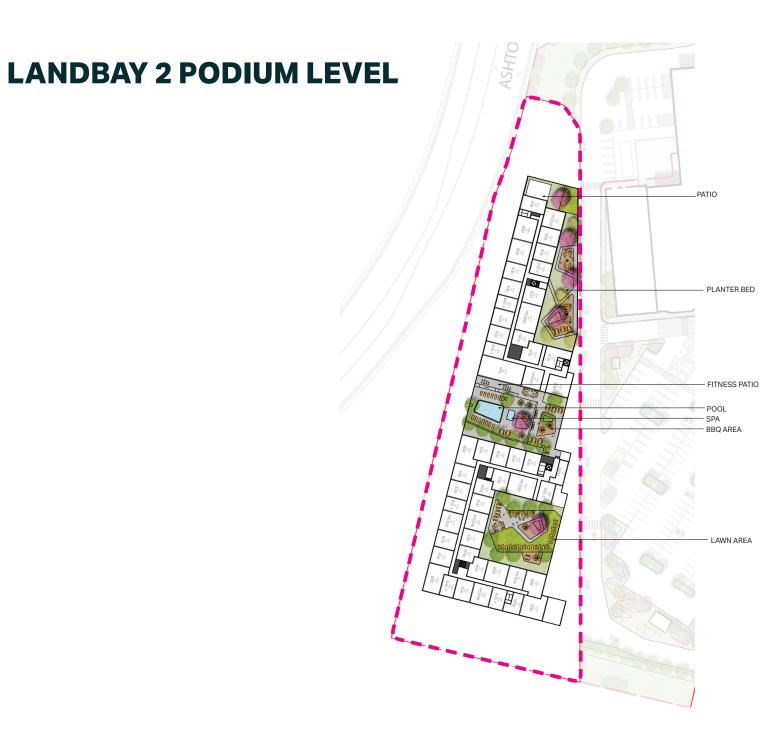


LANDBAY 1 PODIUM LEVEL











LANDBAY 3 GROUND FLOOR





LANDBAY 3 PODIUM LEVEL



LANDBAY 4 GROUND FLOOR



HISTORICAL COMMISSION RESOLUTION

MOTION:

PORTA

March 11, 2025

Regular Meeting

SECOND:

BROWN

Res. No. 25-007

RE:

LAND DEVELOPMENT RECOMMENDATIONS

ACTION:

APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

Case Number	<u>Name</u>	Recommendation	
REZ2024-00033	The Townes at Occoquan 2 nd Submission	No Further Work	
REZ2024-00034	Hawthorn at Kettle Run 2 nd Submission	n No Further Work	
KLZ2024-00034	Hawthorn at Rettle Rull 2 Submission	INO FUILIIEI VVOIK	
REZ2024-00035	Alderwood at Kettle Run 2 nd Submission	No Further Work	
REZ2024-00036	Longleaf at Kettle Run 2 nd Submission	No Further Work	
REZ2023-00025	Ashwood Proffer Amendment 2nd Submission	No Further Work	
REZ2024-00007	Mayfield Crossing, 2 nd Submission	No Further Work	
REZ2024-00039	Manassas Mall Mixed Use Rezoning 3 rd Submission	No Further Work	
CPA2025-00002	Quantico Memorial Chapel	No Further Work	

March 11, 2025 Regular Meeting Res. No. 25-007 Page 2

Case Number	<u>Name</u>	Recommendation	
PFR2025-00010	Manassas Battery Energy Storage System	Table	
CPA2024-00003	Hoadly Square	No Further Work	
REZ2025-00017	Wolf Run – Miller Property Proffer Amendment	No Further Work	
SUP2024-00018	Montclair Tabernacle Church 3rd Submission	No Further Work	
REZ2025-00018	Heathcote Marketplace Proffer Amendment	No Further Work	
SUP2025-00024	Ratanaransi Buddhist Temple No Further W		
SUP2025-00025	Longhorn Steakhouse Sign	No Further Work	
CPA2023-00002	McGraws Corner Drive	Table	
REZ2025-00019	Mapledale Crossing	No Further Work	
REZ2025-00021	Neabsco Reserve	Table	

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: Green

Absent from Meeting: Brickley, Dobbins, Kastens

MOTION CARRIED

ATTEST.

Secretary to the Commission



PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION DCSM WAIVER - ACTIVE PLANNING APPLICATIONS

5 County Complex Court, Suite 290, Woodbridge, Virginia 22192-5308 (703) 792-6825 Fax (703) 792-7159

SECTION I - GENERAL INFORMATION

THE PLANNING OFFICE. DCSM WAIVERS THAT INVOLVE VDOT PUBLIC ROADWAY OR ROADS PROPOSED TO BE ACCEPTED BY VDOT INTO THE STATE SYSTEM WILL BE REVIEWED AND A DETERMINATION ISSUED BY TRANSPORTATION STAFF FOLLOWING VDOT APPROVAL. DCSM WAIVERS THAT DO NOT INVOLVE VDOT PUBLIC ROADWAYS WILL BE REVIEWED AND A DETERMINATION ISSUED BY TRANSPORTATION STAFF. THIS DETERMINATION WILL BE INCLUDED AS PART OF THE PLANNING OFFICE STAFF REPORT FOR BOARD CONSIDERATION AND FINAL ACTION.

APPLICANT:

DATE:

WAIVER NUMBER:

PLAN NUMBER:

DCSM WAIVER REQUEST FOR ACTIVE REZONING AND SPECIAL USE PERMIT APPLICATIONS REQUIRE WRITTEN APPROVAL FROM

PLAN NAME:

EMAIL:

SECTION II - SPECIFICS OF WAIVER REQUEST						
SECTION OF DESIGN AND CONSTRUCTION STANDARDS MANUAL						
REQUESTED TO BE WAIVED:						
REQUIREMENT(s):						
APPLICANT'S JUSTIFICATION FOR WAIVER:						

SECTION III - RECOMMENDATION OF TRANSPORTATION

THE FOLLOWING RECOMMENDATION WILL BE INCLUDED IN THE PLANNING OFFICE STAFF REPORT FOR BOARD CONSIDERATION WHEN THE DCSM WAIVER DOES NOT INVOLVE VDOT PUBLIC ROADWAYS:						
RECOMMENDATION:	A PPROVAL	☐ DEI	VIAL			
PLAN REVIEWER:	Ass	SISTANT D IREC	TOR OF TRANSPORTATION:			
REASON(S) FOR APPROVAL/DENIAL:						
SECTION IV - BOA	RD ACTION AND A	DDITIONAL	COMMENTS (IF APPLICABI	_E)		
TO BE COMPLETED FOLLOW	ING BOARD OF COUNTY SU	JPERVISOR ACTIO	ON:			
	APPROVAL	DENIAL	HEARING DATE:			
ADDITIONAL COMMENTS:						
SIGNATURE:			D ATE			
SIGNATURE: DATE Ricardo Canizales, Director of Transportation						

CC: DEVELOPMENT SERVICES
PLANNING OFFICE