

# Chapter 7: Community Facilities

## 7.1 Introduction

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Providing accessible, efficient public services and facilities are principle functions of the City's government, which affects the quality of life for each of our citizens. These services educate our children, provide for our safety, provide services necessary for daily living, and administer all of these functions to ensure they meet the City's needs effectively and efficiently. They also form the foundation for the continued economic well-being and future development of the City. Beyond providing a high level of service to meet current demands, the City must also consider future development and plan accordingly so that these facilities and services grow at a pace that consistently meets the City's needs.

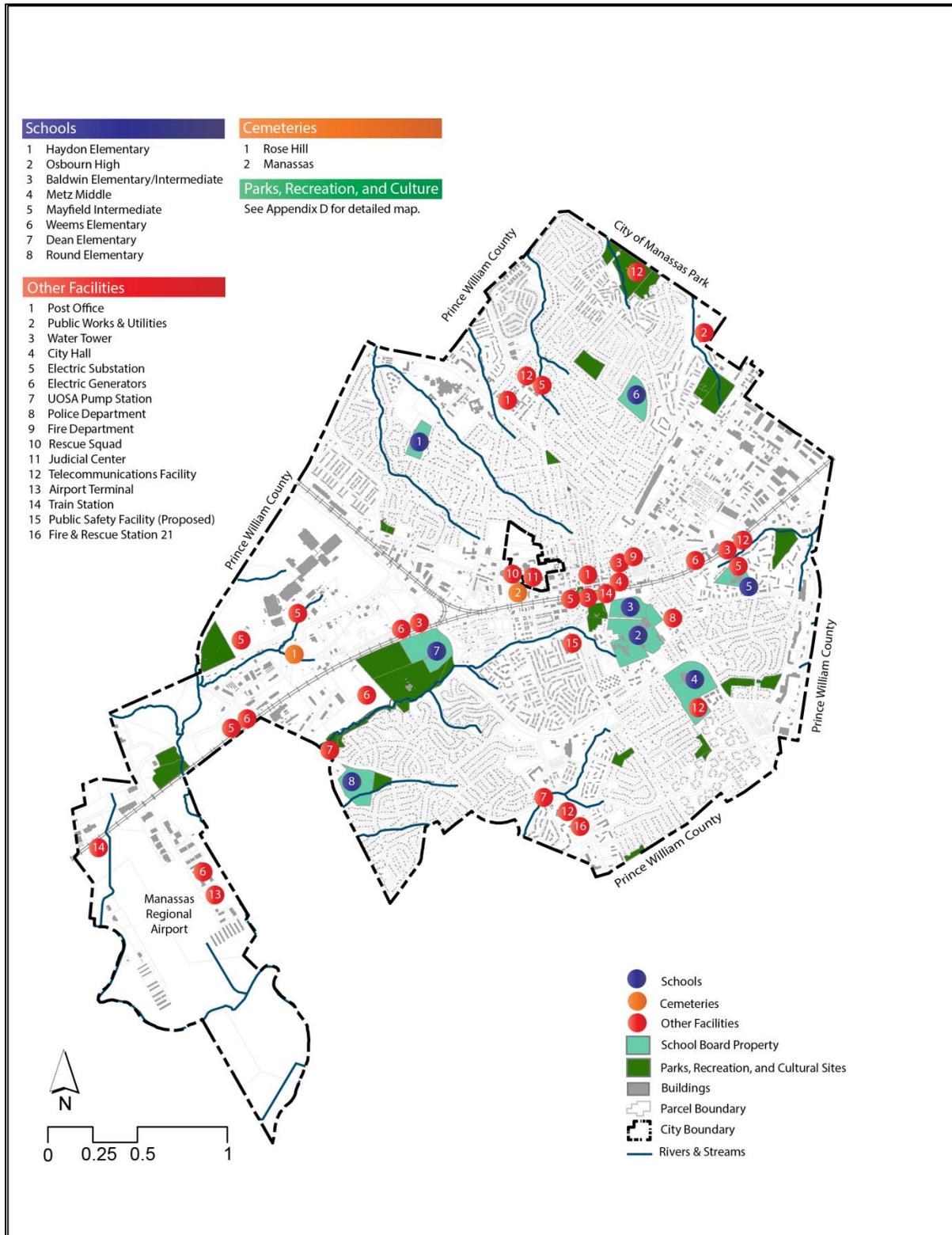
This Plan provides a road map for establishing the relationship between the demands for, and the capabilities of, these public services and guides planning for the growth of these demands in balance with the City's fiscal ability to meet them. To mitigate the service effects of new development in the City, the Virginia Code provides for conditional zoning ("proffers") voluntarily made by rezoning applicants. While the City is still responsible for funding service operations, such proffers provide a valuable source of capital funding that relates service demands to service costs.

This chapter includes levels of service (LOS) standards for community facilities. These standards are derived based on government requirements, professional or industry standards, and from citizen surveys and expectations. These standards shall be regularly updated as circumstances and new data warrant so they can serve as objective measures the City should meet in delivering its services and as justification for future investments.

This chapter addresses facilities and services provided by the City to its residents and businesses. The following areas are addressed in this section:

- Education
- Public Safety (Police, Fire and Rescue)
- Public Utilities (Water, Sewer, Stormwater, and Electric)
- Government Administrative Services
- Parks, Recreation, and Cultural Facilities: See Chapter 9

Figure 6: Community Facilities



## 7.2 Goals and Objectives

Due to the importance and diverse nature of the City's community facilities, this Plan provides separate Goals with corresponding Objectives and Strategies for Education, Public Safety, Public Utilities, and Government Administrative Services. While each of these sectors has a crucial role in serving Manassas residents, they each carry different demands, service requirements, and capital investment needs. Despite these differences, they must work together to provide facilities and services that are accessible and responsive to the fullest range of community needs in a fiscally responsible manner.

### *Goal--Education*

Realizing that successful schools provide a foundation for the economic development of a city, the success of the schools is also dependent on the support provided by the City. The success of the City of Manassas School System is critical to the health of our City. For Manassas to succeed, our schools must provide modern educational facilities, capable staff, and the full range of academic and technical programs for meeting the needs of all of our residents. During the past decade, the Manassas City Public Schools (MCPS) has faced enormous challenges and has achieved success in meeting them. In order to continue meeting the diverse educational needs of the City and in order to serve as one of the beacons for attracting residential and commercial growth, the City must support MCPS as it strives to do more. The system must continue on this path to meet the highest educational standards in order to be competitive with the best school systems in the region and prepare its students for success in the global environment of the 21st Century.

**Manassas City will have one of the highest rated school systems in Northern Virginia, delivering outstanding academic and technical education programs in modern, functional, proven facilities where educational best practices, facility design, and technology combine to promote life-long learning and achievement.**

### *Objectives and Strategies: Education*

- (Objective 7.1) Provide state-of-the-art facilities and programs designed to meet the educational needs of City residents.
  - (Strategy 7.1.1) Based on the Manassas City Public Schools, School Facility Plan 2020-2030, prepare a set of recommendations and priorities for capital improvements, building design standards that facilitate learning and safety, and feasible approaches, including resources and enabling policies for funding these improvements.
  - (Strategy 7.1.2) Ensure planning for all new development and redevelopment provides for education facilities that meet or exceed adopted level of service standards.

- (Strategy 7.1.3) Conduct a study exploring the option of a neighborhood library (also known as a mini-library) within the City that is supported by the County system, and identify a site and cost. Continue to work with Prince William County to ensure that City residents have access to library facilities.

### *Education Level of Service Standards*

To ensure that current and future residents have access to adequate education facilities, the City of Manassas has adopted Level of Service standards. The LOS standards are based upon existing conditions in the City and the Manassas City Public Schools, School Facility Plan 2020-2030.

The LOS standards serve as the basis for developing the City's capital improvement program and for analyzing the impacts of new development on educational facilities in the City of Manassas. To ensure that LOS is addressed, all new development shall assess impacts specifically attributable to the development and in excess of existing permanent facilities. Sufficient mitigation shall be provided to offset such impacts.

Schools:

- Level of Service for schools shall not exceed 100% utilization on a citywide-basis and 100% utilization per school type (e.g. Elementary, Intermediate, Middle, and High School).

Public Libraries:

- Maintain 0.6 gross square feet of library facilities per capita.

### *Goal--Public Safety*

Citizens of Manassas must have confidence in their police, fire and rescue services to keep them and their property safe. Providing such confidence not only requires well-trained and equipped police and fire/rescue personnel, but also requires open communications and engagement with the diverse groups of citizens in our community.

**Manassas City provides premier police, fire and rescue services and facilities, protecting the lives and property of our citizens with well-trained and equipped personnel closely engaged with the community. The City is prepared to respond to and protect against natural and man-made disasters and threats.**

### *Objectives and Strategies: Public Safety*

- (Objective 7.2) Define and establish current and future levels of service (LOS) for public safety providers and develop the plans and procedures as needed to meet them equitably across the City.

- (Strategy 7.2.1) Ensure planning for all new development and redevelopment provides for public safety facilities that meet or exceed adopted level of service standards.
- (Strategy 7.2.2) Identify future needs for services based on growth forecasts and the LOS standards, estimate costs, and prepare short and mid-term capital facility and fleet plans and requirements for meeting these needs. As part of this effort, incorporate needs assessments, feasibility reviews, and cost studies for additional fire and rescue stations, or renovations needed to provide service that meets LOS standards to central, northeastern, and southeastern portions of the City.
- (Objective 7.3) Identify cost effective measures that promote efficient and quality public safety services through improved training and facilities.
  - (Strategy 7.3.1) Assess the feasibility of co-locating all public safety departments into a single Public Safety Complex to meet identified space needs while promoting coordination, consolidation, and improved services. This assessment should pay particular attention to the training facility needs of police to include a firing range, as well as the needs of fire and rescue personnel.
  - (Strategy 7.3.2) Incorporate the recommendations of this assessment as part of the City's Capital Improvement Program.
- (Objective 7.4) Promote the engagement of public safety services throughout our community to encourage cooperation between public safety officials and citizens.
  - (Strategy 7.4.1) Continue and promote Community Policing efforts, to include bike and foot patrol officers and school resource officers, to engage with community leaders, residents, and our children to ensure security and well-being. Focus such efforts on engaging neighborhoods that have been identified as most needing preservation and rehabilitation.
  - (Strategy 7.4.2) Promote fire safety and service through increased awareness, safety inspections, and volunteerism.
- (Objective 7.5) Enhance the City's disaster preparedness, mitigation, and response.
  - (Strategy 7.5.1) Maintain and support the City's Emergency Operations Plan and protect critical infrastructure assets to ensure the continuity of citywide operations.
  - (Strategy 7.5.2) Coordinate the City's emergency plans with adjacent and regional authorities.

### *Public Safety Level of Service Standards*

To ensure that current and future residents have access to adequate public safety facilities, the City of Manassas has adopted Level of Service standards. The LOS standards are based upon existing conditions in the City and upon recognized and accepted national, state, and regional standards and benchmarks.

The LOS standards serve as the basis for developing the City's capital improvement program and for analyzing the impacts of new development on public safety facilities in the City of Manassas. To ensure that LOS is addressed, all new development shall assess impacts specifically attributable to the development and in excess of existing facilities. Sufficient mitigation shall be provided to offset such impacts.

### Police:

- Maintain a ratio of 2.5 sworn officers per 1,000 residents.
- Maintain a ratio of 300 square feet per sworn officer.

### Fire and Rescue:

- Maintain a 4.0 minute fire and rescue first unit travel time for 90% of all incidents.

## Goal--Public Utilities

The City's public utilities include electric power, stormwater, water, and sewer, and are enablers for our health and well-being by providing the infrastructure necessary for continued economic growth. Since this infrastructure is largely invisible to our citizens unless there is a disruption, it must continue to be well-maintained in order to serve their needs and protect the City's significant capital investment. Water and sewer facility capacities are projected to serve the City's needs during the plan period. However, an additional power substation is needed to meet increasing load requirements and should be part of the continued, well-planned expansion of the City's public utilities. Such planning is crucial not only to sustain the high cost of investment and ensure continued economic development, but also to make sure the expansion of these facilities is environmentally sensitive.

**City of Manassas utilities are well-maintained to provide quality, dependable service to our citizens and are carefully planned to support economic development with sufficient system capacity to meet anticipated long-term growth in an environmentally sensitive manner.**

## Objectives and Strategies: Public Utilities

- (Objective 7.6) All public utilities will meet the service needs of City's residential, business, and industrial customers and deliver uninterrupted service.
  - (Strategy 7.6.1) Identify future public utility needs to include the need for an additional power substation based on growth forecasts, cost estimates, and prepare plans for meeting these needs and recommend them as part of the City's Capital Improvement Program. Prioritize these recommendations based on their conformance with the goals of this Comprehensive Plan.
  - (Strategy 7.6.2) All public utilities will be placed underground wherever possible in order to improve service reliability and the aesthetics of the surrounding areas.
- (Objective 7.7) All public utilities will be properly maintained in order to deliver safe, quality service and to protect the City's investment in these facilities.

- (Strategy 7.7.1) Safeguard the quality of the City's drinking water by monitoring the water quality in Lake Manassas and its tributaries, and the land use practices surrounding the lake through monitoring and commenting on County Planning and Zoning actions.
- (Strategy 7.7.2) Replace old, potentially unreliable water mains with properly sized new materials.
- (Strategy 7.7.3) Provide appropriate maintenance and upgrades to water storage and treatment facilities.
- (Strategy 7.7.4) Continue to invest in, and maintain, storm sewer and other storm water management facilities to improve flood control and prevent erosion.
- (Strategy 7.7.5) Prevent sewage backups and overflows through continued routine flushing, initiate an intensive line flushing and cleaning program as necessary, and increase the line size in areas of growth.
- (Strategy 7.7.6) Eliminate infiltration and inflow by relining and rehabilitating aging sewer system pipes and manholes.
- (Strategy 7.7.7) Replace old, unreliable sewer mains with properly sized new material.
- (Strategy 7.7.8) Maintain tree trimming on a three-year cycle and install animal protection equipment on vulnerable components of the overhead electric system as facilities are added.
- (Strategy 7.7.9) Provide appropriate maintenance and upgrades to the electric distribution system.
- (Objective 7.8) Continue to work in partnership with adjacent jurisdictions and regional public utility authorities (such as the Upper Occoquan Sewage Authority) to coordinate plans, investments and needs.
- (Objective 7.9) Continue the City-wide recycling programs and actively pursue opportunities to expand City-wide recycling.
  - (Strategy 7.9.1) Evaluate curbside recycling service and 'drop off' recycling program, including solicited citizens' comments, and implement cost effective improvements.
  - (Strategy 7.9.2) Actively encourage residential, commercial, and industrial participation in recycling programs. Consider establishing a competitive or challenge program with other jurisdictions to become a state leader in recycling.

### *Goal--Government Administrative Services*

City administrative services make sure Manassas is a good place to live. The City's staff is a responsible steward of our citizen's investment in community facilities and insures all local governmental functions operate effectively and efficiently. In order to do so, the City staff must have the proper tools and facilities to administer the City and enforce its ordinances.

City of Manassas staff has the training, tools, and facilities to serve all residents effectively and in a cost-effective manner. Staff has the space, communications, and information processing capabilities needed to administer City services and support the decisions of our elected officials.

### *Objectives and Strategies: Government Administrative Services*

- (Objective 7.10) Train and equip City employees and appointed members to Advisory groups and Committees (appointees) to perform their responsibilities in the most efficient and cost effective manner.
  - (Strategy 7.10.1) Provide employees and appointees with training opportunities to enhance knowledge to perform more efficiently.
  - (Strategy 7.10.2) Inventory equipment used in performing maintenance to determine functionality, and repair or replace deficient equipment.
- (Objective 7.11) Develop and implement a strategy to continually refresh and modernize government administrative service facilities in a cost effective manner.
  - (Strategy 7.11.1) Review and update studies and plans for modernizing, consolidating, and expanding as necessary City Hall office spaces, the School System Central Office, and the Public Works and Utilities offices and support facilities.
  - (Strategy 7.11.2) Ensure all new and renovated City buildings are designed to meet Leadership in Energy and Environmental Design (LEED) certification, if cost effective, and they provide efficient and cost-effective operations throughout their expected life, allowing for maximum utilization, access and optimum service.