

Chapter 10: Administration and Implementation

10.1 Introduction

The Manassas City Planning Commission and the Manassas City Council will use this Comprehensive Plan as a guide for decisions they make concerning the physical development of the City. The Comprehensive Plan will also be used to guide the establishment of priorities for new and expanded community facilities and other public improvements. The Land Use Plan and Character Areas designations will serve as the principal policy points for evaluating development proposals, and proposed changes in City regulations regarding growth, development, and redevelopment.

Given the vision for the future of Manassas that is drawn in this Plan, and the description and analysis of current conditions and strategic objectives, the path to that future begins to come into focus. This chapter offers a specific Action Plan with priorities. The Action Plan compiles the initiatives for each key area and key issue described previously, provides a timeline for completing the initiative, and identifies a party responsible for undertaking the initiative. This Plan closes with recommendations for monitoring the progress and updating the Plan.

10.2 Implementation Strategies

Commonwealth of Virginia enabling legislation authorizing the development of a Comprehensive Plan authorizes a City Council to use all legal tools in the implementation of a Plan. The techniques most commonly used include the Capital Improvements Program, procedures under Section 15.2-2232 (formally the 456 Review), as well as zoning and subdivision regulations and cooperative activities. Each technique is described below.

Capital Improvements Program

The Capital Improvements Program (CIP) for the City of Manassas is a listing of all anticipated public improvements over the coming five-year period. The CIP is prepared annually by the City Manager, is reviewed and recommended by the City Planning Commission, and is approved by the City Council. The recommendations of the Comprehensive Plan should be reviewed annually for their incorporation into the CIP.

Zoning and Subdivision Regulations

The Comprehensive Plan reflects the desired future land use objectives of the City, as adopted by the City Planning Commission and the City Council. The principle means of obtaining this desired pattern is through the zoning ordinance and subdivision regulations.

The Planning Commission and the City Council closely evaluate individual applications for rezonings and special use permits to determine whether they are consistent with the goals and objectives of the Comprehensive Plan. The adjustment of the Zoning Ordinance, the use of conditional zoning and proffers, and the use of various types of incentives are encouraged as implementation tools.

Regulations that govern subdivision of land, by law, are largely ministerial in nature. The governing bodies, commissions, committees, and interested parties should continually review and recommend modification of such regulations in order to assure greater consistency with the Comprehensive Plan. In addition, governing bodies should periodically review regulations regarding stormwater runoff, stabilization of land through retention of vegetation, the Design and Construction Standards Manual, and the protection of historic areas for modification to ensure that they clearly reflect the objectives of this Plan.

Cooperative Activities

In addition to the authority vested in the City Planning Commission and in the City Council, the goals of the Plan can be achieved through cooperative and joint activities with local, regional, Commonwealth, and federal governments or agencies. Maintaining a channel for clear lines of communication between the City of Manassas, Manassas Park, and Prince William County is of primary importance.

While transportation continues to dominate the list of local mutual interests of these three localities, land use and community facility are of increasing concern due to local demographic changes and build out in the City. All three governments should maintain and improve the established framework for dialogue on matters of mutual interest to successfully resolve local issues.

The City should continue its leadership role in conjunction with Northern Virginia jurisdictions whose interests overlap local concerns. The City Council should promote intergovernmental dialogue and work toward a regional decision to resolve regional challenges. Regional agencies such as the Potomac and Rappahannock Transportation Commission and Northern Virginia Planning District Commission afford an opportunity to benefit Manassas residents through regional programs where economies of scale are realized. Special districts such as the Health District, the Soil and Water Conservation District and the Occoquan Watershed Monitoring Laboratory provide valuable information in evaluating development proposal within or around the City.

Finally, the City Council should promote dialogue at the Commonwealth level and participate in Commonwealth governance systems. One goal should be to promote individual appointments to regional and Commonwealth commissions, committees, and associations, and increased interaction of local governmental officials with Commonwealth offices.

The Planning Commission and the City Council should continue to encourage the participation of citizens at all levels of planning and implementation of this Comprehensive Plan. The Planning Commission and City Council should continue to work with local interest-based associations such as the Business Council and Historic Manassas, Inc. They should also seek to incorporate the City's capable, interested, and dedicated residents in discovery groups, working groups, task forces, steering committees, and advisory groups. The citizens should continue to serve on local decision-making and advisory committees.

10.3 Matrix with Objectives and Implementation Actions

Implementation actions formulated from plan strategies are provided in the following matrix. They are organized by type of implementation:

- Programs, Services, and Community Education
- Capital Improvements and Acquisitions
- Ordinance Updates
- Plans and Studies
- Inter-Jurisdictional and Organization Coordination

To assist with the development of annual work plans for City departments, the matrix provides the entity responsible for the action and the timeline for initiating action.

- **Ongoing** actions can be commenced upon adoption of the Plan and should continue for the life of the plan
- **Short Term** actions can be initiated within three years of Plan adoption
- **Medium Term** actions can be initiated within five years of Plan adoption
- **Long Term** actions can be initiated within seven years of Plan adoption

The implementation strategies appearing in the following matrix are not listed in order of priority or potential impact, but rather are identified as an array of actions that can be taken to help Manassas achieve the goals and objectives that are discussed in this Plan. Since fiscal and economic conditions constantly change, the selection of strategies to be pursued is best made on a regular, ongoing basis. An annual report on the Plan implementation should be prepared by the Planning Commission and presented to the City Council and include both a summary of implementation actions undertaken during the past year and recommendations for budget and work plan decisions to be made in the upcoming year. Use of the Plan in this manner helps ensure continuing attention to the issues and strategies developed as part of this Plan, and helps to purposefully target community decisions in the context of broad policy goals.

Table 1: Implementation Matrix

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
Programs, Services, and Community Education		
1. (Strategy 4.1.2) Continue to support and reinforce neighborhoods through neighborhood-oriented revitalization and safety services and other programs, focusing on ordinance enforcement, youth-oriented recreation, and community policing programs.	Community Development	Ongoing
2. (Strategy 4.2.1) Build neighborhood leadership capacity, and foster better neighborhood relations through outreach activities and by providing training to neighborhood representatives on conflict resolution, grant writing, planning, organizational leadership, and other topics.	Community Development	Ongoing
3. (Strategy 4.2.2) Continue annual City-wide neighborhood conferences to anticipate, examine and address neighborhood-related issues.	Community Development	Ongoing
4. (Strategy 4.2.4) Develop policies and programs encouraging the preservation and enhancement of City neighborhoods.	Community Development	Short Term
5. (Strategy 4.2.5) Promote community pride and engagement by developing and promoting civic beautification awards.	Community Development	Short Term
6. (Strategy 4.2.6) Provide a “one-stop-shop,” user-friendly clearinghouse of programs and public assistance available to neighborhoods and households, including those provided by not-for-profit organizations and through Commonwealth and federal programs.	Community Development and Social Services	Ongoing
7. (Strategy 4.3.1) Conduct neighborhood-oriented outreach programs to educate the community on the planning and zoning process, environmental sustainability, and building code regulations. Offer technical support to neighborhood planning initiatives.	Community Development	Ongoing
8. (Strategy 4.3.2) Develop incentives to promote neighborhood planning to include awarding grants for community improvement projects to neighborhoods with approved plans.	Community Development	Ongoing

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
9. (Strategy 4.4.2) Identify neighborhoods and houses that are in most need of preservation and rehabilitation. Partner with owners and neighborhood organizations to promote programs to renovate, or if necessary remove substandard housing and improve physical community facilities (e.g. streets, sidewalks, and parks).	Community Development	Ongoing
10. (Strategy 4.4.5) Encourage rental property owners to continue to improve property maintenance, eliminate occupancy violations and renovate substandard housing. Register and inspect rental properties within designated rental inspection districts on a routine basis to insure they comply with City standards.	Community Development	Short Term
11. (Strategy 4.5.1) Develop strategies for maintaining the diversity and health of quality housing consistent with neighborhood character. Develop measurements and procedures to track neighborhood conditions over time.	Community Development	Short Term
12. (Strategy 5.2.2) Based on the results of the research from 5.2.1, develop incentives and promotional campaigns to attract new residential development--particularly in the special planning districts.	Economic Development	Short Term
13. (Strategy 5.3.1) Assist existing businesses and start-up entrepreneurs in finding and securing their own buildings and sites.	Economic Development	Ongoing
14. (Strategy 5.3.2) Provide existing businesses and start-up entrepreneurs with access to information such as census data, market and technology trends, GIS, and other tools available to the City.	Economic Development	Short Term
15. (Strategy 5.4.5) Implement programs to locate regional market attractions to the City, such as retail, office and entertainment uses. Maintain an inventory of vacant commercial land and available space for marketing purposes.	Economic Development	Short Term
16. (Strategy 5.5.1) Guide and prioritize efforts to market Manassas as a business-friendly community with surrounding jurisdictions and regional economic development organizations to maintain relationships that assist in the recruitment of new businesses.	Economic Development	Ongoing
17. (Strategy 5.5.2) Support the retention, growth, and expansion of existing businesses as the core element of the City's economic development efforts.	Economic Development	Ongoing

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
18. (Strategy 6.2.1) Provide crosswalks and other intersection improvements to remove barriers between neighborhoods and provide greater pedestrian access and safety.	Public Works and Engineering	Medium Term
19. (Strategy 6.2.2) Diminish the impacts of through-traffic on existing residential neighborhoods.	Public Works and Engineering	Short Term
20. (Strategy 6.2.4) Plan and implement where feasible “complete streets” designs in constructing and maintaining roadways so that the safety and convenience of all uses of the City’s transportation system including pedestrians, bicyclists, public transit riders, and motor vehicle drivers – are accommodated and balanced so that even the most vulnerable can travel safely within the public right-of-way. Promote the installation (infill and redevelopment) of sidewalks at least 5’ wide, or wider, where appropriate.	Community Development, Public Works and Engineering	Medium Term
21. (Strategy 6.2.3) Develop pedestrian-oriented connections and transitions between Old Town, the Courthouse area, and the Mathis Avenue sector. Study and promote feasible transportation programs (e.g. improved local transit, bike share programs) connecting special sectors and tourist attractions in the City.	Community Development, Public Works and Engineering	Medium Term
22. (Strategy 6.2.5) Improve the aesthetic quality of the pedestrian environment in each of the special sectors, providing trees, street furniture, and designs that improve pedestrian safety.	Community Development, Public Works and Engineering	Medium Term
23. (Strategy 6.2.8) Increase energy efficiency and reduce hydrocarbon emissions by encouraging and accommodating non-motorized travel, public transit, carpooling, telecommuting, and alternative-fuel vehicles.	Community Development and Public Works	Medium Term
24. (Strategy 6.2.9) Minimize the creation of impervious surface area for streets and other transportation facilities, and manage the collection and release of runoff in an effective and environmentally sensitive manner.	Public Works and Engineering	Medium Term
25. (Strategy 6.2.10) Respect and accommodate historic and cultural resources throughout the transportation planning and construction process.	Community Development, Public Works and Engineering	Ongoing

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
26. (Strategy 6.3.6) Investigate the possible use of impact fees to help fund transportation improvements.	Community Development, Public Works and Engineering	Short Term
27. (Strategy 6.3.7) Incorporate approved neighborhood planning initiatives into City-wide transportation plans.	Community Development	Short Term
28. (Strategy 6.4.1) Use data on transportation accident rates to guide infrastructure investments that minimize rates of injuries and accidents.	Public Works and Engineering	Short Term
29. (Strategy 6.4.2) Improve signage, shelters, pedestrian crosswalks and signaling, road markings, and sidewalk design to ensure that transit riders, pedestrians, bicyclists, and motorists feel safe and comfortable at all times when traveling in Manassas.	Public Works and Engineering	Short Term
30. (Strategy 6.4.3) In conjunction with the City's Emergency Operations Plan, invest in facilities and improve traffic management capabilities that optimize the transportation system's ability during emergencies to execute emergency responses, including evacuation when necessary.	Public Works and Engineering	Short Term
31. (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.	Community Development	Ongoing
32. (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.	Community Development	Ongoing
33. (Strategy 7.2.2) Identify future needs for Fire and rescue 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.	Community Development and Fire & Rescue	Short Term

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
34. (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.	Community Development, Police and Fire & Rescue	Short Term
35. (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.	Police	Ongoing
36. (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.	Fire & Rescue and Police	Ongoing
37. (Strategy 7.6.1) Identify future public utility needs to include the need for an additional power substation based on growth forecasts and LOS standards, 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.	Utilities and Engineering	Ongoing
38. (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.	Utilities and Engineering	Ongoing
39. (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 participation in County Planning and Zoning actions.	Utilities and Community Development	Ongoing
40. (Strategy 7.7.2) Replace old, potentially unreliable water mains with properly sized new materials.	Utilities and Engineering	Ongoing
41. (Strategy 7.7.3) Provide appropriate maintenance and upgrades to water storage and treatment facilities.	Utilities and Engineering	Ongoing
42. (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.	Public Works and Engineering	Ongoing

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
43. (Strategy 7.7.5) Prevent sewage backups and overflows through continued routine flushing, initiate and intensive line flushing and cleaning program as necessary, and increase the line size in areas of growth.	Utilities and Engineering	Ongoing
44. (Strategy 7.7.6) Eliminate infiltration and inflow by relining and rehabilitating aging sewer system pipes and manholes	Utilities and Engineering	Ongoing
45. (Strategy 7.7.7) Replace old unreliable sewer mains with properly sized new material.	Utilities and Engineering	Ongoing
46. (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.	Utilities and Engineering	Ongoing
47. (Strategy 7.7.9) Provide appropriate maintenance and upgrades to the electric distribution system.	Utilities and Engineering	Ongoing
48. (Strategy 7.9.1) Evaluate curbside recycling service and 'drop off' recycling program, including solicited citizens' comments, and implement cost effective improvements.	Public Works	Ongoing
49. (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 Commonwealth leader in recycling.	Public Works	Ongoing
50. (Strategy 7.10.1) Provide employees and appointees with training opportunities to enhance knowledge to perform more efficiently.	All Departments	Ongoing
51. (Strategy 7.10.2) Inventory equipment used in performing maintenance to determine functionality, and repair or replace deficient equipment.	All Departments	Ongoing
52. (Strategy 7.11.2) Ensure all new and renovated City buildings are designed to meet 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.	Public Works and Engineering	Short Term
53. (Strategy 8.2.3) Integrate, in an environmentally sound manner, trails, and passive recreation opportunities with public easements, floodplains and protected wetlands.	Community Development and Engineering	Short Term

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
54. (Strategy 8.3.1) Educate citizens on how litter can degrade the community, how it can affect animals, and how it can produce pollution. Support anti-littering campaigns in schools and throughout City programs. Use City of Manassas media to publicize anti-littering campaigns and recruit volunteers for adopt-a-stream/adopt-a-trail/adopt-a-street programs. Strictly and aggressively enforce anti-littering ordinances.	Public Works and Police	Short Term
55. (Strategy 8.3.3) Preserve and promote mass transit, carpooling, bicycling, and pedestrian access as transportation options to reduce automobile exhaust. (See also 6.2.8)	Community Development and Public Works	Medium Term
56. (Strategy 8.3.4) Encourage City-wide recycling through continued education and solid waste outreach programs in conjunction with providing drop-off centers for City residents. Increase the percent of recycled tons to a constant 30 percent as opposed to the required recycle percent of 25.	Public Works	Medium Term
57. (Strategy 8.3.5) Ensure all City-owned schools, parks, recreation facilities, and administrative buildings participate in recycling.	Public Works and Schools	Medium Term
58. (Strategy 8.3.6) Initiate a long-term environmental monitoring program and further develop staff expertise necessary to address environmental issues.	Public Works and Engineering	Medium Term
59. (Strategy 8.3.7) Use cost-effective low-emissions, alternatively-fueled vehicles in the City's municipal fleet and encourage fuel-efficient operation practices.	All Departments	Long Term
60. (Strategy 8.5.2) Ensure solid waste management operations are environmentally sound.	Public Works	Ongoing
61. (Strategy 8.6.4) Implement an Urban Tree Canopy Plan and establish a dedicated "Tree Fund" for planting trees on public land and public right-of-way to expand the urban tree canopy.	Community Development and Public Works	Short Term
62. (Strategy 8.6.5) Ensure the City qualifies for and maintains its status as a Tree City USA community.	Public Works	Ongoing
63. (Strategy 9.1.12) Integrate accessibility and safety into park and facility design to ensure that parks are safe and inclusive for all users and that playgrounds are ADA accessible and multigenerational.	Community Development	Ongoing

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
64. (Strategy 9.1.13) Provide for unstructured play in natural areas through planning and accommodation of unregulated green spaces and natural playscapes within City parks and historic sites.	Community Development	Ongoing
65. (Strategy 9.1.14) Emphasize placemaking through the artistic design of public spaces and right of ways by incorporating public art, landscaping, and street furnishings.	Community Development	Ongoing
66. (Strategy 9.1.15) Incorporate consistent signage and wayfinding throughout City parks and historic sites to help connect residents and visitors to available amenities.	Community Development	Medium Term
67. (Strategy 9.2.1) Develop and implement an inspection and maintenance plan to ensure that parks and facilities are inspected on a routine schedule and maintained according to industry standards.	Community Development	Short Term
68. (Strategy 9.2.2) Improve safety in existing park, recreation, and cultural facilities by correcting deficiencies identified in the 2016 Needs Assessment and prioritizing safety issues identified during routine inspections.	Community Development and Public Works	Short Term
69. (Strategy 9.3.9) Continue educating property owners about the legal requirements for renovating or demolishing historic structures, and discourage demolition of historic structures.	Community Development	Ongoing
Capital Improvements and Acquisitions		
70. (Strategy 3.2.3) Examine the infrastructure needs for character areas and neighborhoods, and use the results to guide the development and prioritize infrastructure and transportation projects.	Community Development, Public Works and Engineering	Medium Term
71. (Strategy 3.3.3) Implement the approved sector study's recommendations and include necessary infrastructure and transportation improvements in the Capital Improvement Program.	Community Development, Public Works and Engineering	Medium Term
72. (Strategy 4.1.3) Improve pedestrian and bike accessibility and mobility within neighborhoods, and provide pedestrian and bikeway connections to key activity areas.	Public Works and Engineering	Medium Term

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
73. (Strategy 5.1.2) Develop CIP proposals specifically designed to fund and implement transportation and other public infrastructure improvements designed to facilitate the redevelopment of the special planning districts.	Community Development, Public Works and Engineering	Short Term
74. (Strategy 5.6.1) Based on the results of the study proposed as Strategy 7.1.1, establish as a long term priority, a CIP proposal for renovating, redesigning and modernizing City school facilities.	Community Development and Schools	Short Term
75. (Strategy 6.3.1) Justify and prioritize transportation capital improvement projects according to their contribution to promoting the flow of through traffic or their contribution to promoting multi-modal access throughout the City.	Public Works and Engineering	Short Term
76. (Strategy 6.3.2) Ensure that improvements and new/redevelopment projects such as sidewalk widening and bike path development are included as line item projects in the Capital Improvements Plan, and identify additional funding sources to complete such projects.	Public Works and Engineering	Short Term
77. (Strategy 6.3.3) Review approved sector plans, identify and prioritize recommended transportation projects according to the objectives of the Comprehensive Plan, and include them in the City's Capital Improvement Plan process.	Public Works and Engineering	Short Term
78. (Strategy 7.3.2) Incorporate the recommendations of the Public Safety consolidation assessment as part of the City's Capital Improvement Program.	Community Development, Police, and Fire & Rescue	Short Term
79. (Strategy 8.2.2) Pursue additional acquisition and/or set-asides of open space/green space.	Community Development	Long Term
80. (Strategy 9.1.1) Initiate strategic investments in facilities and amenities that extend the service life of existing assets and/or correct level of service deficiencies, while ensuring no net loss or decline in current levels of service.	Community Development	Ongoing
81. (Strategy 9.1.2) Develop and implement master plans for City park sites, prioritizing implementation of the Dean Park and Stonewall Park Master Plans.	Community Development	Medium Term

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
82. (Strategy 9.1.3) Address deficiencies at the E.G. Smith ballfield complex by providing new or renovated facilities.	Community Development	Medium Term
83. (Strategy 9.1.4) Expand the City’s greenway and trail network to encourage pedestrian and bicycle access to parks, cultural resources, and regional trails. Develop five miles of new trails in the next five years in accordance with the Bike and Pedestrian Master Plan. Review, and update as necessary, the Bike and Pedestrian Trails Master Plan.	Community Development, Public Works and Engineering	Medium Term
84. (Strategy 9.1.5) Enhance the City’s historically significant sites and structures for the cultural, educational, and economic benefits they provide to residents and visitors.	Community Development	Medium Term
85. (Strategy 9.1.7) Prioritize reinvestment in library facilities based on the results of the City’s joint service agreement and needs assessment.	Community Development	Medium Term
86. (Strategy 9.1.11) Develop the means to acquire additional property such as vacant schools, churches, historic resources, land, and/or buildings that meet recreational and cultural objectives, or preserve the City’s historic identity.	Community Development	Long Term
Ordinance Updates		
87. (Strategy 3.1.1) Review the impact and implications of character area designations on existing zoning ordinances and procedures, and recommend changes necessary to align the Plan’s character area concepts with the City’s ordinances.	Community Development	Short Term
88. (Strategy 3.1.2) Implement ordinances that ensure infill and redevelopment occurs according to standards and guidelines that protect the integrity of surrounding areas and provide appropriate buffering and transitions between uses.	Community Development	Short Term
89. (Strategy 4.3.4) Develop policies and procedures for coordinating and incorporating neighborhood plans into the comprehensive planning process.	Community Development	Short Term

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
90. (Strategy 4.4.1) Develop and enforce City Codes and Ordinances to ensure quality, safe, and sanitary housing.	Community Development	Ongoing
91. (Strategy 4.4.3) Stabilize residential neighborhoods next to commercial areas by establishing transitional land uses, controlling vehicular access, and establishing landscaping buffers and/or architectural screens. Regulate the amount of noise and/or lighting produced by land uses to minimize the impacts on nearby properties.	Community Development	Short Term
92. (Strategy 4.4.6) Review and amend Zoning and Subdivision Ordinances to enable and enhance crime prevention through improved site design and building design standards.	Community Development	Short Term
93. (Strategy 4.5.2) Provide appropriate re-development incentives encouraging a diverse mix of affordable, quality, and accessible housing in accordance with approved sector development plans,. This includes residential development at traditional city densities (4-6 units per acre) in and adjacent to the City center, encouraging mass transit ridership and a 24-hour downtown.	Community Development	Short Term
94. (Strategy 5.1.1) Consider a range of appropriate economic incentives to encourage private investment in approved special planning districts. Such incentives could include zoning incentives, grants of publicly owned land, direct investments through tax increment finance districts, community development authorities or special tax districts designed to accelerate investment in the City's special planning districts.	Economic Development	Short Term
95. (Strategy 6.2.6) Develop comprehensive parking policies and standards that meet the needs of the business community, visitors, commuters, civic organizations, and residents.	Community Development	Short Term
96. (Strategy 6.3.4) Review and adjust regulations and requirements for new development or redevelopment projects to upgrade access provisions and support the objectives of the Comprehensive Plan. Implement access management programs to study and evaluate the comprehensive impacts of new projects.	Community Development	Short Term

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
97. (Strategy 6.3.5) Undertake a rewrite of Parking Standards in the Zoning Ordinance as well as the City's transportation policies and procedures to reflect the priorities of this plan and the recommendations of approved sector plans.	Community Development	Short Term
98. (Strategy 8.1.1) Implement effective environmental impact mitigation standards in the development review process. Ensure these standards comply with applicable federal, Commonwealth, and regional air, water, water runoff, wetlands protection and sediment/erosion control standards.	Community Development	Short Term
99. (Strategy 8.1.2) Promote sustainable development practices including but not limited to storm water management, tree protection, maintenance of non-disturbance zones in critical areas, conservation set-asides in development plans, low impact development methods.	Community Development	Ongoing
100. (Strategy 8.1.3) Support development plans that minimize effects on the environment, such as minimizing grading and promoting tree save areas.	Community Development	Ongoing
101. (Strategy 8.2.1) Develop a set of incentives to developers and re-developers to preserve or increase open space/green space and trails.	Community Development	Short Term
102. (Strategy 8.4.1) Consider implementing a "green building incentive program" which encourages developers of commercial, residential, and mixed use projects to design, construct, and operate environmentally responsible buildings.	Community Development	Medium Term
103. (Strategy 8.4.2) Consider requiring all site plan applications for development or redevelopment projects include a LEED scorecard and have a LEED Accredited Professional on the project team.	Community Development	Medium Term
104. (Strategy 8.5.1) Require developers to work with the City to update floodplain maps as new development and redevelopment occurs.	Community Development	Ongoing
105. (Strategy 8.5.3) Limit the extent of impervious surfaces by encouraging the use of semi-pervious or pervious surfaces in new development or redevelopment projects in order to minimize storm water runoff.	Community Development	Short Term
106. (Strategy 8.6.1) Encourage conservation easements and other programs that protect and sustain important tree and vegetation areas.	Community Development	Ongoing

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
107. (Strategy 8.6.2) Require development or redevelopment projects to include a tree survey and a tree save plan for the preservation of mature trees.	Community Development	Short Term
108. (Strategy 8.6.3) Provide incentives to developers that protect or replant trees above and beyond what the zoning standards require to enhance the community's urban tree canopy.	Community Development	Short Term
109. (Strategy 8.7.1) Apply special use permit conditions and rezoning proffers that limit lighting and noise impacts on adjacent properties and the City as a whole. Support development standards that further "dark skies" practices.	Community Development	Ongoing
110. (Strategy 9.3.4) Provide strong incentives that encourage developers to include dedicated lands and connected greenways in all new development projects.	Community Development	Ongoing
111. (Strategy 9.3.10) Review historic preservation policies at least every five years to ensure that goals for preservation and compatible new construction are being addressed.	Community Development	Medium Term
Plans and Studies		
112. (Strategy 3.2.1) Assess development or redevelopment impacts on the visual quality, markets, mobility and cohesiveness of the community, and additional factors that otherwise define its character.	Community Development	Medium Term
113. (Strategy 3.3.1) Complete scheduled sector studies of special districts.	Community Development	Ongoing
114. (Strategy 3.3.2) Systematically maximize the City's limited open space opportunities in an increasingly dense urban environment by protecting existing open spaces and identifying opportunities for the future.	Community Development	Ongoing
115. (Strategy 4.3.3) Study the effect and, if feasible, seek approval to transform the City's Capital Improvement Program to include a neighborhood focus which addresses priority neighborhood needs and impacts.	Community Development	Short Term

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
116. (Strategy 4.6.1) Within two years after the approval of this Comprehensive Plan, complete a review of <i>Virginia's Blueprint for Livable Communities</i> . Recommend as an amendment to this Plan, community design standards, zoning changes, land use patterns, infrastructure improvements, and community partnerships and programs that promote improved community livability and Age Wave preparedness in Manassas.	Community Development	Short Term
117. (Strategy 5.2.1) Conduct market research to assess regional demographic trends, compare these trends with the City's existing and planned housing stock, and identify opportunities to identify the strongest residential land uses to attract new residents.	Community Development	Short Term
118. (Strategy 6.2.7) Update the current Bikeway and Pedestrian Trial Master Plan to include the results of completed sector studies and develop a "complete streets" approach for providing bikeway, sidewalk network, and amenities. Focus priorities on creating links to schools and parks, as well as transit, employment and cultural centers.	Community Development	Medium Term
119. (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.	Community Development and Schools	Short Term
120. (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; identify a site and cost. Continue to work with Prince William County to ensure that City residents have access to library facilities.	Community Development	Short Term
121. (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.	Public Works	Short Term
122. (Strategy 9.1.9) Evaluate underdeveloped City-owned properties, flood plains, and easements for recreation potential that can be developed in accordance with citizen needs and level of service standards.	Community Development, Public Works and Engineering	Medium Term

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
123. (Strategy 9.1.10) Evaluate and incorporate trails and passive recreation into all stormwater management upgrades and stream restoration projects, encouraging the use of innovative and aesthetic solutions such as vegetated bioswales and constructed wetlands in City parks.	Public Works and Engineering	Ongoing
124. (Strategy 9.1.16) Support research into and preservation of the City's archaeological resources.	Community Development	Ongoing
125. (Strategy 9.1.17) Reevaluate the parks, recreation, and cultural needs assessment on a ten-year basis.	Community Development	Long Term
126. (Strategy 9.3.1) Ensure that public and private development does not reduce the areas already designated for parks, recreation, trails, and cultural resources within the City.	Community Development	Ongoing
127. (Strategy 9.3.2) Ensure that planning for all new development and redevelopment provides for trails, open space, parks, and recreational land that meet or exceed adopted level of service standards.	Community Development	Ongoing
128. (Strategy 9.3.3) Ensure that adequate public park space and recreation facilities are available within a 15-minute walking radius of all residential development.	Community Development	Ongoing
129. (Strategy 9.3.6) Ensure that new development integrates public art and civic spaces that enhance the visual environment and commemorate the City's rich history.	Community Development	Ongoing
130. (Strategy 9.3.7) Ensure that new development within historic districts is sensitive to the character and context of these areas	Community Development	Ongoing
131. (Strategy 9.3.8) Continue to work with, support, and provide incentives for private sector investment in the preservation and restoration of landmark and historic structures.	Community Development	Ongoing

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
Inter-Jurisdictional and Organizational Cooperation		
132. (Strategy 3.2.2) Continue to work with the Architectural Review Board, homeowners associations, and other citizen groups to develop mechanisms for retaining positive neighborhood characteristics while promoting improvements.	Community Development	Ongoing
133. (Strategy 4.1.1) Identify and formally recognize neighborhood boundaries, identities, and organizations in the City. Encourage the creation of neighborhood organizations in communities where such organizations do not exist.	Community Development	Ongoing
134. (Strategy 4.1.4) Maintain established City parks, and create a volunteer base to coordinate open space maintenance with City staff and neighborhood organizations.	Community Development and Public Works	Ongoing
135. (Strategy 4.1.5) Develop policies and programs that reinforce the link between City schools and local neighborhoods, and establish schools as centers for community activity (such as health fairs or recreation/wellness activities). Encourage members of the community to actively participate in their schools and volunteer time for maintenance, mentoring, and other support.	Community Development and Schools	Ongoing
136. (Strategy 4.1.6) Continue meetings in alternating neighborhoods as a means to engage citizens and encourage face-to-face customer service. Broaden the publicity of these meetings.	Community Development	Ongoing
137. (Strategy 4.2.3) Build positive relationships with community partners to foster understanding between diverse neighbors, find common ground on issues facing neighborhoods, and develop and implement neighborhood plans to solve these issues.	Community Development	Ongoing
138. (Strategy 4.4.4) In partnership with neighborhood organizations, protect existing housing stock by organizing and coordinating volunteer construction/maintenance projects.	Community Development	Short Term

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
139. (Strategy 5.4.1) Promote the City's downtown core and the Manassas Museum System as a tourism, cultural and entertainment destination to attract visitors, residents and new businesses. Continue to implement and follow the Virginia Main Street approach to guide initiatives for supporting the revitalization, expansion and preservation of downtown Manassas.	Economic Development and Community Development	Ongoing
140. (Strategy 5.4.2) Promote Manassas as a regional health care center, focused on the continued growth of Novant Health Prince William Medical Center and associated medical and care provider businesses for long term economic growth in meeting the needs of an aging population.	Economic Development	Ongoing
141. (Strategy 5.4.3) Strengthen regional and commercial partnerships with Prince William County and George Mason University that promote and capitalize on the City's economic strengths and opportunities.	Community Development	Ongoing
142. (Strategy 5.4.4) Leverage the City's unique assets as a regional road, rail, and air transportation center with access to Northern Virginia markets to attract new businesses.	Economic Development	Ongoing
143. (Strategy 5.6.2) Develop programs and partnerships with major local employers/universities to improve the transition from school to work and provide a skilled local work force.	Community Development and Schools	Short Term
144. (Strategy 6.1.1) Promote coordination with regional transportation planning partners to ensure orderly development and access to various transportation funding sources.	Community Development	Ongoing
145. (Strategy 6.1.2) Advocate and support regional transportation improvements, such as the Tri-County Parkway that promote the efficient flow of through traffic.	Community Development	Ongoing
146. (Strategy 6.1.3) Improve access to regional and local transit services for all residents by supporting the expansion of VRE and OmniRide as cost-effective alternatives to driving and to accommodate the City's growing transportation needs.	Community Development	Ongoing

IMPLEMENTATION STRATEGY	ENTITY RESPONSIBLE	TIMELINE FOR ACTION
147. (Strategy 6.1.4) Promote Manassas Airport as a vital component of the region's transportation system and the City's economy. Work with neighboring jurisdictions to improve access to the airport's facilities. Continue to improve facilities to enhance safety, comply with FAA design standards, and accommodate greater numbers of aircraft and payloads under a wider range of conditions.	Economic Development and Airport	Ongoing
148. (Strategy 7.4.2) Promote fire safety and service through increased awareness, safety inspections, and volunteerism.	Fire & Rescue	Ongoing
149. (Strategy 7.5.2) Coordinate the City's emergency plans with adjacent and regional authorities.	Fire & Rescue	Ongoing
150. (Strategy 8.3.2) Continue membership in the Metropolitan Washington Council of Governments which monitors and promotes air quality policies.	City Council	Ongoing
151. (Strategy 8.7.2) Continue to work with the Manassas Airport and railroad authorities to minimize noise from air and rail traffic.	Airport, Public Works and Engineering	Ongoing
152. (Strategy 9.1.6) Promote partnerships with local agencies and volunteer citizen organizations to provide new and unique cultural events and venues that promote the City, draw tourists and visitors, and promote a sense of community among our residents.	Community Development	Ongoing
153. (Strategy 9.1.8) Formalize agreements with the City School Board ensuring public access to facilities for compatible recreation activities, maximizing their use and cost efficiency and supporting level of service goals.	Community Development	Short Term
154. (Strategy 9.2.3) Promote the citizen "ownership" of parks by engaging public-private partnerships and community volunteers in maintenance and litter cleanup activities and programs, such as "Adopt-A-Park".	Community Development	Ongoing
155. (Strategy 9.3.5) Ensure that every new school provides recreation facilities that are available to the public outside of normal school hours.	Community Development and Schools	Ongoing

10.4 Priorities for Implementation

As work on this Plan has gone forward, key issues have emerged as priorities for action. All actions listed in Section 10.3 are important and would bring value to Manassas; however, not all can be addressed at once. As noted above, priorities should be established on an annual basis. It is recommended that a Plan Implementation Report be prepared on an annual basis to help guide City Council decisions on priorities for action in the upcoming year. Such consideration of priorities will help ensure that the full range of Plan issues are being considered and balanced.

10.5 Monitoring Implementation & Revisions

It is important to develop ways of monitoring progress in achieving the many initiatives that this Plan calls for, measuring its success in reaching Plan goals, and keeping the document current as new information becomes available and circumstances change. For this reason, the Comprehensive Plan should be thought of as a “living document,” that serves as the foundation for continual planning within the City.

Virginia law (15.2-2230, Code of Virginia) recognizes the need to keep the Comprehensive Plan current and relevant, generally requiring that it be reviewed by the Planning Commission at least once every five years “to determine whether it is advisable to amend the plan.” In light of this requirement, and the priority-setting recommendations discussed above, the City of Manassas will conduct an annual program of plan monitoring.

The annual evaluation of the Comprehensive Plan should include the following components:

- An annual report from the Planning Commission to the City Council that outlines all actions taken to implement the goals, policies, and initiatives outlined in the Plan, and any recommended adjustments to the Plan.
- An annual report from the City Council to Manassas citizens, transmitting the status report on Comprehensive Plan implementation and commenting on initiatives for the next year.
- Annual review of the Plan shall be coordinated with the development of the update to the Capital Improvement Plan (CIP) for the City to ensure that priority capital improvement projects identified in the Plan are included in the City’s CIP.

In addition, the City Council may initiate a complete or targeted revision of the Plan at any time should circumstances deem that appropriate. Citizens seeking amendment to the Comprehensive Plan prior to a regularly scheduled update may make that request to the City Council for consideration.