

# CARLOS M. MONTENEGRO, Esq.

Attorney and Counselor at Law

2821 Center Ridge Road

Oakton, Virginia 22124

Phone: (703) 819-0707

Email: carlos@montenegrolawfirm.com

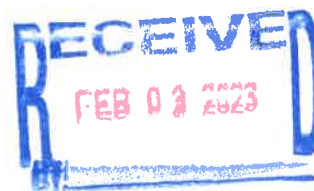
Member, Va. Bar

Member, District of Columbia Bar

Fax: (703) 620-3345

February 3, 2023

Ms. Michelle Barry  
Planning and Zoning Administrator  
Department of Community Development, City of Manassas Park  
9701 Manassas Drive, Manassas Park, VA 20111



## VIA HAND DELIVERY

RE: Rezoning, RZ#22-03, Artena Park – Third Submission

Dear Michie


Please accept the following responses and comments (in Red) to your comments of 12/30/2022.

1. Parking Study: You indicated that a parking study was attached as Exhibit 2 in your last submission. That exhibit was related to the live/work units and not the rezoning application. Please provide parking analysis as required by Sec. 31-17.A(o)(7)b. Also provide a justification for the proposed parking lot instead of a garage. **I have attached a copy of a parking study prepared by Gorove Slade that analyzes the parking needs of our existing multi-family residential building know as Manassas Park Apartments. We have previously requested a reduction in the parking requirement for Artena Park and feel justified in a reduction of that requirement to 1.3 parking spaces/du. Regarding your question about justifying why we may elect to build surface parking rather than a garage, we are not aware of any requirement to build a parking garage.**
2. Broad Alley and Manassas Drive Improvements: The intersection improvements you show on the attached plan is what City staff desires. Due to these improvements, the existing Manassas Drive crosswalk immediately south of Broad Alley (to be renamed to Liberty Street) needs to be relocated to the north, as shown in the complete streets document. Staff has the expectation that these improvements, the crosswalk and the intersection modifications, will be designed as part of the site plan. Construction of these improvements should be the responsibility of the applicant; however, staff is amendable to receiving funds for the construction costs, based on an engineering estimate. Staff also believes a pro-rata share for the cost of the HAWK signal at the relocated crosswalk is appropriate. **The Applicant will proffer the redesign and construction of the Liberty Street intersection with Manassas Drive as well as the construction of the improvements shown on the attached Exhibit.**

3. Streetscape Improvements: Frontage improvements need to be consistent with the existing City Center streetscape design. The existing streetscape pattern needs to continue, having a grass strip between the curb and sidewalk, street trees, City Center streetlights and on street parallel parking. Staff understands that the southern frontage improvements will have to be tapered due to the railroad crossing. Therefore, it is critical the proposed streetscape improvements be shown on the GDP. **These improvements are shown on the revised GDP and will be provided by the Applicant as a part of its Phase 1 improvements.**
4. Overhead utilities and NOVEC Lights: In the MU-D district, utilities need to be placed underground. The overhead electric lines and the NOVEC cobra head streetlights need to be removed and undergrounded as needed. **Subject to the Applicant obtaining the appropriate permits and licenses from NOVEC, the Applicant will provide these improvements as part of its Phase 1 improvements.**
5. Interior Circulation: Both vehicular and pedestrian circulation is critical to a successful development, especially in the City Center Redevelopment District. The GDP needs to show all pedestrian and vehicular travelways. **The revised GDP satisfies these requirements.**

Please also find attached the revised GDP that addresses all prior comments. We will deliver the revised Proffer Statement over the weekend.

Best regards,



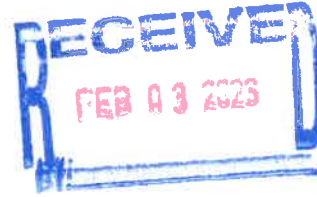
Carlos M. Montenegro

cc: Laszlo Palko, w/attachment  
Ahmet Aksoylu

## TECHNICAL MEMORANDUM

To: Ahmet Aksoylu  
From: Mary Lee, PE, PTOE  
Kevin Sitzman, PE  
Date: January 31, 2023  
Subject: Artena – Parking Assessment

Aksoylu Properties



### Introduction

This memorandum presents the results of a parking inventory and occupancy count as justification for an appropriate parking ratio for future proposed multifamily residential developments located in Manassas Park, Virginia. This memorandum includes the following elements:

- A review of the observed site's parking ratio and the City ratio.
- A summary of the observed site's location, including proximity to the VRE station in the area.
- An overview of the parking demands of current residents and how they should influence the parking supply within future developments.

### *City Parking Requirements*

According to the July 25, 2022 City of Manassas Park Zoning Ordinance Article VI, the required off-street parking for a multifamily building is 1.75 spaces per dwelling unit. Relevant excerpts from the Zoning Ordinance are included in Appendix A.

### *Observed Site Results*

In order to provide justification for an appropriate parking ratio for future multifamily developments in Manassas Park, parking ratio data and parking occupancy (demand) data were considered for an existing multifamily residential use proximate to the VRE Station along Manassas Drive in Manassas Park. The Artena Manassas, located at 100 Lara Drive, is an apartment community in close proximity (approximately a 0.5 miles) to the Manassas Park VRE Station in the City. Artena Manassas opened around 2007. Figure 1 depicts the location of the building and off-street parking lots of the observed Artena Manassas.



**Figure 1: Observed Site Location and Study Area**

The residential community provides surface lot parking around the building. The observed portion of the community has a total of 102 multifamily dwelling units and provides a total of 233 parking spaces. Therefore, the provided parking ratio (parking spaces divided by unit count) is 2.3. Of note, if this comparable site were parked to City requirements, strictly based on dwelling units, a total of 179 spaces would be required.

Parking occupancy (demand) counts were collected at Artena Manassas on Thursday, January 12, 2023, and Saturday, January 14, 2023, with a total of five sweeps of all parking occurring on each day, on the hour from 7:00 PM to 11:00 PM, inclusive. These hours coincide with peak parking for residents and guests per Urban Land Institute (ULI) data. The parking data and occupancy results based on apartment units are summarized in Table 1 and in Table 2. The raw data is included in Appendix B.

**Table 1: Artena Park – Parking Provision and Applicable City Rates and Requirements**

| Artena Manassas Parking Data |                        |                            |                      |                             |
|------------------------------|------------------------|----------------------------|----------------------|-----------------------------|
| Unit Count                   | Total Parking Provided | Provided Rate (Space/Unit) | Applicable City Rate | Applicable City Requirement |
| 102                          | 233 spaces             | 2.3                        | 1.75                 | 179 spaces                  |

**Table 2: Artena Park– Parking Demand Results**

| Artena Manassas Parking Data |  |  |   |   |
|------------------------------|--|--|---|---|
| Unit Count                   | Peak Occupied Spaces on Weekday Demand | Peak Demand Rate on Weekday (Space/Unit) | Peak Occupied Spaces on Saturday Demand | Peak Demand Rate on Saturday (Space/Unit) |
|                              | 11:00 PM                               | 11:00 PM                                 | 11:00 PM                                | 11:00 PM                                  |
| 102                          | 136 spaces                             | 1.3                                      | 115 spaces                              | 1.1                                       |

As depicted in the tables, Artena Manassas had an overall peak parking demand rate (parking ratio) of 1.3 spaces per unit or lower during the observed time periods. Therefore, a parking ratio of 1.3 for future comparable developments in Manassas Park would be anticipated to be adequate for the proposed development's residents.

Right-size parking is critical to development projects, both during the construction phase and operations. Providing too much parking will provide an over-reliance on single occupancy vehicles and incurs unnecessary construction costs. Providing parking at no greater than the weekly demand ratio would encourage residents to seek alternatives for commuting and other trips, which would be reasonable, given proximity to the VRE Station.

## Conclusions

This memorandum presents the findings of a parking assessment and justification related to future multifamily residential uses within the City of Manassas Park, Virginia. This memorandum supports the following conclusions:

- Per the City's requirements for Multifamily buildings, a parking ration of 1.75 spaces per dwelling unit would be required.
- The parking ratio observed at Artena Manassas was approximately 1.3 spaces per dwelling unit. This would be an appropriate ratio to use at comparable sites within the City.

## **TECHNICAL APPENDIX**

- A. City of Manassas Park Parking Requirements
- B. Observed Site Parking Data – Artena Manassas

## A. City of Manassas Park Parking Requirements

## ARTICLE VI. PARKING AND LOADING REQUIREMENTS

### Sec. 130-201. Purpose.

The purpose of this article is to ensure efficient traffic flow and to reduce hazards to public safety by establishing standards for off-street parking, bicycle parking, and off-street loading areas.

### Sec. 130-202. Applicability.

- (a) *General.* Except where expressly provided for otherwise, off-street parking shall be provided in all zoning districts in accordance with the requirements of this article.
- (b) *Adjustments to off-street parking requirements.* Some zoning districts, development and use standards, or overlay districts may contain specific off-street parking requirements that differ from those found in this article. If those requirements conflict, the requirements of the specific zoning district, development and use standards, or overlay district shall control.

### Sec. 130-203. General requirements.

- (a) *Off-street parking tabulation.* In the event compliance with the requirements of this article requires a new or revised parking tabulation, no change of use or occupancy shall be approved until the required off-street parking spaces are constructed after either:
  - (1) A site plan showing required off-street parking is submitted and approved; or
  - (2) A revised parking tabulation is submitted and approved in accordance with the requirements for zoning certification.
- (b) *Multiple uses on same lot.* When calculating the number of off-street parking spaces required on a lot with more than one land use, the total number of required spaces shall be the sum of the number of parking spaces required for each use evaluated individually, including any adjustments made under the alternative requirements of §130-204 and the DCSM.
- (c) *Private garages.* For residential uses, the total number of off-street parking spaces provided inside a private garage shall be calculated based on the intended design of the garage.
- (d) *Fractional spaces.* When calculating the number of off-street parking or loading spaces required by this article results in a fractional number, any fraction shall be rounded up to the nearest whole number.

### Sec. 130-204. Off-street parking space requirements.

- (a) *Minimum off-street parking.* Unless otherwise provided in the DCSM or this section, every use shall include the number of off-street parking spaces indicated under the land use classifications, special districts (character areas as shown in the adopted Comprehensive Plan), and formula set forth in §130-204, Table 1. If a particular use is not specified on the table, the Zoning Administrator shall determine the minimum number of off-street parking spaces by reference to the land use listed in the table that has the most similar off-street parking generation based on the most recent edition of the Institute of Transportation Engineers Parking Generation Manual or similar parking generation data.



- (b) *B-3 zoning district.* Unless otherwise required by this chapter, no off-street parking shall be required for any land use zoned B-3.
- (c) *Maximum off-street parking.* In order to minimize the adverse impacts caused by impervious surfaces, including increased storm water run-off, urban heat island effects, and nonpoint source pollution, excess off-street parking shall be limited as follows:
- (1) *Commercial Uses.* For commercial uses as indicated in §130-204, Table 1 the total number of off-street parking spaces shall not exceed 125 percent of the minimum off-street parking requirement.
  - (2) *Exemptions.* A use shall be exempt from the limitation set forth above to the extent that any spaces in excess of 125 percent of the minimum number required under the following circumstances:
    - a. The spaces are located within a building or multi-level parking structure;
    - b. The spaces are used for electric vehicle charging spaces; or
    - c. Approval of a special use permit to increase the number of off-street spaces.
  - (3) *Handicap accessible parking.* Every land use shall include the number of handicap accessible off-street parking spaces set forth in the DCSM. The location and design of such spaces shall conform to the requirements of the Virginia Uniform Statewide Building Code and the DCSM.
- (d) *Reductions for alternative parking proposals; approval process.* In order to create infill development and redevelopment, property owners and developers may use shared, off-site, and other parking alternatives as set forth in the DCSM or listed below to satisfy specific parking needs. Alternative parking proposals require City approval in accordance with this section.
- (1) *Alternative Off-Site Parking (Within 650 feet).* Where sufficient off-site alternative parking is located no more than 650 feet from the land use, the alternative parking shall satisfy the required off-street parking requirements of this article if the parking plan is approved by the City. The review process shall include the location and condition of the off-site parking area and evidence of a legal right to use the off-site parking area. If approved, off-site parking facilities shall be described and be made binding upon both the owner of land where parking is located and the applicant or tenants seeking off-site parking. The agreement shall be set forth within a document suitable for recording among the City's land records. Recordation of the agreement shall take place prior to issuance of any certificate of use or occupancy for any use served by the off-site parking area. If an alternative parking agreement is revoked or modified, the permitted use must cease unless replacement off-street parking, meeting all requirements of this article, has been provided.
  - (2) *Alternative Off-Site Parking (More than 650 feet).* Whenever alternative parking is proposed to be located at an off-site parking area more than 650 feet from the land use, the alternative parking shall satisfy the required off-street parking requirements of this chapter only with approval of a special use permit.

- (3) *Measurement of distances.* The 650-foot distance provided in this section shall be measured from the nearest edge of the off-site parking area to the main entrance of the land use, in a straight line ignoring obstacles.
- (4) *Multi-modal facilities.* The required number of off-street parking spaces determined under §130-204 may be further reduced, with approval of a rezoning or special use permit in accordance with the requirements of this chapter, where alternative modes of transportation, including transit, bicycles, and/or multi-use paths will be constructed that reduce the off-street parking space demand for the use of land, as compared to the parking generation based on the most recent edition of the Institute of Transportation Engineers Parking Generation Manual or similar parking generation data.

**§130-204, TABLE 1: MINIMUM OFF-STREET PARKING REQUIREMENTS**

| LAND USES   | REQUIRED OFF-STREET PARKING | SPECIAL DISTRICTS                            |   | EXCEPTIONS/<br>COMMENTS/<br>ADDITIONAL<br>REQUIREMENTS |
|---|-----------------------------|--|---|--|
|   |                             | DOWNTOWN*<br>*For B-3 Zoning See §130-204(b) | GODWIN TECHNOLOGY,<br>MATHIS, SUDLEY<br>MEDICAL |  |
| <b>RESIDENTIAL USES</b>                                 |                             |  |   | No maximum parking required                            |
| DU = Dwelling Unit<br>SF = Building's Gross Square Feet |                             |  |   |  |
| Duplex or Single-Family Attached                        | 2.5 per DU                  | 2.5 per DU                                   | 2.5 per DU                                      |  |
| Multi-Family  | 1.75 per DU                 | 1.5 per DU                                   | 1.6 per DU                                      |  |
| Single-Family Detached                                  | 2 per DU                    | 2 per DU                                     | 2 per DU  |  |
| Group Home  | 1 per 2 residents           | 1 per 2 residents                            | 1 per 2 residents                               |  |
| <b>ASSEMBLY AND INSTITUTIONAL USES</b>                  |                             |  |   | No maximum parking required                            |
| Adult Uses<br>(Cabaret/Motion Picture Theater)          | 1 per 4 seats               | 1 per 6 seats                                | 1 per 4 seats                                   |  |
| Assembly, Place of (less than 50 persons)               | 1 per 50 SF assembly area   | 1 per 65 SF assembly area                    | 1 per 60 SF assembly area                       |  |
| Assembly, Place of (50 or more persons)                 | 1 per 4 seats               | 1 per 6 seats                                | 1 per 4 seats                                   | Zoning Administrator, if fixed seating is not provided |

## B. Observed Site Parking Data – Artena Manassas



Project: 160638 - Manassas Park, VA

Date: 1/12/2023

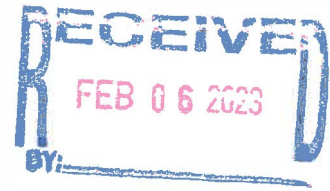


| TIME OF COUNT | Zone A |          | Zone B |          | Zone C |          | Zone D |          | Zone E |          | Zone F |          | Total |
|---------------|--------|----------|--------|----------|--------|----------|--------|----------|--------|----------|--------|----------|-------|
|               | ADA    | Standard | ADA    | Standard | ADA    | Standard | ADA    | Standard | ADA    | Standard | ADA    | Standard |       |
| Inventory     | 0      | 111      | 2      | 5        | 2      | 38       | 2      | 28       | 1      | 37       | 0      | 7        | 226   |
| 7:00 PM       | 0      | 28       | 0      | 2        | 1      | 24       | 2      | 22       | 0      | 15       | 0      | 5        | 96    |
| 8:00 PM       | 0      | 24       | 0      | 2        | 1      | 25       | 2      | 24       | 0      | 16       | 0      | 5        | 96    |
| 9:00 PM       | 0      | 27       | 0      | 3        | 1      | 27       | 1      | 28       | 0      | 22       | 0      | 5        | 112   |
| 10:00 PM      | 0      | 38       | 0      | 3        | 1      | 29       | 1      | 28       | 0      | 25       | 0      | 5        | 128   |
| 11:00 PM      | 0      | 42       | 0      | 3        | 1      | 33       | 2      | 28       | 0      | 23       | 0      | 4        | 133   |

Project: 160638 - Manassas Park, VA  
 Date: 1/14/2023



| TIME OF COUNT | Zone A   | Zone B | Zone C | Zone D | Zone E | Zone F | Total |
|---------------|----------|--------|--------|--------|--------|--------|-------|
| Inventory     | ADA      | 2      | 2      | 2      | 1      | 0      | 7     |
|               | Standard | 111    | 38     | 28     | 37     | 7      | 226   |
| 7:00 PM       | ADA      | 0      | 1      | 2      | 1      | 0      | 4     |
|               | Standard | 24     | 2      | 17     | 19     | 5      | 92    |
| 8:00 PM       | ADA      | 0      | 1      | 2      | 1      | 0      | 4     |
|               | Standard | 24     | 2      | 20     | 19     | 5      | 97    |
| 9:00 PM       | ADA      | 0      | 0      | 0      | 0      | 0      | 0     |
|               | Standard | 24     | 2      | 25     | 15     | 5      | 98    |
| 10:00 PM      | ADA      | 0      | 0      | 1      | 0      | 0      | 3     |
|               | Standard | 27     | 3      | 27     | 20     | 5      | 109   |
| 11:00 PM      | ADA      | 0      | 0      | 2      | 0      | 0      | 4     |
|               | Standard | 29     | 3      | 27     | 19     | 5      | 111   |



**PROFFER STATEMENT  
Artena Park Rezoning  
RZ#22-03**

November 21, 2022

Pursuant to §15.2-2303(A), Code of Va. 1950 as amended, the undersigned (the "Applicant") hereby proffers that the development and use of the land described as the City of Manassas Park Tax Assessment Maps as 24-A-C, 29-1-1, 29-1-4, 29-1-5, and 29-1-6 (hereinafter "Property") containing approximately 7.41 acres of land, shall be in substantial conformance with the following proffered development conditions and the referenced plans and exhibits. In the event the above-referenced rezoning is approved, these proffers shall supersede all other proffers made prior hereto. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be deemed withdrawn and shall be null and void, and the currently applicable proffers or zoning associated with the Property shall remain in full force and effect.

The term "Applicant" as referenced herein shall include within its meaning all successors and assigns of the Owner.

**1. DEVELOPMENT AND USE**

1.1 Development on the Property shall be in accordance with the provisions of the Zoning Ordinance of the City of Manassas Park ("Zoning Ordinance") where not expressly defined or modified by these proffers ("Proffers") and the General Development Plan ("GDP"), and shall be developed in substantial conformance with the design features described in these Proffers and in the areas depicted on the GDP. The total maximum number of multi-family residential units shall be 400. ~~The~~ maximum gross floor area of all uses, exclusive of parking structures, shall be limited to 550,000 gsf ~~(the "Total Building Area")~~, with the proposed commercial uses to be located in Land Bay B and not exceed 100,000 gross square feet,

Commercial development (other than Live/Work, as may otherwise be approved) will be located on Land Bay B along the northeasterly portion of the Property and is proposed to provide a variety of commercial uses that are presently, or are from time to time, permitted in the B-2 districts.

Approval of this Application shall not prohibit the Applicant from requesting, and the City approving, minor design modifications ("Minor Design Modifications") that do not materially alter the GDP or these proffers. Minor Design Modifications may be made due to final engineering and architectural site plan review considerations at the time of final site plan submission. Minor Design Modifications shall include, but are not limited to, modifications and/or waivers of buffer requirements, relocation of parking facilities and landscaping islands, and the physical dimensions of proposed buildings and associated improvements. Such lands may then be utilized for all permitted purposes of the site and building design, subject to site plan approval and conformance with Zoning Ordinance and Design and Construction Standards Manual regulations (unless waived or modified).

|   |
|---|
| <del>Deleted:</del> with a  |
| <del>Deleted:</del> being   |
| <del>Deleted:</del> and be located within the area labeled Land Bay A and |
| <del>Deleted:</del> proposed  |
| <del>Deleted:</del> , will  |
| <del>Deleted:</del> (the "Total Building Area")                           |



**PROFFER STATEMENT**  
**Artena Park Rezoning**  
**RZ#22-03**

1.2 All permitted uses in the B-2 General business district, except automobile and truck tire sales and service, boat and boat trailer sales and storage, greenhouses and funeral homes will be permitted. Development within this district may contain a mix of multi-family residential, office, and commercial land uses with the residential component of any development not comprising more than ninety (90) percent of the development's total floor area upon completion. Notwithstanding the foregoing limitation, so long as the Applicant has obtained an approved site plan for the entire Project, the Applicant may phase the development of the Project, in its sole discretion, such that phases may be exclusively residential.

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1.3 The Property as a whole is being developed in accordance with the regulations set forth in the MU-D zoning district of the Zoning Ordinance and may provide parking, buffers, landscaping, lot coverage, open space, FAR, storm water management, best practices facilities, and site access as a whole instead of being applicable to future lots individually. Initial waiver requests are under separate cover. Nothing set forth herein shall preclude the Applicant from requesting and obtaining approval of waivers or modifications of applicable regulations:

- A. There shall be no minimum lot size.
- B. Lot width and setbacks shall be in accordance with the MU-D regulations set forth in the Zoning Ordinance.
- C. The maximum lot coverage shall be 90 percent.
- D. The minimum height for all structures shall be 40 feet.
- E. Reduction in required parking for residential uses to 1.3 parking spaces/du/

**2. COMMUNITY DESIGN**

2.1 The buildings shall be faced on all sides with durable, attractive, high quality materials consistent with the materials depicted in the Illustrative Materials attached hereto (Exhibit A). Except as provided below, buildings shall be designed so that all commercial building elevations will contain harmonious architectural features and materials. Noncommercial buildings will contain architectural features that will reflect the transitional nature of the proposed use. Appropriate architectural treatments and design features such as entrances, pilasters, columns, steps, fenestrations, offsets, setbacks, step backs, and cantilevers, will be introduced into the design standards to reduce the visual impression of flat expanses

2.2 The architectural styles and materials of the buildings constructed on the Property shall be in consonance with the elevations depicted in the Illustrative Materials exhibit (Exhibit A hereto). Building features such as, but not limited to, the number, location and dimensions of the building entrances and windows, are shown for illustrative purposes and may vary to accommodate the mix of tenants.

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2.3 All freestanding parking lot lights shall have a maximum height of twenty-five (25) feet above finished grade and shall have non-glare flat lens prism lighting angled approximately parallel to the ground surface with full cut-off fixtures that direct light downward

**PROFFER STATEMENT**  
**Artena Park Rezoning**  
**RZ#22-03**

and inward to the site. In addition, all building mounted lighting, if any, shall be directed or shielded in such a manner to prevent glare from projecting onto adjacent properties or public right-of-way. Low-pressure sodium-vapor lamps are prohibited and a note indicating this prohibition shall be placed on the final site plan.

2.4 All signage associated with the site shall be constructed in accordance with all applicable Zoning Ordinance regulations except to the extent modifications therefore are approved. All signage associated with the site shall be coordinated with the required landscaping in consultation with the County at site plan stage. Prior to sign permit approval for any monument sign located on the Property, the Applicant shall provide supplemental information to demonstrate that any monument sign is compatible with the building materials and material colors used on the Property. All signage shall be subject to the approval of sign permits.

2.5 Parking and signage for handicapped customers shall be provided by the Applicant in accordance with applicable regulations.

2.6 Banners, pennants, streamers, balloons, figures, and other attention getting devices not otherwise permitted by the Zoning Ordinance are strictly prohibited. However, temporary signs associated with temporary activity permits on or upon the Property shall be allowed, subject to sign permit issuance as applicable.

2.7 Mechanical equipment shall be screened from adjacent residential properties and public rights-of-way. The material used to provide the screen shall be a color that is compatible with the overall design of the buildings.

2.8 The final landscape design shall be determined at time of site plan submission and be in substantial conformance with the GDP and these proffers and shall include indigenous species appropriate to the location and climate of the area for the landscape strip and buffers in disturbed areas. Peripheral parking lot landscaping will be provided to visually buffer the ground level view of the adjacent property northeast of the Property.

2.9 The Project will include bicycle parking and storage areas in excess of the minimum governmental requirements.

**3. FIRE AND RESCUE**

3.1 The Applicant shall enforce onsite parking restrictions so that all marked fire and emergency access lanes on the Property are to be kept unobstructed in accordance with the appropriate County ordinances.

3.2 Fire lanes will be designated at the time of site plan submission. Compliance will be demonstrated on the first site plan for each area as each is developed.

**PROFFER STATEMENT**  
**Artena Park Rezoning**  
**RZ#22-03**

**5. PARKS, OPEN SPACE, AND TRAILS**

5.1 The Applicant shall construct sidewalks and pedestrian trails in the locations shown on the GDP in conformance with applicable governmental design standards.

~~5.2 Subject to timely governmental and utility approvals, the Applicant shall reconstruct the intersection of Brad Alley (future Liberty Street) with Manassas Drive in accordance with the design attached hereto as Exhibit B during the first Phase of its development.~~

~~5.3 Subject to timely governmental and utility approvals, the Applicant shall reconstruct the Applicant shall construct the streetscape shown on the GDP, including placing street lights and utilities underground, along its property boundary with Manassas Drive during the first Phase of its development.~~

**6. TRANSPORTATION**

6.1 The Applicant shall provide and construct the access points serving the Property to the public road as generally depicted on the GDP. All public road entrances and associated road improvements proffered or shown on the GDP may be adjusted as necessary to meet the road standards and plan approval requirements of the appropriate governmental entity having jurisdiction over the public road entrances and associated road improvements. Entrances may be modified in accordance with any approved waivers or modifications as approved by the City of Manassas Park. In this regard, ~~the Applicant shall reconstruct the intersection of Brad Alley (future Liberty Street) with Manassas Drive in accordance with the design attached hereto as Exhibit B during the first Phase of its development as proffered hereinabove.~~ Said public road entrances and shared access easements shall be provided on the first site plan for the Property.

**Deleted:** the Applicant will cooperate with the City in accommodating the future configuration of the intersection of Broad Alley with Manassas Drive.

6.2 Subject to final engineering and design considerations, the Applicant shall provide an inter-parcel vehicular travel aisle connection to the adjoining property to the northwest (labelled "non-exclusive travel way" on the GDP).

6.3 Reconstruction of Broad Alley as a two-way private drive/street, within a 26 foot wide non-exclusive easement, will be in accordance with applicable governmental regulations.

By: \_\_\_\_\_  
Ahmet Aksoylu, Manager  
ARTENA, LLC  
9705 Liberia Avenue, Suite 299  
Manassas, VA 20110



**CITY OF MANASSAS PARK**  
*Community Development Department*  
9701 Manassas Drive • Manassas Park, Virginia 20111  
(703) 335-8815  
[www.manassasparkva.gov](http://www.manassasparkva.gov)

*City Manager:*  
*Laszlo Palko*

*Director:*  
*Calvin O'Dell*

February 6, 2023

Prince William County  
Planning Office  
5 County Complex Court  
Prince William, VA 22192-9201

RE: Rezoning, RZ#22-03, Artena Park – Third Submission

To whom it may concern:

Enclosed please find materials for a rezoning submitted to Manassas Park. Although this is the third submission, this is the most complete set of materials to date. Please review and provide any comments you may have no later than **Tuesday, February 21, 2023**.

Sincerely,

A handwritten signature in black ink that reads "M Barry".

Michelle Barry  
Planning and Zoning Administrator  
City of Manassas Park  
703-335-8820  
[m.barry@manassasparkva.gov](mailto:m.barry@manassasparkva.gov)

Enclosure

**RECEIVED**  
2023 FEB 13 A 8:54  
PLANNING OFFICE  
PRINCE WILLIAM COUNTY