



BUSINESS BEAT

Economic Development News



October 13, 2016

Featured Business: **Manassas Junction B&B**



9311 Prescott

After 7 years in business, and having to turn away hundreds of tourists due to space limitations, the Manassas Junction B&B is expanding. Owners Mark and Ann Hempen plan to rehabilitate an existing outbuilding on the property into a 450 square foot cottage suite for the Bed and Breakfast. The addition will provide a third "room" for guests; currently 2 rooms are available for rent in the 2,700 square foot main house. As long time residents of the City, the Hempen's hope the addition will encourage additional tourists "to enjoy and be enriched by the history, culture and

Did you know...

The City is offering business and property owners a matching grant to make facade and landscaping improvements. This is a pilot project and funding is limited, don't wait to apply.

For additional information, visit:
www.manassasva.gov/incentives

In The News

[Shining Sol Candle Company Opens In Manassas](#)

[Calico Jacks, Totally Vintage Designs Changing Spaces In Manassas](#)

[Aroma Wine Tasting Opens](#)

friendliness of Manassas."

Located in Historic Old Town Manassas, the Queen Anne, Eastlake style Victorian home was originally built in 1902. Completely restored, and furnished with period antiques, this cozy bed and breakfast is the perfect spot to enjoy a relaxing get-a-way weekend or to accommodate out of town guests.

The owners were able to take advantage of the City's Arts and Tourism incentive program to help offset the costs of the expansion.

For additional information on the Arts and Tourism incentive program, visit:
www.manassasva.gov/incentives

For additional information on Manassas Junction B&B, visit:
www.manassasjunction.com

Featured Partner **Office of Community** **Development**



Liz Via-Gossman,
Director

The mission of the the City's Department of Community Development is to maintain a high

[In Downtown Manassas](#)

[Rock Guitarist for Brett Michaels to Open Candle Shop](#)

[Manassas makes getting a food truck permit easier](#)

[Navy Veterans Roof in Severe Disrepair](#)

Calendar of Events

10/12 Million Cups, 9a
Hylton Center for
Performing Arts

10/18 [Congressional Panel Luncheon](#),
11:30a Hilton Garden
Inn-Woodbridge

10/27 [PWC Market Place](#), 4:00p-7:00p,
Freedom Aquatics and
Fitness Center

11/3 MCPS- State of
the Schools, 8:00a -
10:00a, Candy Factory



Grab the family and your dog and join Historic Manassas, Inc. & the Old Town Business Association for a wickedly good time in

quality of life for Manassas residents and businesses through sound land use planning, code enforcement, neighborhood services and education.

Historic Downtown
Manassas.

The Department works closely with Economic Development to implement policies, and offer tools, to better support the local business community. Most recently the Community Development staff has worked hard to:

- Completely update and overhaul of the City's zoning ordinance which had not been done since 1946. Many of the new provisions will make it easier to do business in the City.
- Double down on the City's fast track permitting initiatives for qualifying commercial development. Staff will expedite and simplify plan review and approval for existing buildings and shell buildings that have received final inspection.
- Make it possible for food trucks to open on a regular basis. The zoning change responded to a growing nationwide and local demand among consumers for food truck fare and a growing number of local vendors ready to open for business.

For additional information on the department and its programs, visit:
www.manassascity.org/283/community-development

Featured Property
Manassas Gateway Update



Gateway

Progress continues on the Manassas Gateway development project, along Gateway Boulevard. Earlier this year, the City began working with Buchanan Partners as the master developer for this project, which will feature residential, office and commercial development; a hotel, and waterfront retail.

This month, the City executed a contract with Holladay Properties for the development of a hotel. The developer will now conduct additional market research to determine the best hotel brand for the project.

A contract has also been executed with Stanley Martin to build 274 multi-family units; the developer is currently in their due diligence period but expected to break ground in spring 2017.

*Ground breaking: Expected by the end of the year.

*1st closing/sale: Phase 1 residential by mid-November.

*Branding: The City and developer have jointly retained NorthStar to develop branding and marketing materials for the project to ensure maximum exposure and impact.

Check back for quarterly updates on this exciting project.

For additional information or to find out how your company can locate in this

exciting development, contact:
Patrick Small, 703-257-8881

INNOVATE

INSPIRE

GROW

SUCCEED

City of Manassas Economic Development Department

9027 Center Street, Manassas, VA 20110

[Visit us online](#) or call 703-257-8881

