

Correspondence Section



CITY OF MANASSAS PARK

City Hall • One Park Center Court • Manassas Park, Virginia 20111-2395
(703) 335-8800 • Fax (703) 335-0053
www.cityofmanassaspark.us

Mayor:
Frank Jones

Vice Mayor:
Bryan E. Polk

City Manager:
Kimberly L. Alexander

Council Members:
Preston Banks
Michael Carrera
Keith D. Miller
Suhas Naddoni
Jeanette Rishell

May 5, 2016

Ms. Monica Backmon
Executive Director
Northern Virginia Transportation Authority
3040 Williams Drive, Suite 200
Fairfax, Virginia 22031

RE: Concerns regarding the Manassas Park VRE Parking Expansion not being recommended for funding in the FY 2017 Program List.

Dear Ms. Backmon:

Oh behalf of the Manassas Park Governing Body, I respectfully submit to the NVTa the following points for consideration regarding the Manassas Park VRE Parking Expansion project, which was not recommended for funding in the current FY 2017 Program list.

Cost Sharing

Manassas Park believes that it was not given adequate credit in the scoring process for the resources that it will contribute to the VRE Parking Expansion. Manassas Park has dedicated (as an in-kind funding contribution) three City properties to choose from for the location of the parking expansion. One of the following will be chosen. Parcel 24-3-2 valued at \$2,658,000; Parcel 24-3-1B valued at \$1,177,100; or Parcel 25-1-4 valued at \$2,921,100.

Safety

Manassas Park has concerns that the Safety scoring for the Manassas Park VRE Parking Expansion should be higher. Every day, cars are parked remote from the VRE lot. The result is that we see riders walking & running across the tracks to catch the train. Without sufficient parking, this will continue to be the case. A parking expansion (garage) with pedestrian bridge will address this safety issue. No one wants to see a tragedy occur because someone was hurrying to catch the VRE train. Rail accidents usually result in a fatality. **This is a serious safety issue, and data cannot adequately capture the urgency of this situation.**

Congestion Reduction Relative to Cost (CRRC)

HB2313 was the legislation that established NVTa revenue streams, and it emphasized congestion reduction relative to cost. It states: *"The Authority shall give priority to selecting projects that are expected to provide the greatest congestion reduction relative to the cost of the project..."*

Manassas Park VRE Parking Expansion rated very well; 6th out of 24 projects for Congestion Reduction Relative to Cost. Manassas Park is concerned that the lowest scoring 6 projects from another scoring process, the Quantitative Score sheet, were automatically removed from funding recommendation, and this appears to have been done without regard to Congestion Reduction Relative to Cost. One of those six 6 was the Manassas Park VRE Parking Expansion.

Ms. Monica Backmon
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Page 2

Geographic Balance

The NVTA is required to choose projects based upon regional balance. The Manassas Park VRE Parking Expansion is the only project located within the jurisdiction of Manassas Park that is on the current project list or will likely be on the list in the future.

Model Balance

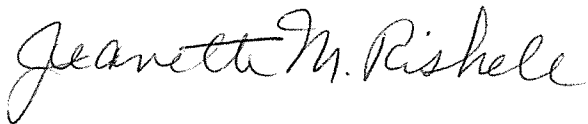
In addition to our City's concerns about Regional Balance, there is also a concern about Model Balance. Manassas Park believes there are not sufficient Transit projects recommended for funding in the current FY 2017 Program list. This is happening at a time when we should be supporting all types of transit in order to get people out of their cars and off the roads. VRE has a powerful potential to reduce congestion. Two VRE trains in an hour carry about 2,000 persons, or the equivalent capacity as one lane of traffic on I-66. Supporting the VRE will expand the capacity of both the I-66 and the Route 28 corridors.

Continuity of Funding

Although it is not a 100% certainty, per NVTA meeting discussions it has been acknowledged that there is some expectation that if the NVTA begins to fund a project, that it will continue to fund that project at some level. The NVTA has already provided funding for the initial analysis of the VRE Parking Expansion containing preliminary engineering, so it is reasonable to anticipate that the NVTA would continue its support of this vital project. In addition, the project is structured so it can keep moving forward with no break in the time line, if the FY 2017 funds are obtained.

Manassas Park believes this is sufficient reasoning to include the VRE Parking Expansion as a recommended project for funding in the FY 2017 Program list. We would appreciate the NVTA's consideration of these very important concerns.

Sincerely,



Jeanette M Rishell
Manassas Park Council Member
NVTA Member, Manassas Park

Cc: Doug Allen, Chief Executive Officer, VRE
Christine Hoeffner, Project Development Manager, VRE
Sonali Soneji, Planning Program Administrator, VRE
Keith Jasper, Program Coordinator, NVTA

Attachments: Parcel 24-3-2
Parcel 24-3-1B
Parcel 25-1-4

Manassas Park City, VA : Commercial Property Record Card[\[Back to Search Results \]](#)[\[Start a New Search \]](#) [\[Help with Printing \]](#)**Search For Properties**

Parcel ID <input type="text"/>	Map Block Lot <input type="text"/>	Street Name <input type="text"/>	<input type="button" value="Search"/>	<input type="button" value="Reset Search"/>
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Parcel ID	Card	Map-Block-Lot	Location	Zoning	State Class	Acres
1551	1	24-3-2	1 PARK CENTER CT	I1	74 - n/a	0.000

Owner Information

City Of Manassas Park
One Park Center Ct
Manassas Park VA 20111

Property Picture

1551 07/25/2014

Deed Information

Book/Page: 1577/1726
Deed Date: n/a
Neighborhood: n/a

Building Information

Building No: 0
Year Built: 0
No of Units: 0
Structure Type:
Grade:
Living Units: 0
Identical Units: 0
Net Leasable Area:

Valuation

	Current	Prior
Land:	\$2,658,000	\$2,658,000
Building:	\$0	\$0
Total:	\$2,658,000	\$2,658,000
Net Assessment:	\$2,658,000	\$2,658,000

Sales History

Book/Page	Date	Price	Type	Validity
n/a	2011/10/21	\$110,000		

Permit History

Date	Purpose	Price
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Out Building Information

Structure Code	Width	Lgth/SqFt	Year	RCNLD
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Exterior/Interior Information

Levels	Size	Use Type	Ext. Walls	Const. Type	Partitions	Heating	A/C	Plumbing	Condition	Func. Utility	Unadj. RCNLD
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Building Sketch

[No Sketch Available]

Comparable Sales Information

Parcel ID	Location	Sale Date	Price	Area	Style	Grade	Year	Bedrooms	FB	HB	Acres
		0	0	0	0		0	0	0	0	0
		0	0	0	0		0	0	0	0	0
		0	0	0	0		0	0	0	0	0
		0	0	0	0		0	0	0	0	0
		0	0	0	0		0	0	0	0	0

Legal Description

Note 1: MARANATTE DAVID T
Note 4: 3.388

Notice

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Current values equal 2016 values, prior values equal 2015 values.

Manassas Park City, VA : Commercial Property Record Card

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Search For Properties

Parcel ID <input type="text"/>	Map Block Lot <input type="text"/>	Street Name <input type="text"/>	<input type="button" value="Search"/>	<input type="button" value="Reset Search"/>
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Parcel ID	Card	Map-Block-Lot	Location	Zoning	State Class	Acres
2592	1	24-3-1B	9202 MANASSAS DR	I1	74 - n/a	0.903

Owner Information

City Of Manassas Park
One Park Center Ct
Manassas Park VA 20111

Property Picture

[No Picture Available]

Deed Information

Book/Page: n/a
Deed Date: n/a
Neighborhood: n/a

Building Information

Building No: 0
Year Built: 0
No of Units: 0
Structure Type:
Grade:
Living Units: 0
Identical Units: 0
Net Leasable Area:

Valuation

	Current	Prior
Land:	\$1,177,100	\$1,177,100
Building:	\$0	\$0
Total:	\$1,177,100	\$1,177,100
Net Assessment:	\$1,177,100	\$1,177,100

Sales History

Book/Page	Date	Price	Type	Validity
n/a	2010/03/19	\$122,500		

Permit History

Date	Purpose	Price
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Out Building Information

Structure Code	Width	Lgth/SqFt	Year	RCNLD
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Exterior/Interior Information

Levels	Size	Use	Type	Ext. Walls	Const. Type	Partitions	Heating	A/C	Plumbing	Condition	Func. Utility	Unadj. RCNLD
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Building Sketch

[No Sketch Available]

Comparable Sales Information

Parcel ID	Location	Sale Date	Price	Area	Style	Grade	Year	Bedrooms	FB	HB	Acres
		0	0	0	0		0	0	0	0	0
		0	0	0	0		0	0	0	0	0
		0	0	0	0		0	0	0	0	0
		0	0	0	0		0	0	0	0	0
		0	0	0	0		0	0	0	0	0

Legal Description

Note 1: BERNARD PAUL & PRICE
Note 4: 2.002

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Manassas Park City, VA : Commercial Property Record Card[\[Back to Search Results \]](#)[\[Start a New Search \]](#) [\[Help with Printing \]](#)**Search For Properties**

Parcel ID

Map Block Lot

Street Name

Search

Reset Search

Parcel ID	Card	Map-Block-Lot	Location	Zoning	State Class	Acres
0459	1	25-1-4	8452 PARK CENTER CT	I1	74 - n/a	0.061

Owner Information

City Of Manassas Park
One Park Center Ct
Manassas Park VA 20111

Property Picture

0459 07/24/2014

Deed Information

Book/Page: 1674/638

Deed Date: n/a

Neighborhood: n/a

Building Information

Building No: 0

Year Built: 0

No of Units: 0

Structure Type:

Grade:

Living Units: 0

Identical Units: 0

Net Leasable Area:

Valuation	Current	Prior
Land:	\$2,921,100	\$2,921,100
Building:	\$0	\$0
Total:	\$2,921,100	\$2,921,100
Net Assessment:	\$2,921,100	\$2,921,100

Sales History

Book/Page	Date	Price	Type	Validity
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Permit History

Date	Purpose	Price
------	---------	-------

Out Building Information

Structure Code	Width	Lgth/SqFt	Year	RCNLD
----------------	-------	-----------	------	-------

Exterior/Interior Information

Levels	Size	Use Type	Ext. Walls	Const. Type	Partitions	Heating	A/C	Plumbing	Condition	Func. Utility	Unadj. RCNLD
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Building Sketch

[No Sketch Available]

Comparable Sales Information

Parcel ID	Location	Sale Date	Price	Area	Style	Grade	Year	Bedrooms	FB	HB	Acres
0		0	0	0	0		0	0	0	0	0
0		0	0	0	0		0	0	0	0	0
0		0	0	0	0		0	0	0	0	0
0		0	0	0	0		0	0	0	0	0
0		0	0	0	0		0	0	0	0	0

Legal Description

Note 1: CITY OF MANASSAS PK

Note 4: 7.388

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