



# **VIRGINIA RAILWAY EXPRESS MANASSAS PARK STATION PARKING EXPANSION**

NVTA Briefing

March 23, 2017



A BETTER WAY. A BETTER LIFE.

# PROJECT PHASES

We are here



## ALTERNATIVES ANALYSIS (Base Task)

*Identify Goals*

*Develop  
Alternatives*

*Select Preferred  
Alternative(s)*

July 2016 – Mar 2017

## PRELIMINARY DESIGN & NEPA (Optional Task 1)

*Conduct NEPA Analysis*

*Adopt Preferred Alternative*

*Design Parking Garage (30%)*

*Finalize Cost Estimate and  
Funding Plan*

Mar – June 2017

## FINAL DESIGN (Optional Task 2)

*Complete Detailed Design and  
Construction Documents*

July 2017 – June 2018



# PARKING DEMAND

- Existing = 616 spaces (VRE surface lot and along Railroad Dr.)
- Existing parking demand exceeds existing VRE parking spaces

*Validated by reviewing historical data and field work*

2040 estimated parking demand for improved service (22 trains)

- Future need is 1,130 - 1,180 spaces \*
- **510 - 560 additional VRE spaces needed**

*\* Based on Draft 2040 Ridership estimates from the Gainesville-Haymarket Extension Study (as of August 2016).*

*\* Future need assumes existing mode split (85%) + contingency (5%)*



# MAJOR EVALUATION CRITERIA

- **Proximity to Platform** minimizes passenger walk time
- **Public Property Ownership** minimizes development cost and time
- **Supports City Center Vision** in building form and location of land uses
- **Traffic Access and Circulation** improves flow in/out of garage and minimizes congestion on adjacent roads



# SITES STUDIED

## Legend

- 1** VRE Station Site  
(15 acres)
- 2** City Hall Site  
(2.3 acres)
- 3** Millicent Site  
(2 acres)
- 3A** Millicent & Driving  
School Site  
(4 acres)
- 4** Car Repair Site  
(2.9 acres)
- 5** Bays Site  
(7.6 acres)
- 6** South Corner Site  
(2.6 acres)



*Privately Owned Parcels*



VIRGINIA RAILWAY EXPRESS  
Manassas Park Station Parking Expansion

# EVALUATION SUMMARY

	Proximity to Platform	Public Property Ownership	Supports City Center Vision	Traffic Access and Circulation
<b>1</b> VRE Station Site	Good	Yes	No	Poor
<b>2</b> City Hall Site	Poor	Yes	Partially	Moderate
<b>3</b> Millicent Site	Good	Yes	Partially	Moderate
<b>3A</b> Millicent/School	Good	No	Yes	Good
<b>4</b> Car Repair Site	Good	No	Yes	Good
<b>5</b> Bays Site	Moderate	Yes	Yes	Good
<b>6</b> South Corner Site	Poor	No	No	Moderate

**Recommended Preferred Alternative: **5** Bays Site**





# PUBLIC OUTREACH



**Town Hall Meeting  
Manassas Park  
City Hall  
November 1, 2016**



VIRGINIA RAILWAY EXPRESS  
Manassas Park Station Parking Expansion

## 5 BAYS SITE

- 185 spaces per level
- 325 feet from platform on average

### PROS

- Short walk to platform
- 3 levels of parking
- Does not hinder prime development sites
- Two access points
- Opportunity for stacking

### CONS

- Passenger access at north end of platform
- Location may not support shared use of spaces
- Requires relocation of 12" water line





# QUESTIONS ?

Project Website:

[www.vre.org/development/manassas-park-station-parking-expansion](http://www.vre.org/development/manassas-park-station-parking-expansion)



VIRGINIA RAILWAY EXPRESS  
Manassas Park Station Parking Expansion

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