

VIRGINIA RAILWAY EXPRESS MANASSAS PARK STATION PARKING EXPANSION

NVTA Briefing

March 23, 2017



PROJECT PHASES

ALTERNATIVES ANALYSIS (Base Task)

Identify Goals

Develop Alternatives

Select Preferred Alternative(s)

July 2016 – Mar 2017

PRELIMINARY DESIGN & NEPA (Optional Task 1)

We are here

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%)

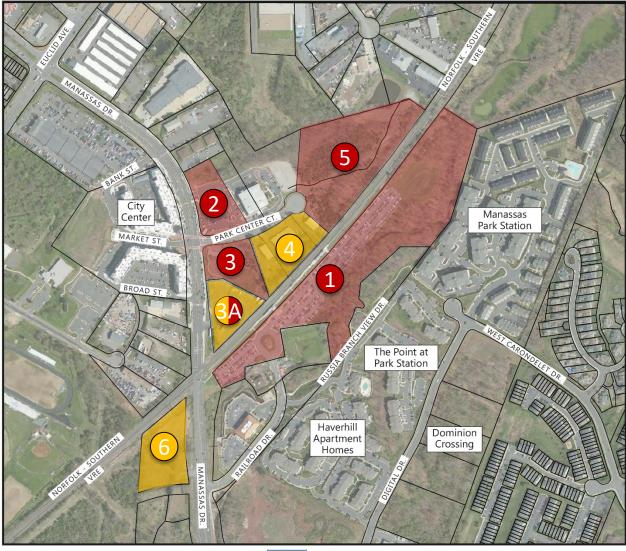
MAJOR EVALUATION CRITERIA

- 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

Legend

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

SITES STUDIED







EVALUATION SUMMARY

- City Hall Site
- **3** Millicent Site
- Millicent/School
- Car Repair Site
- Bays Site
- South Corner Site

Proximity to Platform	Public Property Ownership	Supports City Center Vision	Traffic Access and Circulation
Good	Yes	No	Poor
Poor	Yes	Partially	Moderate
Good	Yes	Partially	Moderate
Good	No	Yes	Good
Good	No	Yes	Good
Moderate	Yes	Yes	Good
Poor	No	No	Moderate

Recommended Preferred Alternative: 5 Bays Site

PUBLIC OUTREACH





Town Hall Meeting
Manassas Park
City Hall
November 1, 2016

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



