MANASSAS PARK STATION PARKING EXPANSION

Summary of Data Collection Analysis

September 6, 2016
PROJECT PHASES

We are here

**ALTERNATIVES ANALYSIS**
- Identify Goals
- Develop Alternatives
- Select Preferred Alternative(s)

**PRELIMINARY DESIGN & NEPA**
- Conduct NEPA Analysis
- Adopt Preferred Alternative
- Design Parking Garage (30%)
- Finalize Cost Estimate and Funding Plan

**FINAL DESIGN**
- Complete Detailed Design and Construction Documents

**PROJECT PHASES**

- **Preliminary Design and NEPA**
  - Conduct NEPA Analysis
  - Adopt Preferred Alternative
  - Design Parking Garage (30%)
  - Finalize Cost Estimate and Funding Plan
  - July 2016 – June 2017

- **Final Design**
  - Complete Detailed Design and Construction Documents
  - July 2017 – June 2018

**Virginia Railway Express**
Manassas Park Station Parking Expansion
ALTERNATIVES ANALYSIS

Project Kick-off

Data Collection and Analysis
- Site Analysis
- Parking Demand
- Market and Financial Considerations
- Design Considerations

Parking Garage Alternative “A”

Parking Garage Alternative “B”

Parking Garage Alternative “C”

Screening of Alternatives
- Evaluate Alternatives based on Project Goals and Objectives

Identify Preferred Alternative(s)

Preliminary Engineering and NEPA

Goals and Objectives

We are here

August

September

October / November

Next Phase

VIRGINIA RAILWAY EXPRESS
Manassas Park Station Parking Expansion
PROJECT BACKGROUND

- VRE in coordination with the City is planning the development of additional parking at the Station. VRE has successfully obtained grants to support the planning and design of the garage facility.

- The City has offered three (3) potential sites for the parking.

- VRE understands that the City is interested in the parking being part of the larger City Center Redevelopment.

- We are interested in hearing from the City regarding their goals for the parking and City Center.
SCREENING FACTORS

- Proximity to the Station Platform
- Ease of Access / Traffic Circulation
- Serves Long Term VRE Parking Demand
- Supports the Long Term City Center Development
- Site Constraints (size and location of parcel)
- Funding Viability
- Phasing of Garage
CONCLUSION

• Long term (2040) parking demand ranges from **464 to 884 additional parking spaces** (current supply is 616)

• City Hall Site and the Millicent Site presents opportunities and challenges:
  • Potential for successful retail uses on the first floor
  • Assuming 1st Floor retail use the garage could easily be over **5 stories and up to 8 stories** in addition to the first floor retail use
  • The limited site size would also create some challenges to creating efficient and well-operating garage

• The Bays parcel offers **flexibility for the parking facility but less potential for commercial**, although there is space for both a garage and other development

• Existing VRE parking lot has challenges for structured parking due to **power line and phasing**

• The current market potential indicates ongoing **demand for residential and limited demand for retail.**

• These uses would **not likely be able to support the cost for structured parking.**
DECISIONS

- Preferred Site
- Phasing
- Garage Size and Design
- Incorporate Commercial Uses
- Shared Use of Garage
- City / VRE Responsibilities
- Financing
DISCUSSION