

MANASSAS PARK STATION PARKING EXPANSION

Summary of Data Collection Analysis

September 6, 2016



A BETTER WAY. A BETTER LIFE.

PROJECT PHASES

We are here



ALTERNATIVES ANALYSIS

Identify Goals

Develop Alternatives

Select Preferred Alternative(s)

July – Nov 2016

PRELIMINARY DESIGN & NEPA

Conduct NEPA Analysis

Adopt Preferred Alternative

Design Parking Garage (30%)

Finalize Cost Estimate and Funding Plan

Dec 2016 – June 2017

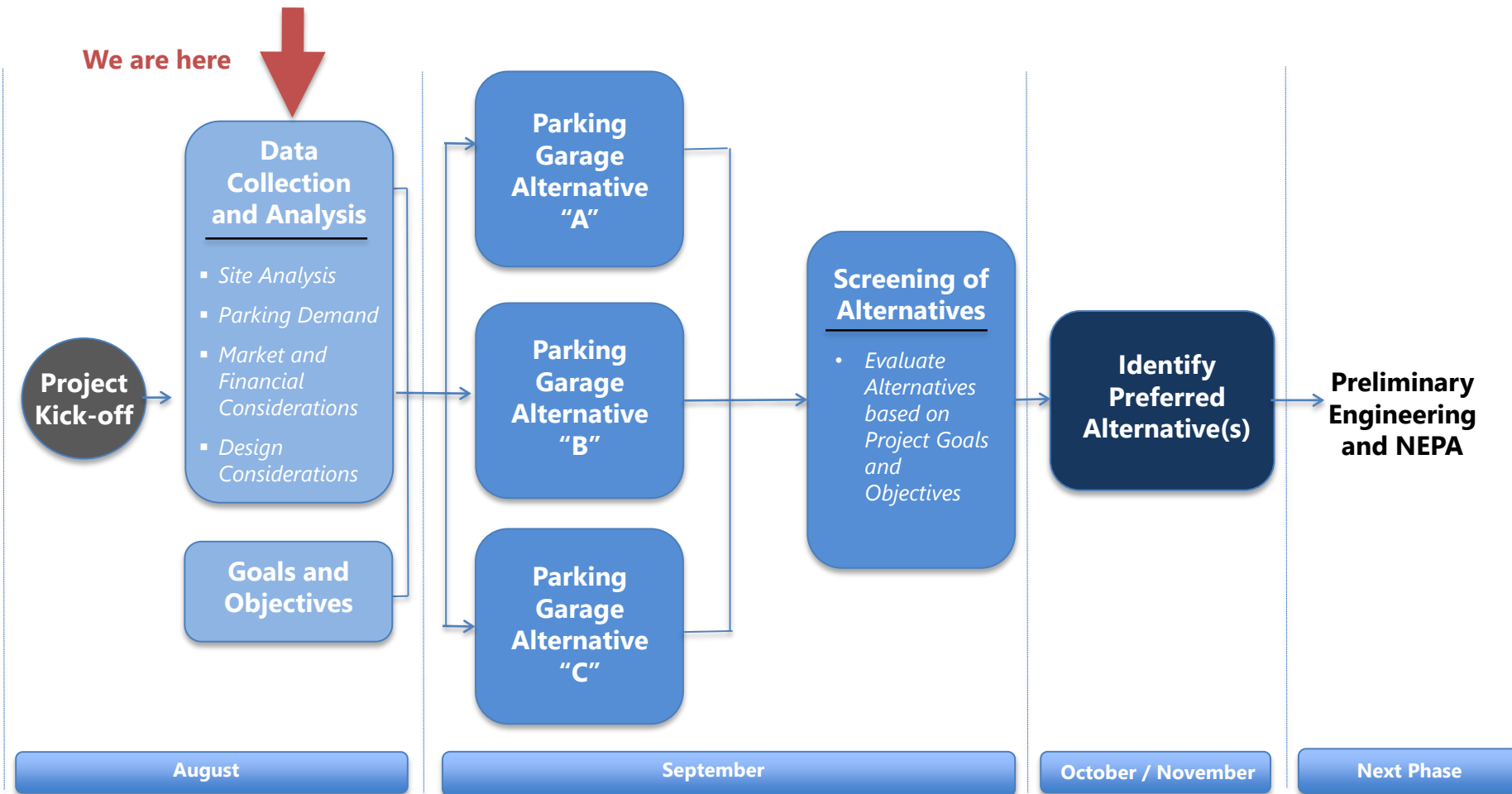
FINAL DESIGN

Complete Detailed Design and Construction Documents

July 2017 – June 2018



ALTERNATIVES ANALYSIS



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 a 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

