AGENDA

- Project Timeline
- Design Parameters
- Schematic Design
- Traffic Analysis
- Next Steps

VIRGINIA RAILWAY EXPRESS
Manassas Park Station Parking Expansion
**PROJECT PHASES**

**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**
  - We are here
  - Conduct NEPA Analysis
  - Adopt Preferred Alternative
  - Design Parking Garage (30%)
  - Finalize Cost Estimate and Funding Plan
- **Final Design**
  - Complete Detailed Design and Construction Documents

**Phases and Dates**
- **ALTERNATIVES ANALYSIS**
  - July 2016 – Feb 2017
- **PRELIMINARY DESIGN & NEPA**
  - February – August 2017
- **FINAL DESIGN**
  - September 2017 – June 2018
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)
BAYS SITE

- 560 spaces
- 325 feet from platform on average

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

**CONS**
- Passenger access at north end of platform
- Location may not support shared use of spaces
- Requires relocation of 12” water line
DESIGN PARAMETERS

- **8.5’ wide by 18’ long spaces**
- **Digital counters** installed to indicate available spaces
- Provide **publicly accessible grade-separated access** across the tracks
- Minimum **track clearance** of 23.5’ for pedestrian bridge
- Incorporate **brick or stone** into façade design
- Allow for **future platform**
- **Bike parking** provided in garage
CIRCULATION - PEDESTRIAN

Pedestrian Pathways

To Platform

Park Center Court Extension
VIRGINIA RAILWAY EXPRESS
Manassas Park Station Parking Expansion
GARAGE LAYOUT – LEVEL THREE

VIRGINIA RAILWAY EXPRESS
Manassas Park Station Parking Expansion
BRIDGE v. TUNNEL OPTIONS

**Considerations - Bridge**
- Supported by site topography
- Needs limited excavation
- Obvious pedestrian connection
- Closer connection to larger portion of parking
- Partially open to the weather

**Considerations - Tunnel**
- Weather protected pedestrian crossing
- Less obvious pedestrian connection
- Longer walking distance
- Requires ventilation
- Higher cost
- May require more coordination with Norfolk Southern
VIEW FROM PARK CENTER COURT

Park Center Court

FOR ILLUSTRATIVE PURPOSES ONLY
TRAFFIC ANALYSIS

- Analysis at three intersections along Manassas Drive
  - Euclid Avenue
  - Park Center Court
  - Railroad Drive
PROPOSED NEXT STEPS

- Apply for zoning waiver for 8.5-ft wide parking spaces
- Confirm ownership and standards for Park Center Court
- Prepare façade treatment options consistent with City guidelines
- Prepare additional preliminary design drawings (Structural, elevations, grading, stormwater, and utilities)
- Finalize traffic analysis and prepare NEPA documents

  *Schedule staff worksession at end of May / early June*

  *Schedule public meeting on June 20 to review design*
**PROJECT PHASES**

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July 2016 – Feb 2017

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February – August 2017

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

September 2017 – June 2018

We are here
QUESTIONS?

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