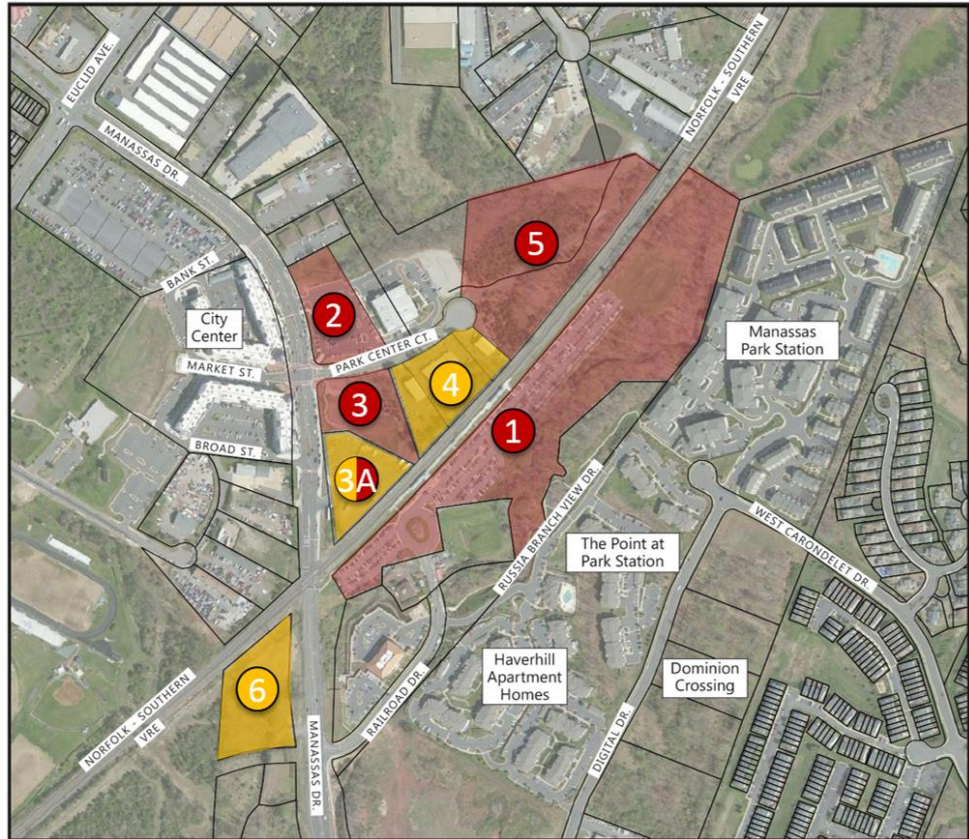


## Sites Considered

- 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 (4 acres)
  - 5 Bays Site (7.6 acres)
  - 6 South Corner Site (2.6 acres)
- Public Property Ownership
- Private Property Ownership



## Site Evaluation Summary

### Evaluation Criteria

**Proximity to Platform** reduces passenger walk time

**Public Property Ownership** reduces 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

	Proximity to Platform	Public Property Ownership	Supports City Center Vision	Traffic Access and Circulation
VRE Station Site	Good	Yes	No	Poor
City Hall Site	Poor	Yes	Partially	Moderate
Millicent Site	Good	Yes	Partially	Moderate
Millicent/School	Good	No	Yes	Good
Car Repair Site	Good	No	Yes	Good
Bays Site	Moderate	Yes	Yes	Good
South Corner Site	Poor	No	No	Moderate

Recommended Preferred Alternative: **5** Bays Site



# Detailed Site Evaluation

1

## VRE Station Site

### Pros

- Proximate to platform
- Public Ownership
- Currently used for VRE parking
- Grade-separated crossing not required to access platform

### Cons

- High-voltage power line needs relocation
- Increased congestion at Railroad Dr. and Manassas Dr. intersection
- Construction would result in temporary loss of existing parking
- Would not support City Center development

2

## City Hall Site

### Pros

- Public Ownership
- Location supports shared use of parking spaces
- Opportunity for two access points
- Provides some stacking distance for vehicles
- Currently used for parking

### Cons

- Long walk to platform (average 725 feet)
- 6 levels of parking on prime development site
- Requires pedestrian crossing of Park Center Ct. and Millicent Site to access platform
- Construction would result in temporary loss of existing parking

3

## Millicent Site

### Pros

- Short walk to platform (average 375 feet)
- Public Ownership
- Location supports shared use of parking spaces
- 4 levels of parking

### Cons

- Only one potential access point to garage
- Limited stacking distance available for vehicles
- No retail on prime development site

3A

## Millicent and Truck Driving School Site

### Pros

- Short walk to platform (average 300 feet)
- Location supports shared use of parking spaces
- Opportunity for retail along Manassas Dr.
- 3 levels of parking
- Provides some stacking distance for vehicles

### Cons

- Requires acquisition of private property
- New road required between Park Center Ct. and Manassas Dr.

4

## Car Repair Site

### Pros

- Short walk to platform (average 300 feet)
- 3 levels of parking
- Location supports shared use of parking spaces
- Opportunity for two access points
- Provides some stacking distance for vehicles

### Cons

- Requires acquisition of private property

5

## Bays Site

### Pros

- Short walk to platform (average 300 feet)
- Public Ownership
- 3 levels of parking
- Opportunity for two access points
- Provides greater stacking distance for vehicles

### Cons

- Passengers access platform only from the north end
- Location may not support shared use of parking spaces
- Requires relocation of 12 inch water line

6

## South Corner Site

### Pros

- 4 levels of parking
- Does not hinder development sites in the City Center
- Opportunity for two access points
- Does not require grade-separated crossing of tracks to access existing platform
- Topography supports tunnel under Manassas Dr. for pedestrian connections

### Cons

- Long walk to platform (average 1,000 feet)
- Requires acquisition of private property
- Location does not support shared use of parking spaces
- Limited stacking distance available for vehicles
- Adds additional vehicles to the Manassas Dr. & Railroad Dr. intersection
- High-voltage power line partially impacts site
- Requires relocation of existing stormwater infrastructure

