

# Rappahannock-Rapidan Commuter Lot Survey



Rappahannock Rapidan  
Regional Commission  
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## **Planning District Nine Park and Ride Lot Inventory/Survey**

The Planning District Nine (PD9) Region contains eleven park and ride lots located on property owned by the Virginia Department of Transportation (VDOT). Nine of these lots are formally designated by VDOT as commuter lots (either paved or gravel), while two are informal gravel lots located within VDOT right-of-way near road intersections and Interstate 66 interchanges. These lots are monitored on a quarterly basis by staff of the Rappahannock Rapidan Regional Commission/Commuter Services (RRRC - CS) for usage. RRRC-CS staff also monitors a twelfth park and ride lot, this lot is owned by the Broad Run Church on Route 29 in Fauquier County. Commuters can obtain permits from the church to use their parking lot during off-hours.

While there appears to be portions of numerous commercial parking lots in use throughout the PD9 region by commuters, RRRC-CS staff is not aware of any other formal arrangements or permission granted by owners for such use. Therefore, without designated areas or formal arrangements, it would be difficult, if not impossible, to determine the exact number of cars using a commercial parking lot at one moment for commuter purposes.

Eight of the twelve monitored park and ride lots are located in Fauquier County, two in Culpeper County and two in Rappahannock County. Four park and ride lots are located along the Interstate 66 corridor, three along Route 15/29, three along Route 211 and one on Route 28. The lot located farthest to the north is at Markham, south Brandy Station, west Massie's Corner and east Midland.

An inventory table, map and pictures of the commuter lots in the PD9 region are included as attachments to this memo. The attached *park and ride lot inventory table* provides information pertaining to these lots including name, ownership, location (county and road), access, condition, signage and average daily usage of the lots from 2004 to 2007 based on quarterly site visits during this time period. Numbers have been assigned to each lot as well. These numbers will correspond to numbers assigned to these commuter lots on the location map (entitled "*Park and Ride Lot Locations*") and *pictures*.

The last two attachments are entitled "*Number of Commuters Served by Zip Code*" and "*New Park and Ride Lots*".

The "*Number of Commuters Served by Zip Code*" graphic is based on number of people registered for the Commuter Connections program in the PD9 region as of April 2007. This program is a matching service, providing individuals with contact information about fellow commuters who may be traveling to work in the same direction at the same time. It is then left to the commuter's discretion as to whom they contact to arrange carpools and where they meet. The graphic identifies a range of commuters registered with the program by zip code and overlays the location of monitored park and ride locations.

The highest concentrations (50 or above) of registered commuters are located in the Towns of Culpeper and Warrenton and Lake of the Woods area in eastern Orange County. Eleven of the twelve monitored parking lots are located in the greater Warrenton area for commuters starting from, heading to or passing through this area.

Only one commuter lot (Brandy Station) is located in the greater Culpeper area and none in the Lake of the Woods area. Therefore, the nearest monitored park and ride lot for these areas would only be available for commuters generally heading north on Route 15/29, a drive that could range upwards of twenty miles to a relatively small lot (18 spaces) that on average (15 vehicles) has been near capacity during quarterly site visits since 2004. No monitored lots are available in these areas for commuters driving south toward Charlottesville or east toward Fredericksburg.

Not coincidentally, a recent electronic survey ("*New Park and Ride Lot*" attachment) conducted through SurveyMonkey.com by RRRC-CS staff reflects this deficiency. When commuters were asked where they would like to see a new park and ride lot, 53% of respondents answered in the Culpeper and Lake of the Woods areas. Twelve percent of commuters answered in The Plains area, where an informal gravel lot in VDOT right-of-way is currently in use. This small lot has also been near capacity during site visits with 12 of the approximately 15 spaces in use. This may indicate the need to "formalize" this lot in the near future with expansion, signage, formal entry points, paving/curbing, lighting, etc.

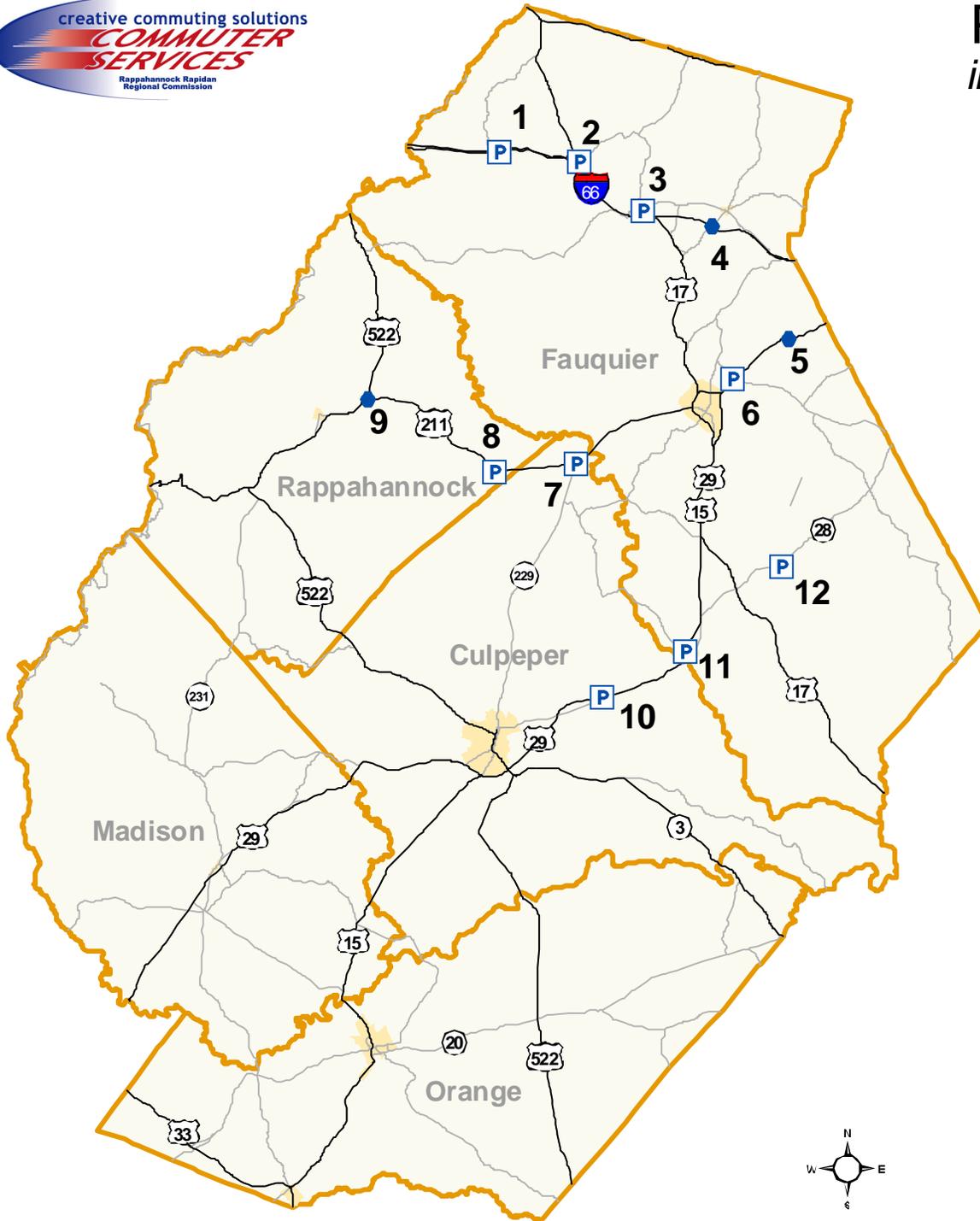
## Rappahannock Rapidan Regional Commission Park and Ride Lot Inventory (April 2007)

Name of Lot	Ownership	Location (County & Road)	Access	Condition of Lot	Signage	Number of Spaces	Avg. Daily Usage # of Vehicles	Location Map & Picture #
<b>Clevenger's Corner</b>	VDOT (Formal Lot)	Culpeper, Intersection of Rts. 211 & 229 (SE Corner)	South Side of Rt. 211 (Divided Highway/Eastbound Lane)	Paved, Lined Parking Spaces, One Light	*Commuter Info Sign (with Phone #) *Misc. Signage (Handicapped, Commuter Parking Only, No Vehicle Sales, No Littering, Buckle Up)	40 (Two Designated Handicapped)	28	7
<b>Brandy Station</b>	VDOT (Formal Lot)	Culpeper, Intersection of Rts. 29 & 663 (NW Corner)	West Side of Rt. 663	Paved, Lined Parking Spaces, Lighting	*Misc. Signage (Handicapped, No Littering, No Parking In Adjoining Areas)	18 (One Designated Handicapped)	15	10
<b>Warrenton</b>	VDOT (Formal Lot)	Fauquier, Intersection of Rts. 15/29 & 605 (NW Corner)	West Side of Rt. 605	Paved, Lined Parking Spaces, Lighting, Shelter, Phone, Trash Cans, Newspaper Stand	*One VDOT Park & Ride ID Sign *Commuter Info Sign (with Phone #) *Approaching Signage on Rt. 29 N & S Bound *Misc. Signage (Handicapped, No Commercial Vehicle Parking, VA Civil War Trails)	212	153	6
<b>Broad Run Church</b>	Broad Run Church (Parking with Permission of Church)	Fauquier, Intersection of Rts. 15/29 & 600 (SW Corner)	W Side of Route 600	Paved, Lined Parking Spaces, Lighting	Two "Private – Church Parking Only – No Turn Around- Commuter Parking By Permit Only" Signs	25	4	5
<b>Midland</b>	VDOT (Formal Lot)	Fauquier, RTs. 28, 602, 610	S Side of Rt. 28 & End of Rt. 610	Paved, Lined Parking Spaces, Lighting, Shelter, Sidewalks	*Approaching Signage on Rt. 28 E & W Bound *Misc. Signage (Handicapped, No Commercial Vehicle Parking, Buckle Up)	110 (Five Designated Handicapped)	5	12
<b>The Plains</b>	VDOT Right-of- Way (Informal Lot)	Fauquier, Intersection of I66 & Rt 245 (NE Corner)	East Side of Route 245	Gravel Pulloff, No Amenities	No Signage	Approximately 15	12	4

<b>Markham</b>	VDOT (Formal Lot)	Fauquier, Intersection of RTs. 55 & 688 (NW Corner)	West Side of Route 688	Gravel, No Amenities	*Misc. Signage (Handicapped, Commuter Parking Only –No Trucks or Buses)	9	7	1
<b>Delaplane</b>	VDOT (Formal Lot)	Fauquier, Intersection of Rt. 713 & Grove Lane (SE Corner)	East Side of Grove Lane	Paved, Lined Parking Spaces	*Misc. Signage (Handicapped, No Commercial Vehicle Parking, Buckle Up)	17 (One Designated Handicapped)	9	2
<b>Marshall</b>	VDOT (Formal Lot)	Fauquier, Frost Road	End of Frost Road	Paved, Lined Parking Spaces	*One VDOT Park & Ride ID Sign *Approaching Signage on W Main St., Business 17 *Misc. Signage (Handicapped, No Commercial Vehicle Parking, Commuter Parking Only, Vehicles Parking More Than 24 Hours Will Be Towed)	34 (Three Designated Handicapped)	7	3
<b>Remington</b>	VDOT (Formal Lot)	Fauquier, Intersection of Rts. 15/29 & 651 (NW Corner)	N Side of Rt. 651	Paved, Two Lights, Two Trash Cans	*Commuter Info. Sign (with Phone #) *Approaching Signage on Rt. 29 N & S Bound *Misc. Signage (Handicapped, No Commercial Vehicle Parking, Commuter Parking Only)	22 (One Designated Handicapped)	14	11
<b>Amissville</b>	VDOT (Formal Lot)	Rappahannock , Intersection of Rts. 211& 642 (SE Corner)	S Side of Rt. 211 (Divided Highway/E bound Lane)	Gravel, No Amenities	One VDOT Park and Ride Identification Sign	10	7	8
<b>Massie's Corner</b>	VDOT Right-of- Way (Informal Lot)	Rappahannock , Intersection of Rts 211& 522 (NW & NE Corners)	W & E Side of Rt. 522	Gravel Pulloff, No Amenities	No Signage	Approximately 12	5	9

- Fourteen site-visits during this time period, except for The Plains (four visits) and Delaplane (one visit).

# Park and Ride Lot Locations in the Rappahannock-Rapidan Region



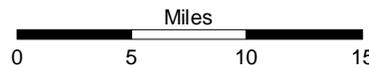
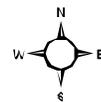
Park and Ride Lots	Lot Capacity
1 Markham	9
2 Delaplane	17
3 Marshall	34
4 The Plains	15
5 Broad Run Baptist Church	25
6 Warrenton	212
7 Clevengers Corner	40
8 Amissville	10
9 Massies Corner	12
10 Brandy Station	18
11 Remington	22
12 Midland	110

## Legend

### Park & Ride Lot Status

- P Formal
- Informal

- Major Roads
- Secondary Roads



## The Plains (Map Number 4)

View – South along Route 245, I-66 in background



View – Northeast from Route 245



Broad Run Church (Map Number 5)

View – North through Church Parking Lot toward Route 15/29 - 600 Intersection



## Warrenton (Map Number 6)

View – South toward middle of Park and Ride Lot - Available Amenities



Southwest through Park and Ride Lot at Entrance on Route 605



## Clevenger's Corner (Map Number 7)

View – Southeast from Route 211 through Park and Ride Lot



View – East Through Park and Ride Lot, Route 211 (Eastbound) Parallels Lot to Left



## Massie's Corner (Map Number 9)

View – Northwest toward “Northeast Corner” Parking Area and Route 211 - 522 Intersection



View – West through Route 211 - 522 Intersection toward “Northwest Corner” Parking Area



## Remington (Map Number 11)

View – South through Park and Ride Lot toward Entrance on Route 651



View – North through Park and Ride Lot from Entrance on Route 651



## Midland (Map Number 12)

View – South through Park and Ride Lot toward Entrance on Route 610

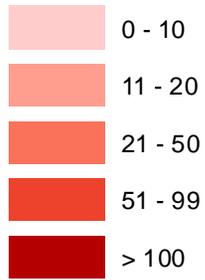


# Number of Commuters Served by Zip Code

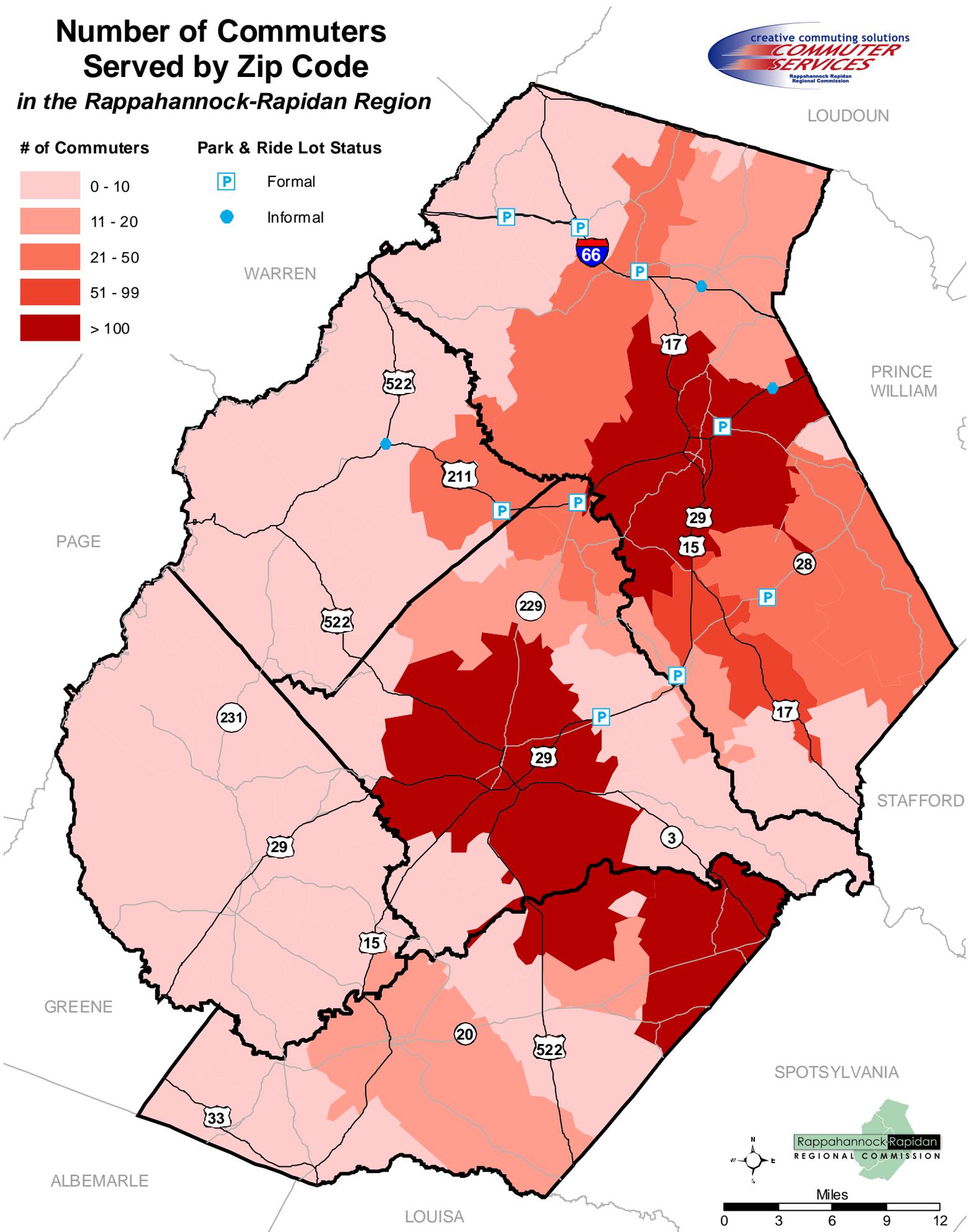
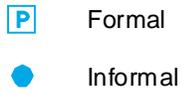
*in the Rappahannock-Rapidan Region*



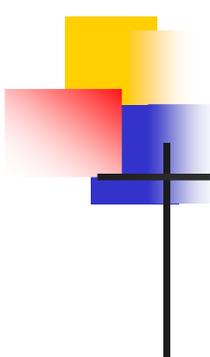
## # of Commuters



## Park & Ride Lot Status



Rappahannock-Rapidan REGIONAL COMMISSION



# NEW PARK AND RIDE LOTS

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Where would commuters like to see a new Park & Ride lot?

- Town of Culpeper (5)
- Gainesville (4)
- Closer to Lake of the Woods (4)
- The Plains (2)
- Bealeton (1)
- Vint Hill (1)



### **DISCLAIMER**

*Prepared in cooperation with the US Department of Transportation, Federal Highway Administration, and the Virginia Department of Transportation*

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