



City of Yonkers,
New York



Parking Needs Assessment
**Chicken Island, Government
Center, Cacace Justice Center**

September 25, 2020



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Introduction

The City of Yonkers (the “City”) engaged Timothy Haahs and Associates (TimHaahs) to undertake a **Parking Needs Assessment** to determine the appropriate size of the proposed Cacace Justice Center Complex Parking Structure. The purpose of the Parking Needs Assessment is to determine the appropriate size of the proposed parking structure to provide parking for both existing and future parking needs within a reasonable walking distance of the Cacace Justice Center site. More specifically, the City seeks to evaluate the current parking inventory, understand the parking needs in the area, while projecting the parking requirements to satisfy the following:



Cacace Justice Center Lot

- Replacement parking associated with the “Chicken Island” redevelopment. TimHaahs understands that the “Chicken Island” parking areas, including Getty Square Lot, Engine Place, and several on-street parking spaces on Henry Herz Street, will be redeveloped in the near future.
- Potential replacement parking for the Government Center Garage, given that the facility is at or near the end of its useful life or requires significant investment to maintain the facility.
- Present and future parking demand associated with the referenced Cacace Justice Center activities. TimHaahs understands that in addition to a parking facility, a portion of the site may be redeveloped for another use.

Based on the results of the Parking Needs Assessment as outlined above, TimHaahs will undertake a Site Feasibility Analysis of the Cacace Justice Center site and develop a schematic design of a garage to accommodate the referenced projects and the associated parking needs. Given that components of the Parking Needs Assessment may occur at a future time, specifically the redevelopment of a portion of the Cacace Justice Center site for another use, the site feasibility analysis and conceptual design will identify the opportunity to plan a garage to meet present and near term parking needs, and with the ability for expansion to provide additional parking associated with the future development of a portion of the Cacace Justice Center site.

Acknowledgements

To undertake the Parking Needs Assessment, TimHaahs has interacted with and received information from representatives of the following entities:

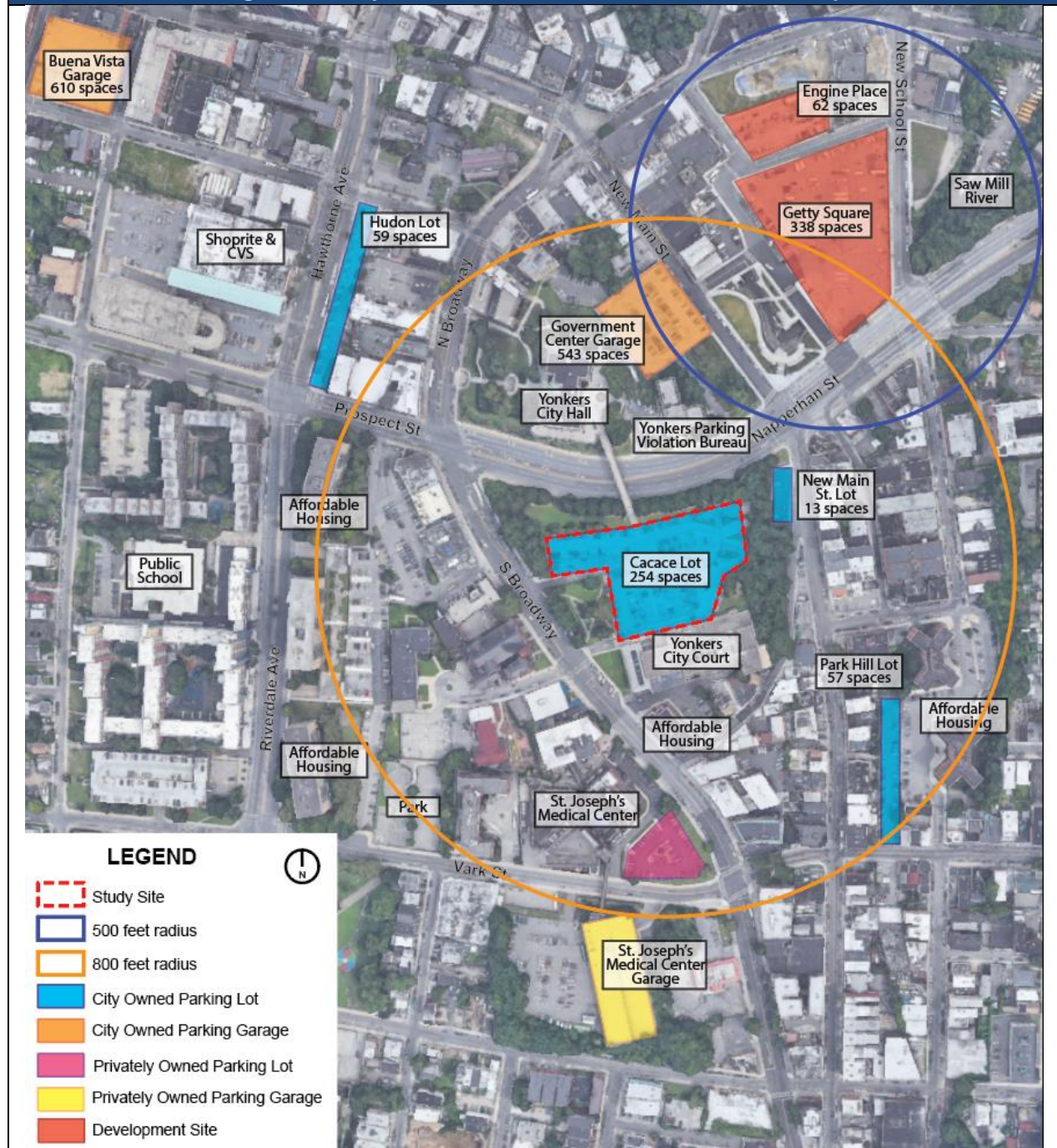
- City of Yonkers;
- Yonkers Parking Authority;
- Yonkers Police Department; and,
- City Court of Yonkers.

TimHaahs thanks the referenced parties for their provision of information, comments, and assistance with regards to this assessment.

Needs Assessment Area / Sites

The area for the Parking Needs Assessment that could be potentially satisfied with a garage at the Cacace Justice Center site is generally defined by an 800 feet radius from the center of the Cacace Justice Center Lot. **Figure 1 illustrates the location of the Cacace Justice Center site and an 800 feet radius from Cacace Justice Center.**

Figure 1: Study Site Location With An 800 Feet Radius Map



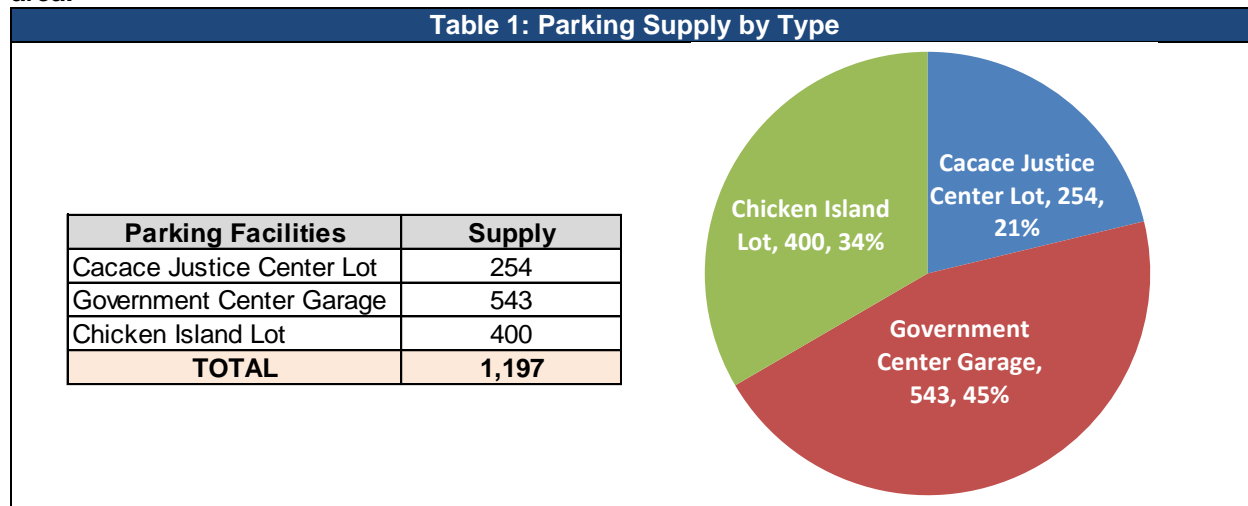
Source: Timothy Haahs and Associates, Inc, 2020

The primary / potential parking generators to impacting the sizing of the proposed garage at the Cacace Justice Center are as follows:

- Replacement parking for the Cacace Justice Center lost due to the development of the garage;
- Replacement parking for the Chicken Island surface parking facilities due to redevelopment;
- Replacement parking for the Government Center Garage should it be demolished;
- Unmet parking demand within walking distance of the Cacace Justice Center site; and,
- Parking demand from potential future development at the Cacace Justice Center site.

Study Area Parking Supply

The parking supply is the total number of available parking spaces within the study area. There are presently approximately 1,197 parking spaces in three (3) parking facilities, which may potentially be accommodated in the proposed parking garage at the Cacace Justice Center location. **Table 1 lists the number and type of parking spaces included in the Yonkers Parking Needs Assessment study area.**



Source: Yonkers Parking Authority, 2020

Cacace Justice Center Parking

The Cacace Justice Center has **254** parking spaces and as per the City's representatives, the primary user group consists of police officers, court judges, officers / staff and visitor / transient parkers. Presently, there are **34** parking spaces designated for judges and Court officials / staff, **88** parking spaces designated for the Police Department and **132** parking spaces for transient parkers at the Cacace Justice Center Complex. **Table 2 lists the existing parking user group breakdown at Cacace Justice Center.**

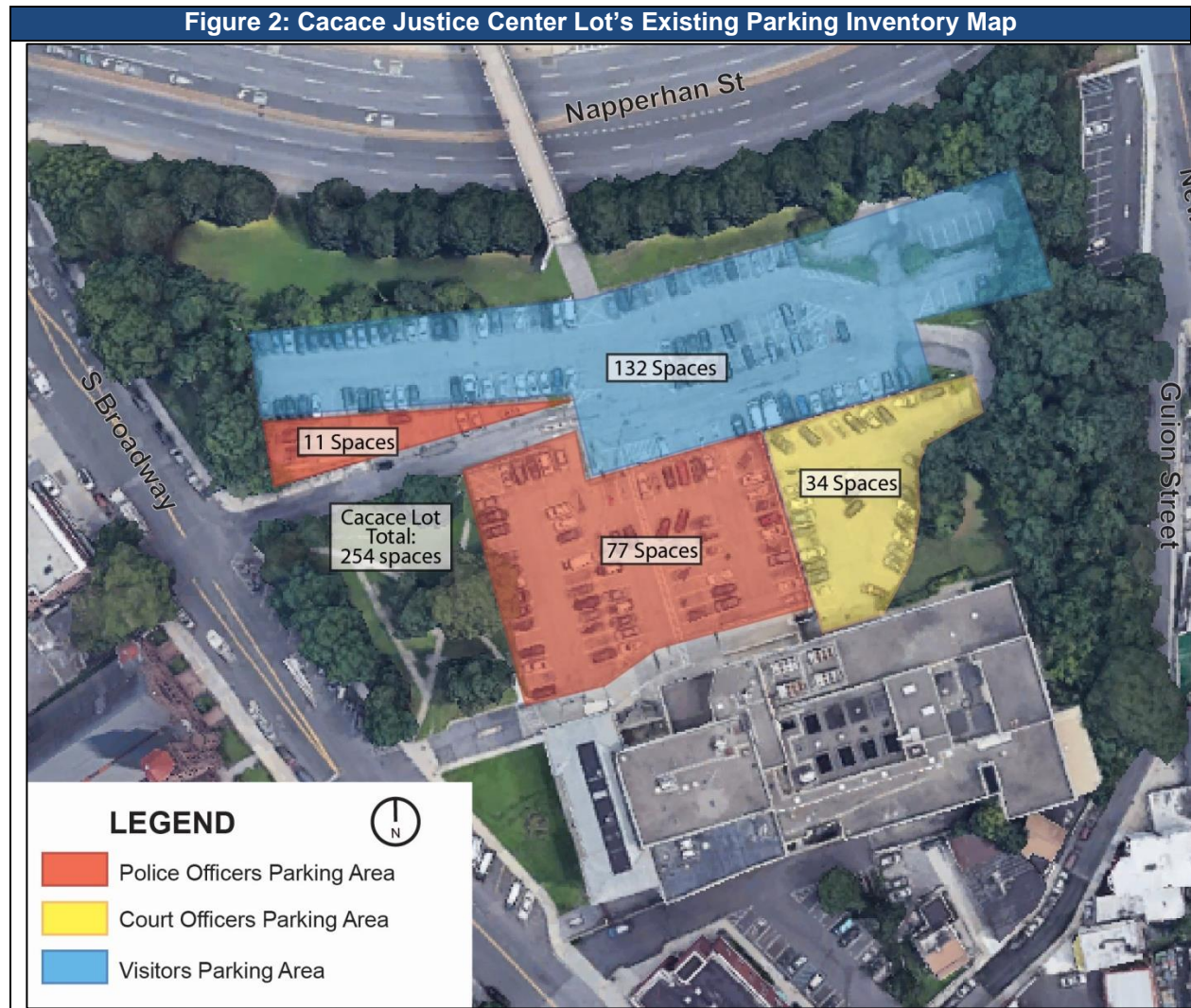
Table 2: Cacace Justice Center User Group Breakdown

Cacace Justice Center	Spaces
Police Officers	88
Court Officers	34
Visitors / Transient	132
TOTAL	254

Source: Yonkers Parking Authority, 2020

As per discussions with the Yonkers Parking Authority and the Yonkers Police Department, the Cacace Justice Center parking facility (pre-COVID 19) is highly utilized serving the Cacace Justice Center and Police Department. While it was mentioned by the Yonkers Parking Authority that the northeast corner of the lot is not very well utilized due in large part to the grade difference of the area and distance to the primary destinations, City representatives felt that all of this parking at this facility was required to meet the user parking demand.

It was also mentioned that neither the Yonkers Police Department nor the City Court of Yonkers has adequate parking spaces for their employees / staff and judges based on the present segregation of the lot and that court officials / staff often utilize parking spaces in the public transient parking area. It was also mentioned that there is a desire to incorporate into the design of the garage and remaining surface lot, a separate, secure parking area for police, judges, and court officials / staff to the extent possible.



Source: Timothy Haahs and Associates, Inc, 2020

Chicken Island Parking

Chicken Island parking facilities consist of approximately **400** parking spaces with primary user groups including adjacent retail / restaurant customers, business and resident permit holders, and truck / bus storage. According to the Yonkers Parking Authority, the typical daily utilization (pre-COVID 19) is approximately **130** transient parkers, **120** employee / resident permit parkers, and **150** truck / bus parkers. **Table 3 lists the existing parking user group breakdown at Chicken Island.**

Table 3: Chicken Island User Group Breakdown

	Chicken Island	Spaces
	Transient Parker	130
	Permit Holder	120
	Truck / Bus Parking	150
	TOTAL	400

Source: Yonkers Parking Authority, 2020



Source: Timothy Haahs and Associates, Inc, 2020

The Chicken Island Redevelopment Plan will displace the referenced parking and it is contemplated that the Cacace Justice Center Garage could accommodate some of the displaced parking. Based on discussions with the Yonkers Parking Authority, the transient parking at the Chicken Island facilities including the Engine Place Lot, the Getty Square Lot and the on-street parking totaling 130 spaces is highly utilized as is the permit parking totaling 120 spaces. The present truck / bus parking at Getty Square would not be relocated to the proposed Justice Center Garage because of height and size requirements of these vehicles.

Government Center Garage Parking

Given the significant cost of restoring and maintaining the garage and redevelopment potential of the garage site, the City is considering demolishing the garage and developing replacement parking as part of the Cacace Justice Center Garage project. The Cacace Justice Center Garage site is approximately 350-400 feet from the City Hall building via the pedestrian bridge over Nepperhan Avenue. The proposed garage is well located to serve the parkers presently using the Government Center Garage.

The Government Center Garage (GCG) has **543** parking spaces and the primary user groups include city and non-city employees, and transient parkers visiting City Hall and the area businesses. Presently, there are approximately **273** City employee permit parkers, **168** non-city employee permit parkers, and **102** transient parkers who access the GCG on a typical weekday. **Table 4 lists the existing parking user group breakdown at the Government Center Garage.**

Table 4: Government Center Garage User Group Breakdown	
Government Center Garage	Spaces
City Employees	273
Non-City Employees	168
Transient	102
TOTAL	543

Source: Yonkers Parking Authority, 2020



Source: GoogleMap, 2020

The parking structure is a six-tier structure with an elevator tower located at the southeastern corner. The garage is also a mixed-use structure with commercial offices and retail on the ground level. According to the Yonkers Parking Authority, the Government Center Garage is highly utilized regularly reaching full capacity on weekdays (pre-COVID 19). As per a condition appraisal of the garage dated January 18, 2019 prepared by Timothy Haahs and Associates, the facility is in fair condition but requires significant repair investment to extend its useful life as follows:

- Up to 10-year service life extension: \$ 2,300,000.00;
- 25-year service life expansion and enhancements: \$ 7,000,000.00; and,
- Annual Preventative/maintenance outlay: \$ 125,000.00 / Year.

Future Area Development

Another consideration in the sizing of the garage is the potential future development at the Cacace Justice Center site to include office space and other land uses. In the RFP No. 418 Parking Structure Design Services, deadline dated December 13, 2019, it was indicated that approximately 200,000 square feet of office space could be developed on site in the future. The Cacace Justice Center Lot is located in the Downtown Mixed-Use (D-MX) Zone and for the development of office space in this zone, one (1) parking space is required per 500 square feet, or 400 spaces for the proposed 200,000 square feet office building.

Given that the future development of the Cacace Justice Center site is not yet defined and the project will likely take several years to plan, design, finance and construct, it would make sense to accommodate the future parking need of this project through a horizontal expansion of the garage when the project becomes more certain. A horizontal expansion to add parking is much more cost efficient and logistically advantageous to a vertical expansion of the garage.

Another consideration related to the parking need and economic feasibility of future development of the site, is programming a future land use that can share the Cacace Center Garage without conflict with the primary users (Police Department, Court employees and visitors, City Hall employees and visitors, etc.) who will primarily use the garage on weekdays during normal business hours. Examples of the types of land uses that could effectively share the garage would be residential, hospitality and restaurant uses where typical parking demand peaks in the early evenings, and weekends.

Cacace Justice Center Garage Sizing

To determine the appropriate sizing of the Cacace Justice Center Garage, it is important to determine the following:

- The actual utilization of the existing facilities that will be eliminated that the proposed garage may potentially accommodate; and,
- The likelihood that the parkers displaced from the existing facilities will actually utilize the new facility given a variety of factors including:
 - Proximity of the parking facility to their destinations;
 - Walkability, pedestrian connection and visibility of the parking facility to destinations;
 - The type of destinations that parkers are accessing;
 - Proximity of vehicular entry of the parking facility to destinations;
 - Cost to park at the facility; and,
 - Ability to locate alternative parking.

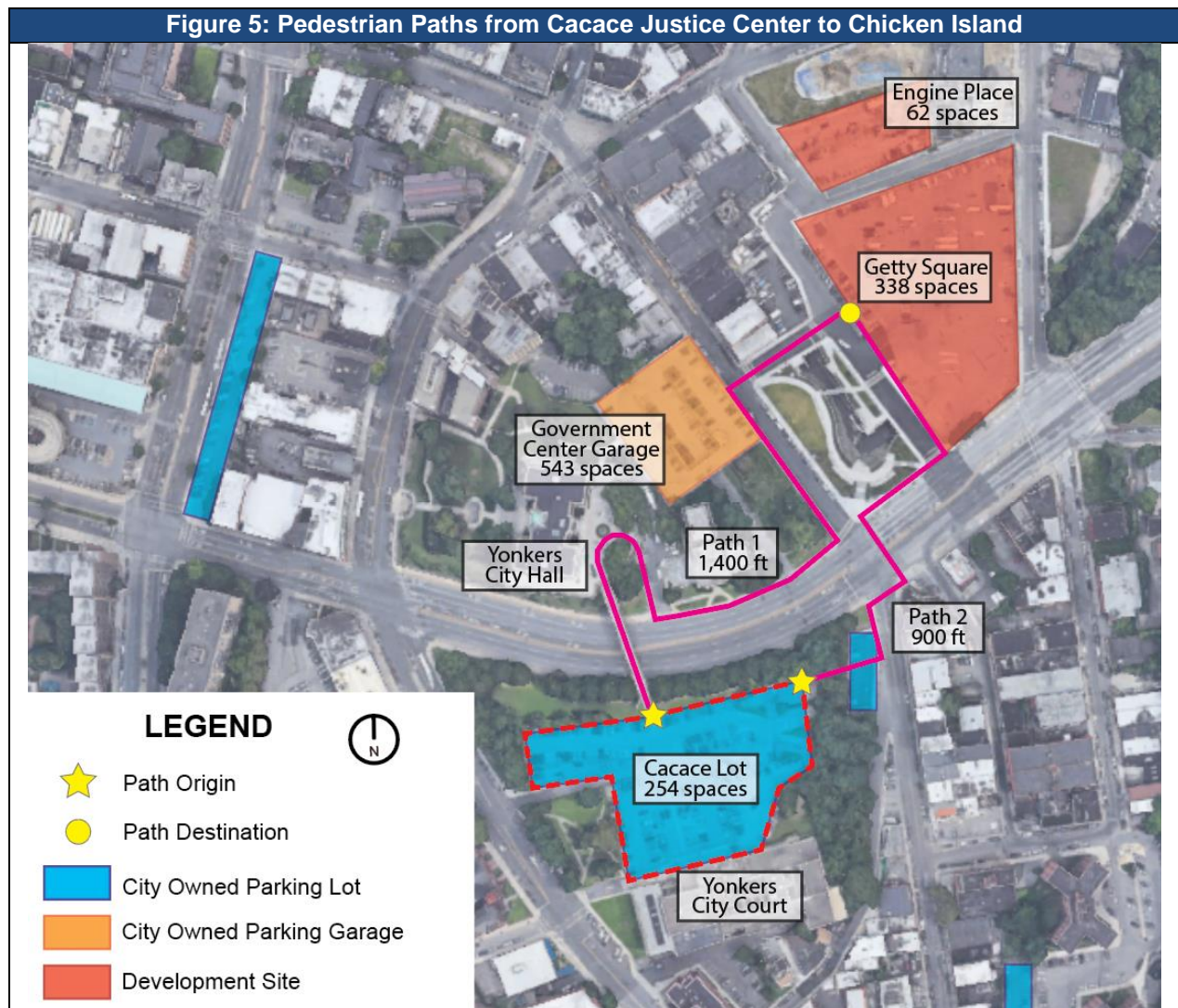
Replacement Parking - Cacace Justice Center Parking Lot

According to the Yonkers Parking Authority, Yonkers Police and Municipal Court, the parking utilization at the existing Cacace Justice Center Lot (254 spaces) is at or near full capacity during the weekdays. The development of a parking structure on the site will obviously eliminate a considerable portion of the surface lot. **Accordingly, given the high utilization of the lot, any parking lost to the parking structure and any modified traffic lanes through the lot, must be included in the sizing of the garage and the remaining surface lot.**

Replacement Parking for Chicken Island - Transient Parking

As indicated by the Yonkers Parking Authority, the transient and permit peak parking utilization on a typical weekday associated with the Chicken Island parking facilities equals approximately 130 transient parking spaces and 120 permit parking spaces. As previously indicated, bus and truck parkers at this facility will not be accommodated at the Cacace Justice Center Garage.

The transient parkers presently at Chicken Island have convenient parking with quick access to the area's food and service retail on Henry Herz Street, James Street, New Main Street and Palisade Street including the Shop Fair Supermarket, the Super 99¢ store and the 99¢ Outlet. Given the estimated 1,400 feet walking distance and grade change from the Cacace Justice Center site via the pedestrian bridge to the City Hall site and then to the southwest corner of Chicken Island's Getty Square Lot, TimHaahs projects that a minimum amount, if any, of the existing transient parkers at Chicken Island will utilize the proposed Cacace Justice Center Garage. Even if the design of the proposed garage includes a stair / elevator tower at the northwestern corner of the Cacace Justice Center site, providing access to the corner of Nepperhan Avenue and New Main Street, TimHaahs believes that the use of the garage to accommodate Chicken Island transient parking to be extremely limited. Short-term parkers want quick access to their destinations and even with an improved access from the Cacace Justice Center Garage to the Chicken Island area, parkers will have to park in the garage, proceed to elevator stair tower, exit at the corner of Napperhan and New Main Street, and cross the six lanes of Nepperhan Avenue. The total distance of this alternative pathway from the proposed Cacace Justice Center Garage to the heart of the Chicken Island area is still approximately 900 feet. **Accordingly, TimHaahs believes that the proposed garage at the Cacace Justice Center would not be desirable to the existing transient parkers of the Getty Square Lot and Engine Place Lot.**



Source: Timothy Haahs and Associates, Inc, 2020

Replacement Parking for Chicken Island - Permit Parking

For many of the same reasons outlined above pertaining to transient parkers and the referenced path of travel distance and grade difference to the primary destinations in the Chicken Island area, it is unlikely that the majority of Chicken Island's existing parking permit parkers (120 parkers) will relocate / park at Cacace Justice Center Garage. However, permit parkers such as employees, business owners, and residents of the area are typically parking for longer durations and given the lack of alternative permit parking in the area, it is reasonable to expect that a portion of permit parkers will be willing to walk a longer distance to the Cacace Justice Center Garage. **TimHaahs anticipates that up to 25% of the existing 120 daily parking permit parkers (30 parkers) would be willing to relocate to the garage assuming a similar or reduced parking cost at the proposed garage.**

Replacement Parking - Government Center Garage

Given the proximity of the Cacace Justice Center site to the pedestrian bridge and City Hall and the lack of other available parking resources within a convenient walking distance, should the Government Center Garage be demolished and removed from service, TimHaahs believes that the majority of the Government Center Garage permit parkers will relocate to the Cacace Justice Center Garage. In addition, TimHaahs assumes that up to 50% of the transient parkers at the Government Center Garage are associated with City Hall and would be willing to relocate.

Table 5 illustrates a breakdown of the total existing inventory at the three (3) sites and the typical parking utilization based on assumptions provided by City representatives, the percent of users that would be relocated to the Cacace Justice Center Garage, and the amount of parking that would need to be replaced within the district to accommodate existing users that will not be relocated to the Cacace Justice Center Garage.

Table 5: Parking Allocation by Facility						
Facility	Cacace Lot	Government Center Garage	Chicken Island			Total
			Permit Parking	Transient Parking	Truck / Bus Parking	
Spaces by User Group						
Police / Judges Parking	●					
Court Officials Parking	●					
Permit Parking		●	●		●	
Transient Parking	●	●		●		
City Hall Employee Parking		●				
Existing Spaces	254 Spaces	543 Spaces	120 Spaces	130 Spaces	150 Spaces	1,197 Spaces
Present Utilization % *	95 %	100 %	100 %	100 %	100 %	
Utilization # of Spaces	241 Spaces	543 Spaces	120 Spaces	130 Spaces	150 Spaces	1,184 Spaces
To be Replaced	254 Spaces	543 Spaces	120 Spaces	130 Spaces	Not Replaced	1,047 Spaces

* As per Yonkers Parking Authority

Source: Timothy Haahs and Associates, Inc, 2020

Parking Needs Assessment Summary

In summary, the sizing of the Cacace Justice Center Parking garage is based on the following:

- The pending redevelopment of Chicken Island creates the necessity to replace the existing parking at Chicken Island which presently serves transient and permit parkers doing business in this area of the City. The "Chicken Island" parking areas, Getty Square Lot, Engine Place, and several on-street parking spaces on Henry Herz Street, total approximately **250 spaces** excluding the bus and truck parking which would not be replace in the new garage.

- The consideration to demolish the Government Center Garage (**543 spaces**), given that the facility requires significant investment to achieve an extended useful life of 25-30 years.
- The existing utilization of the Cacace Justice Center Lot (**254 spaces**) which is at or near full capacity during the weekdays.
- Future parking demand associated with potential Cacace Justice Center and the 74 Nepperhan Avenue property redevelopment activities.

Given the level of utilization of the referenced facilities, as indicated by the City and the Yonkers Parking Authority, the amount of parking necessary is as follows:

Line Items	Parking Space
Chicken Island parking replacement	250 spaces
Government Center Garage replacement	543 spaces
Existing Cacace Justice Center Parking Lot	254 spaces
TOTAL	1,047 +/- spaces

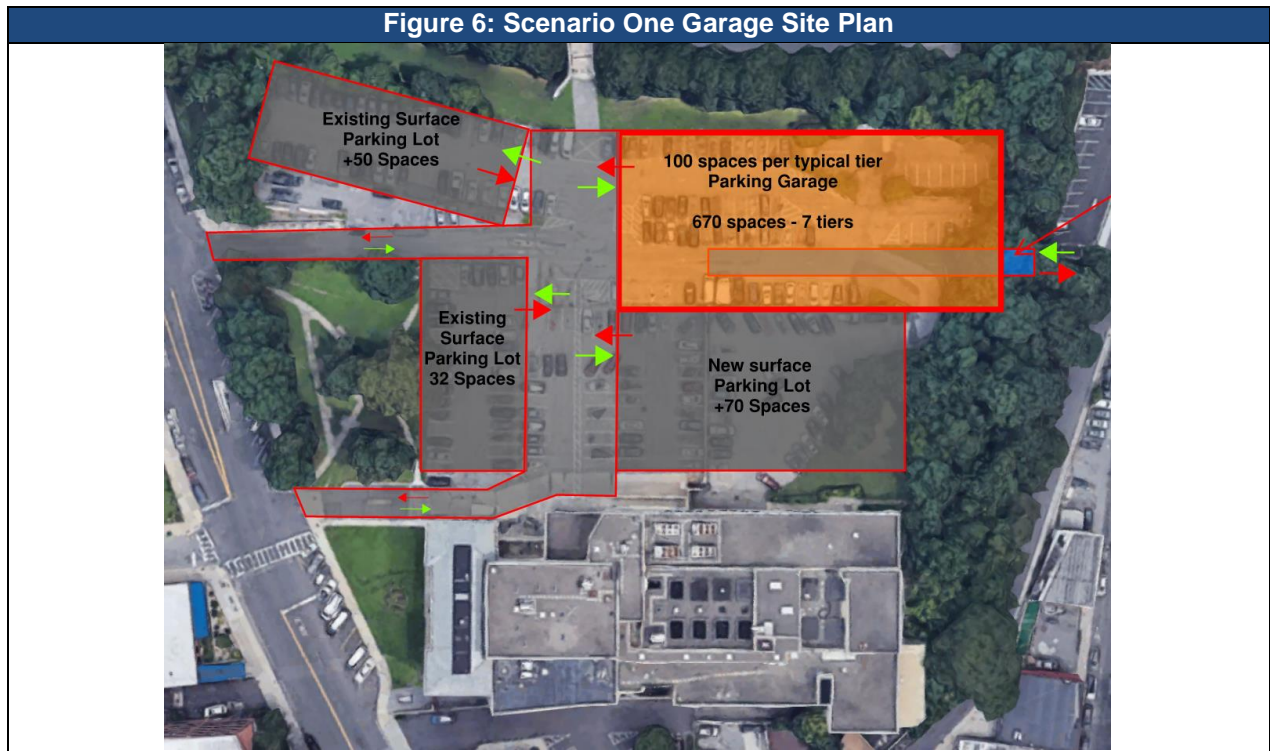
This parking facility sizing is based on the fact that the peak parking utilization amongst the three (3) generators outlined above is primarily during normal business hours on weekdays. Therefore, there is little, if any, opportunity to share the parking resources at different times of the day to reduce the overall need. Also, given the substantial walking distance, the indirect path of travel, and the grade difference from the Chicken Island District to the Cacace Justice Center, it is our opinion that few if any of the transient parkers from the Chicken Island's parking lot will relocate to the Cacace Justice Center Garage and only a small portion of the permit parkers. Should the Government Center Garage be demolished, most if not all of the parkers in GCG will relocate to the Cacace Justice Center Garage given the proximity of the site via the pedestrian bridge and the lack of other available parking resources nearby.

TimHaahs has outlined the two (2) parking development scenarios to address the identified parking needs. Please note that Parking Development Scenario One does not fully accommodate the displaced Chicken Island parking due to the lack of parking alternatives within a comfortable walking distance of the retail and commercial destinations of the area.

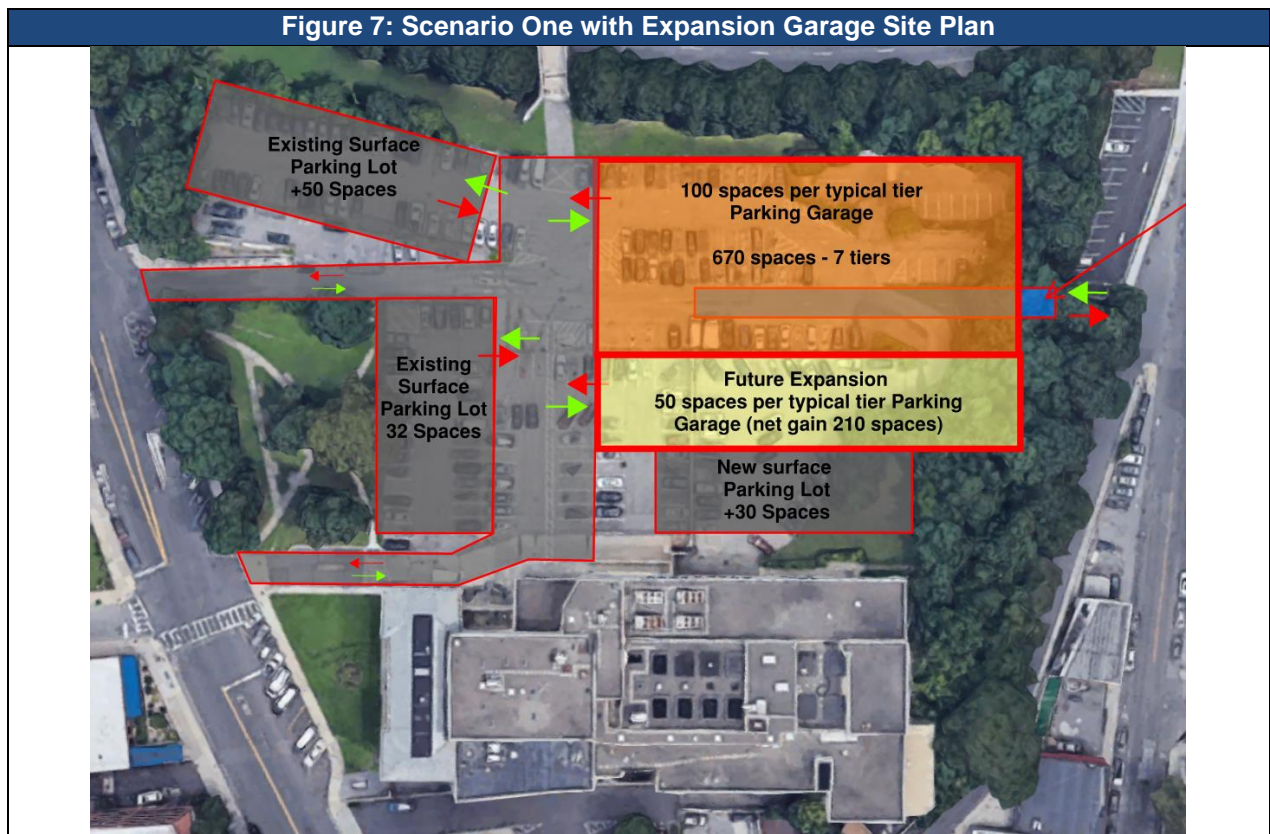
Parking Development Scenario One

Assumptions:

- Demolition of Government Center Garage (**543 space loss**).
- Construction of a new 7 tier garage at Cacace Justice Center – **670 +/- spaces**.
- Retention of surface spaces at Cacace Justice Center - **152 +/- spaces**.
- Development of a surface lot at Government Center Garage site for Chicken Island transient parkers - **75 +/- spaces**.
- The Chicken Island Developer provides parking on-site to support their redevelopment project.
- To help support the parking need associated with potential future redevelopment of 74 Nepperhan Avenue, the Government Center Garage site, and portion of Cacace Justice Center Lot, a horizontal expansion of the proposed Cacace Justice Center Garage can be undertaken to produce a net gain of approximately – 210 +/- spaces.
- **This scenario does not replace approximately 55 spaces of transient parking and approximately 90 spaces of permit parking presently at Chicken Island, due to the lack of a convenient parking alternatives near the Chicken Island area.**



Source: Timothy Haahs and Associates, Inc, 2020



Source: Timothy Haahs and Associates, Inc, 2020

Summary - Parking Development Scenario One

Table 6: Scenario One Parking Summary		
Line Items	Parking Space	
Cacace Justice Center 7 Tier Parking Garage	670 +/- spaces	
Cacace Justice Center Surface Parking	152 +/- spaces	
Government Center Surface Lot	75 +/- spaces	
Total	897 +/- spaces	
Future Garage Expansion Net Gain	210 +/- spaces	
Total - with Garage Expansion	1,107 +/- spaces	

Source: Timothy Haahs and Associates, Inc, 2020

Preliminary Order of Magnitude - Parking Development Cost (Scenario One)

Line Items	SF / Space	Unit Price	Total
Demolish Government Center Garage	175,000 sf	@ \$ 16 /sf	\$ 2,800,000
Construct garage at Cacace Justice Center	670 spaces	@ \$ 32,000 /space	\$21,440,000
Construct / Reconfigure Cacace Justice Center Surface Parking	152 spaces	@ \$ 6,000 /space	\$ 912,000
Surface lot (GCG)	75 spaces	@ \$ 9,000 /space	\$ 675,000
TOTAL			\$25,827,000
Contingency – 10%			\$ 2,582,700
TOTAL with Contingency			\$28,409,700

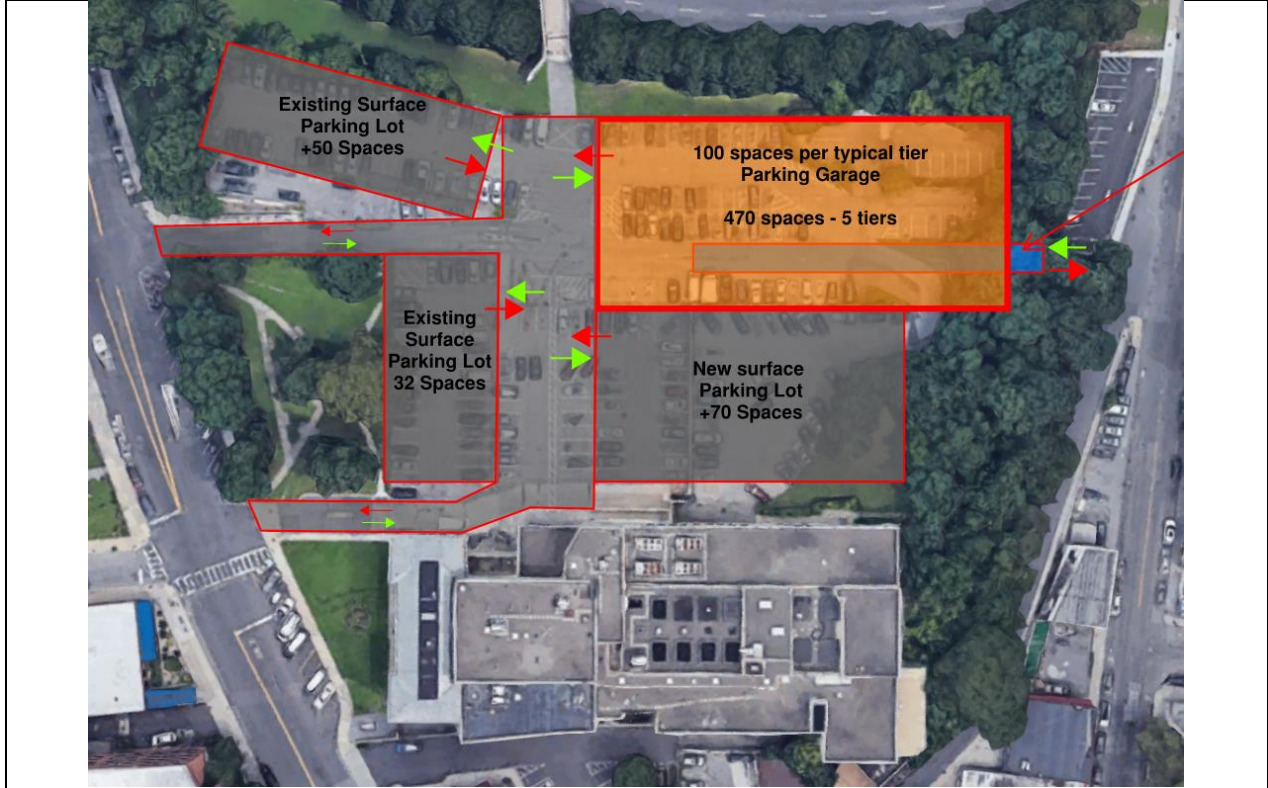
Please note that the estimated construction costs in this report are high level, order of magnitude estimates and require further analysis to refine the estimates. Also note that the cost estimates do not include design, engineering, construction management, general conditions costs, etc.

Parking Development Scenario Two

Assumptions:

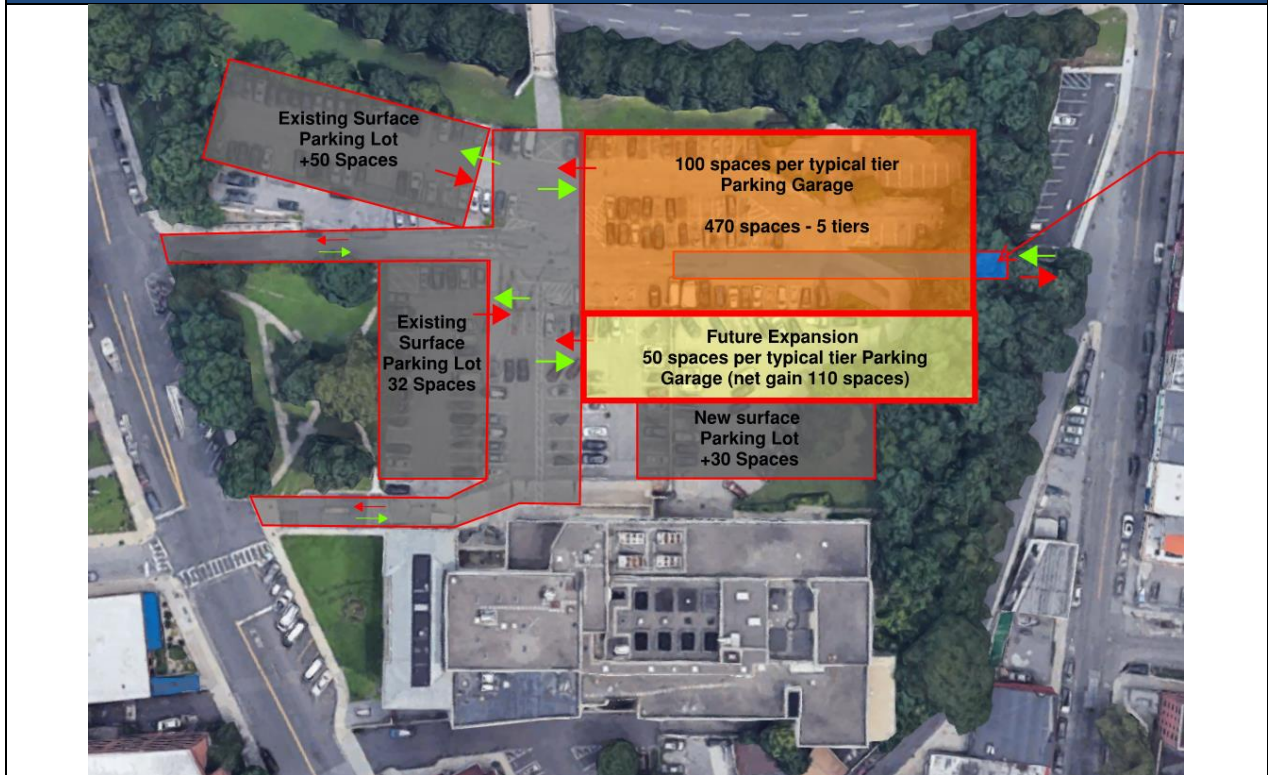
- Renovation and upgrade of the Government Center Garage – **543 spaces**.
- Construction a smaller garage at Cacace Justice Center – **470 +/- spaces**.
- Retention of surface spaces at Cacace Justice Center – **152 +/- spaces**.
- Relocation of 350 +/- existing parkers from the Government Center Garage to the Cacace Justice Center Garage.
- The displaced Chicken Island transient and permit parkers utilize the renovated Government Center Garage – approximately 300 spaces.
- Possibility for Chicken Island developer to contract with City to secure / use 200 spaces and contribute PILOP to the City to support renovation of Government Center Garage.
- To accommodate future potential redevelopment of 74 Nepperhan Avenue, and portion of Cacace Justice Center Lot, undertake a Phase Two, a horizontal expansion of the Cacace Justice Center Garage can be undertaken to produce a net gain of **110 +/- spaces**.
- **Under this scenario, the displaced Chicken Island parking, except truck and bus parking, is accommodated in the renovated Government Center Garage.**

Figure 8: Scenario Two Garage Site Plan



Source: Timothy Haahs and Associates, Inc, 2020

Figure 9: Scenario Two with Expansion Garage Site Plan



Source: Timothy Haahs and Associates, Inc, 2020

Summary - Parking Development Scenario Two

Table 7: Scenario Two Parking Summary	
Line Items	Parking Space
Existing Government Center Garage	543 +/- spaces
Cacace Justice Center 5 Tier Parking Garage	470 +/- spaces
Cacace Justice Center Surface Parking	152 +/- spaces
Total	1,165 +/- spaces
Future Garage Expansion Net Gain	110 +/- spaces
Total - with Garage Expansion	1,275 +/- spaces

Preliminary Order of Magnitude - Parking Development Cost (Scenario Two)

Line Items	Parking Space	Unit Price	Total
Renovate Government Center Garage	543 spaces	@ \$ 13,000 /space	\$ 7,059,000
Construct garage at Cacace Justice Center	470 spaces	@ \$ 32,000 /space	\$15,040,000
Construct / Reconfigure Cacace Justice Center Surface Parking	152 spaces	@ \$ 6,000 /space	\$ 912,000
TOTAL			\$23,011,000
Contingency – 10%			\$ 2,301,100
TOTAL			\$25,312,100
Developer PILOP Contribution - GCG Use	200 spaces	@ \$(12,000) /space	\$(2,400,000)
TOTAL			\$22,912,100

Please note that the estimated construction costs in this report are high level, order of magnitude estimates and require further analysis to refine the estimates. Also note that the cost estimates do not include design, engineering, construction management, general conditions costs, etc.



Source: Timothy Haahs and Associates, Inc, 2020

Figure 11: Garage Rendering with Expansion



Source: Timothy Haahs and Associates, Inc, 2020

Recommendation

TimHaahs recommends that the City seriously consider **Parking Development Scenario Two** which proposes the restoration of the Government Center Garage and the development of a smaller garage (470 spaces) at the Cacace Justice Center for the following reasons:

- The location of the proposed Cacace Justice Center Garage will not effectively provide replacement parking for the Chicken Island transient parkers due to the distance and path of travel from the garage to the business and retail destinations in the Chicken Island District. The existing transient parkers presently have quick and convenient access to retail and business destinations on Henry Herz Street, New Main Street, James Street, South Broadway and Palisades Avenue. It is highly unlikely that the transient parkers and a large percentage of the permit parkers will travel a 1,000 feet or more from the proposed garage to their destinations.
- A renovated Government Center Garage with meaningful capital and aesthetic upgrades provides convenient and comfortable replacement parking for the Chicken Island transient and permit parkers. Parking on the lower levels of the garage can be signed and designated for short-term shopper parking, and the garage is located within a 600-foot walk or less to all the retail and commercial activities in the district.
- The cost to demolish the Government Center Garage at approximately \$2.8 million is a significant cost that could be reinvested into the facility. The total cost to demolish and create a surface parking lot at the site totaling approximately \$ 3.5 million represents almost half of the cost to renovate the Government Center Garage to obtain the extended of 25-30 year service life.
- Given the high cost of structured parking that would be necessary for the new Chicken Island redevelopment to meet the project's parking requirements and the proximity of the Government Center Garage to the proposed Chicken Island redevelopment (250 feet), there is a strong possibility that the Chicken Island developer would contribute to the renovation cost of Government Center

Garage in exchange for perpetual right to secure / use spaces in the garage. Through what is termed a Payment in Lieu of Parking (PILOP), the developer can contribute a certain amount of money per space to the City for every space they do not have to build on-site for their project. (See **Appendix A** PILOP Ordinance - City of Asbury Park, NJ).

For example, if the developer seeks to obtain the perpetual use of 200-spaces in the Government Center Garage to help meet their development program's parking requirements, they would pay the City a negotiated amount, say \$12,000 per space. This amount per space is less than half of what developer would pay for new structured at their site and given that they would not have to build this amount of parking on-site, the developer could potential increase the development yield at the Chicken Island site. In addition to the PILOP payment by the developer, the project's parkers who use the garage would also pay the hourly and permit rates at the garage. In this PILOP example, the developer would potentially contribute a payment of \$2.4 million to the City which could be dedicated to the renovation and enhancement of the Government Center Garage.

- In Parking Development Scenario Two, the renovation of the Government Center Garage, the development of a smaller garage at the Cacace Justice Center and the remaining surface parking, would provide a total of approximately 1,150 +/- spaces. This amount of parking would provide convenient parking for displaced parkers from Chicken Island in the Government Center Garage, and provide convenient parking in the new Cacace Justice Center Garage for City employees and accommodate all of the existing parkers at the Cacace Justice Center.
- In addition, the amount of parking provided in Parking Development Scenario Two (1,165 +/- spaces) can likely be provided at a lesser overall capital cost than the parking provided in Parking Development Scenario One (897 +/- spaces), which does not adequately accommodate displaced parkers from Chicken Island. ***Please note that the estimated construction costs in this report are high level, order of magnitude estimates and require further analysis to refine the estimates. Also note that the cost estimates do not include design, engineering, construction management, general conditions costs, etc.***
- The proposed Cacace Center Garage in Parking Development Scenario Two can be horizontally expanded to achieve a net gain of approximately 210 spaces to help support future redevelopment of the Cacace Center lot or the 74 Nepperhan Avenue Site.

Disclaimer

The findings in the **Parking Needs Assessment** represent the opinion of Timothy Haahs & Associates and are based upon the assumptions and information outlined in the report. Any projected parking needs are dependent upon future events that cannot be assured. Fluctuations in local and national conditions may vary from the utilization forecasts presented herein. Please note that the Parking Needs Assessment is not intended for financing. Due to COVID 19, TimHaahs was unable to perform the parking occupancy data collection and verify utilization assumptions provided by City representatives for the referenced parking facilities.

Appendix A: Asbury Park's PILOP Ordinance

§2-87.PAYMENT IN LIEU OF PARKING IN THE CENTRAL BUSINESS DISTRICT (CBD). [Ord No. 2017-6]

The payment in lieu of parking shall be \$15,000 per space. All units that are deeded affordable per HUD standard for Monmouth County for a minimum of ten (10) years shall pay fifty (50%) percent (\$7,500) of the fee per space. The proceeds shall be deposited into a fund established solely for the acquisition, development, expansion or capital repair of public and municipal parking facilities, traffic- or transportation-related capital projects, the provision or operating expenses of transit facilities designed to reduce reliance on private automobiles, programs to facilitate carpooling or ride sharing, and creating a consistent streetscape for all user groups utilizing all modes of transportation by introducing context-sensitive design elements at intersections and corridors, such as parking meters, wayfinding signage, kiosks, trails, sidewalks, crosswalks, streets and similar improvements that connect users to public and municipal parking facilities throughout the City. The proceeds of such fund shall not be considered a part of the municipal general fund.