

DESMAN
Associates

The City of Easton & The Easton Parking Authority

Part III Analysis Of Site Feasibility For Future Development
Part IV Pine Street Garage Replacement Analysis

Tim Tracy and Greg Shumate
January 25, 2012



Parking Study Progress Presentation

ANALYSIS OF SITE FEASIBILITY FOR FUTURE DEVELOPMENT

PART III: Scope of Work

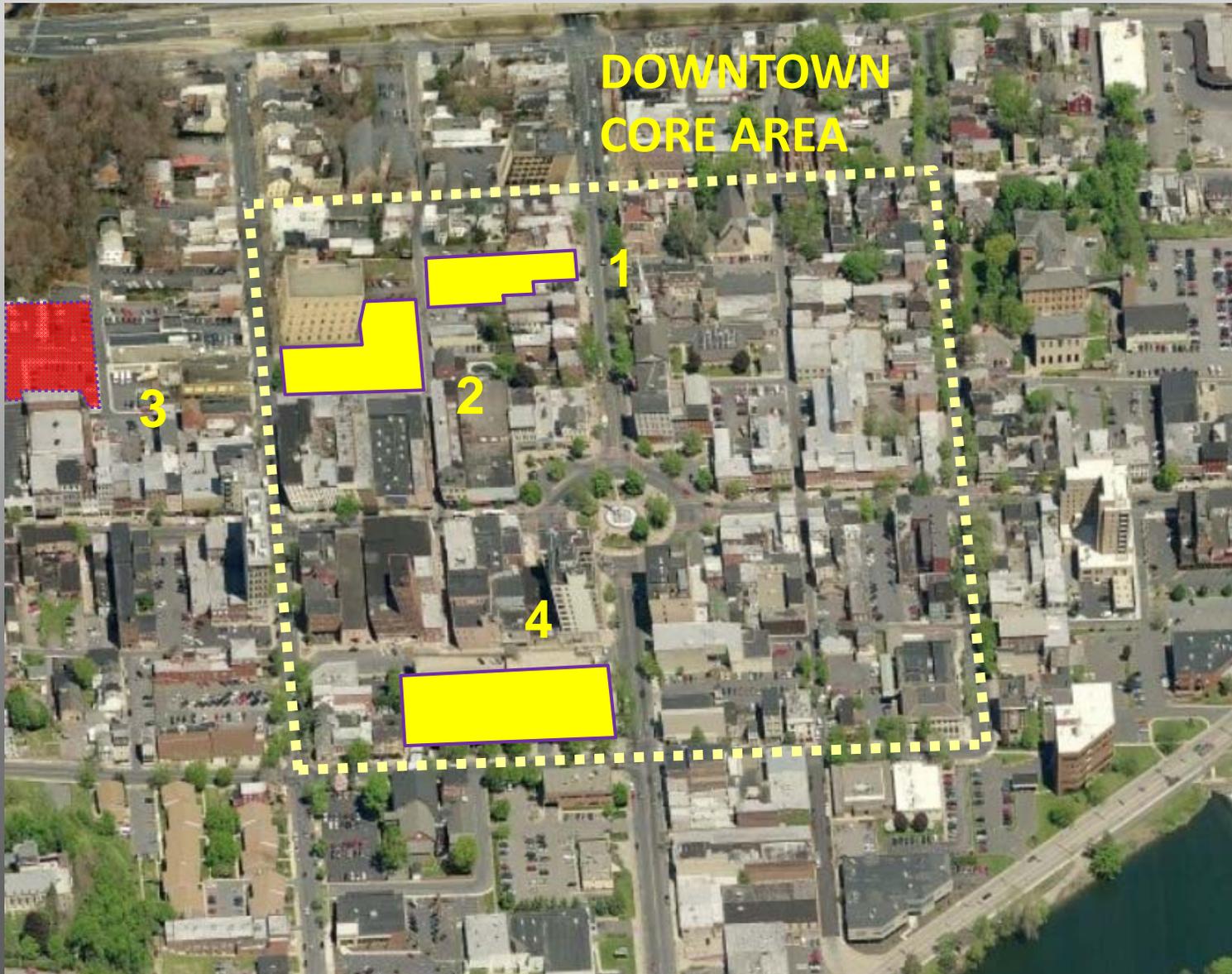
- **Identify Potential Sites for Future Off-Street Parking**
- **Gather & Analyze Site Information**
- **Review Local Code & Ordinances related to Development at Each Site**
- **Prepare Basic Parking Structure Concept for Each Site**
- **Compare Advantages and Disadvantages of Each Garage Development**

PINE STREET GARAGE REPLACEMENT ANALYSIS

PART IV: Scope of Work

- **Prepare Downsized Parking Structure Concept that Offers Opportunity for Mixed Use Development**
- **Consider Interim Parking Options for Displaced Garage Users During Facility Demo/Reconstruction**
- **Consider Options for Relocation of Police Station and Other Existing Garage Tenants**

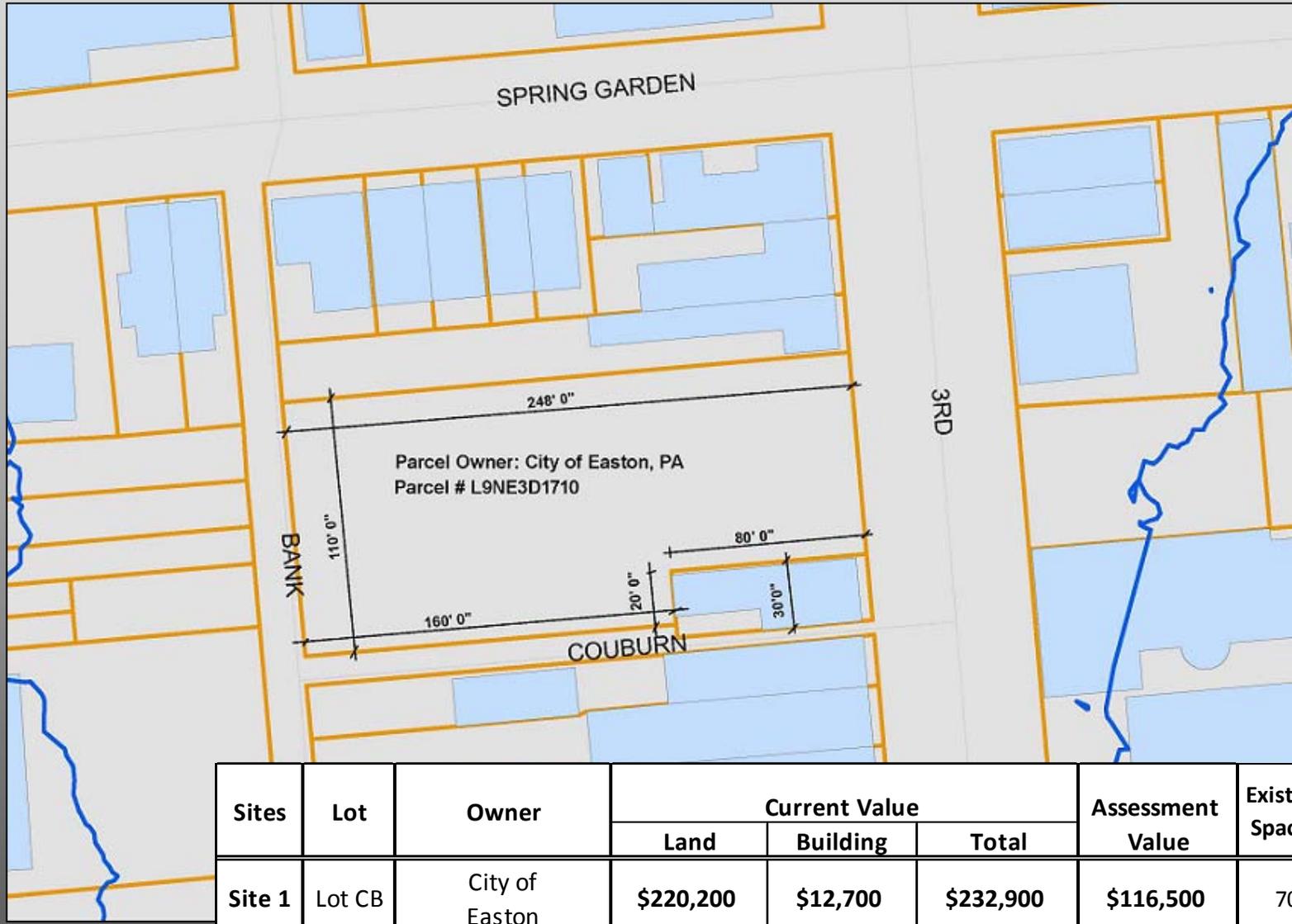
INITIAL PARKING DEVELOPMENT SITE POSSIBILITIES



SITE 1 3rd Street between Coburn Alley and Spring Garden



SITE 1 Ownership & Value

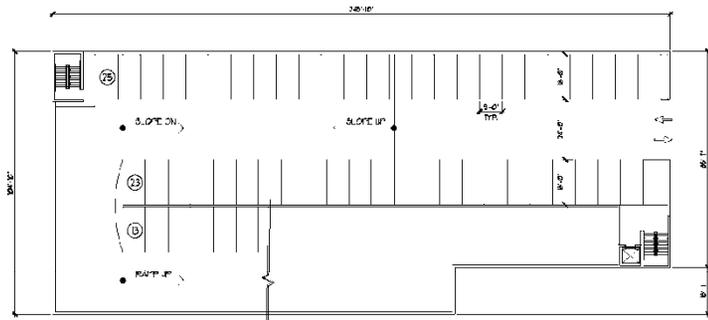


SITE 1 3rd Street between Coburn Alley and Spring Garden

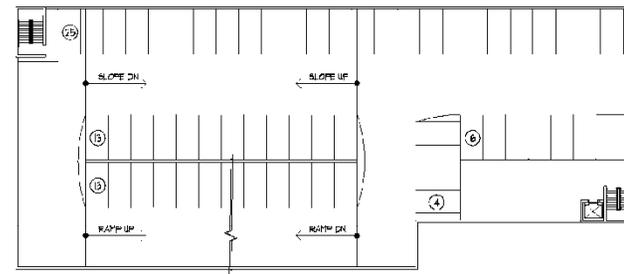


SITE 1 3rd Street between Coburn Alley and Spring Garden

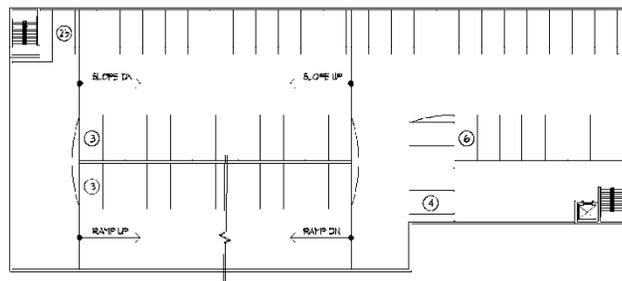
225 Space Ramp (Typical Level - 60 Spaces)



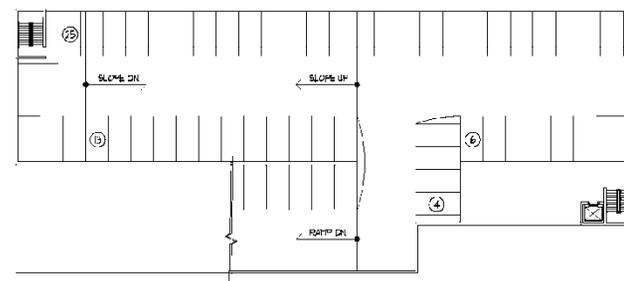
1 GRADE LEVEL PLAN
SCALE: 1" = 30' 0"
CAR COUNT: 60 CARS



2 SECOND LEVEL PLAN
SCALE: 1" = 30' 0"
CAR COUNT: 60 CARS



3 THIRD LEVEL PLAN
SCALE: 1" = 30' 0"
CAR COUNT: 60 CARS

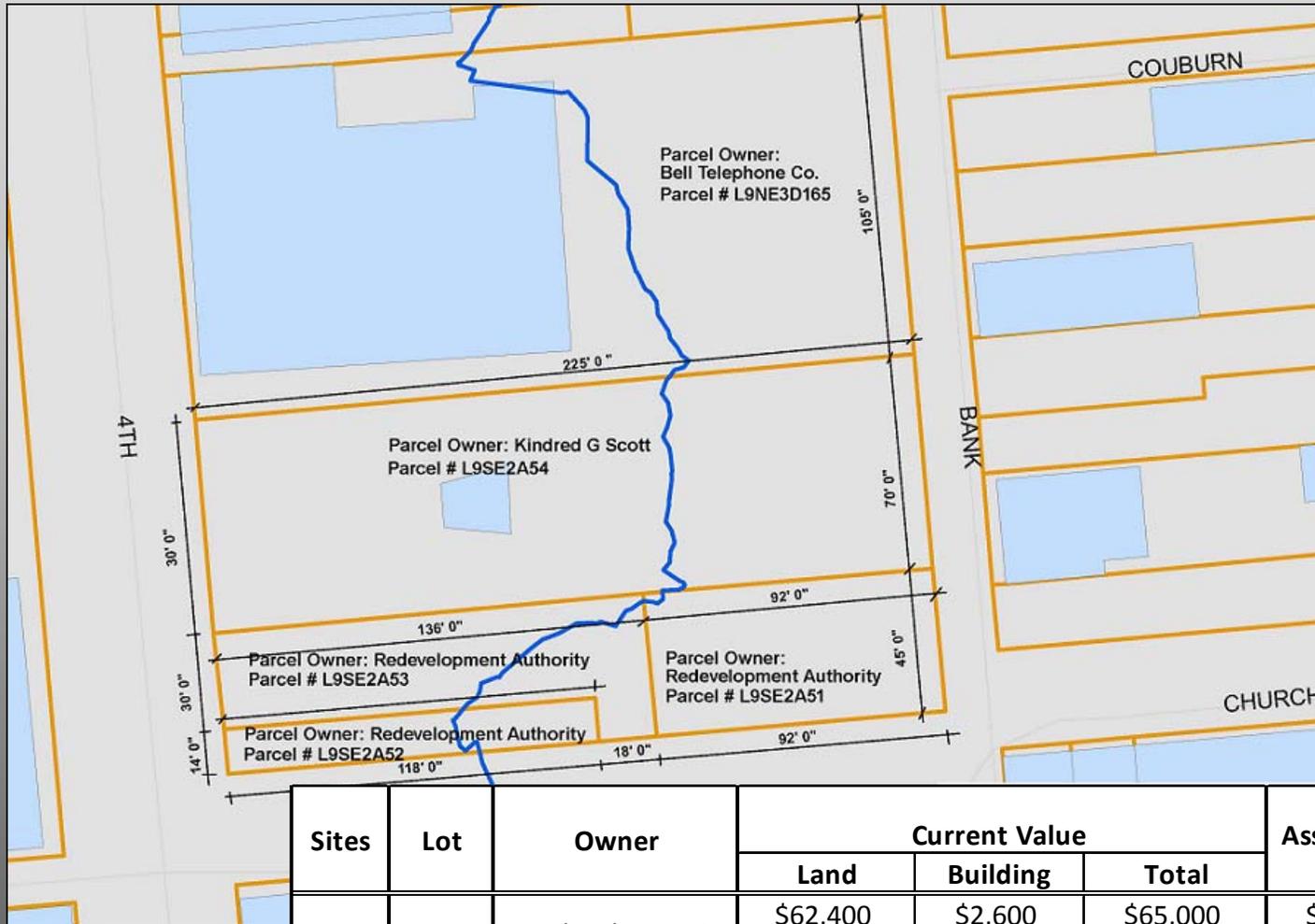


4 FOURTH LEVEL PLAN
SCALE: 1" = 30' 0"
CAR COUNT: 48 CARS

SITE 2 4th Street at Church Street



SITE 2 Ownership & Value



Sites	Lot	Owner	Current Value			Assessment Value	Existing Spaces	
			Land	Building	Total			
Site 2	Lot A	Redevelopment Authority	\$62,400	\$2,600	\$65,000	\$32,500	17	
			\$49,800	\$1,600	\$51,400	\$25,700		
			\$57,000	\$2,100	\$59,100	\$29,600		
		Kindred G. Scott	\$165,000	\$85,000	\$250,000	\$84,000		18
		Bell Telephone Co.	\$207,500	\$1,105,900	\$1,313,400	\$656,800		20
			\$541,700	\$1,197,200	\$1,738,900	\$828,600		

SITE 2 Aerial View



SITE 2 4th Street at Church Street - Scheme 2A

290 Space Ramp (Typical Level - 75 Spaces)

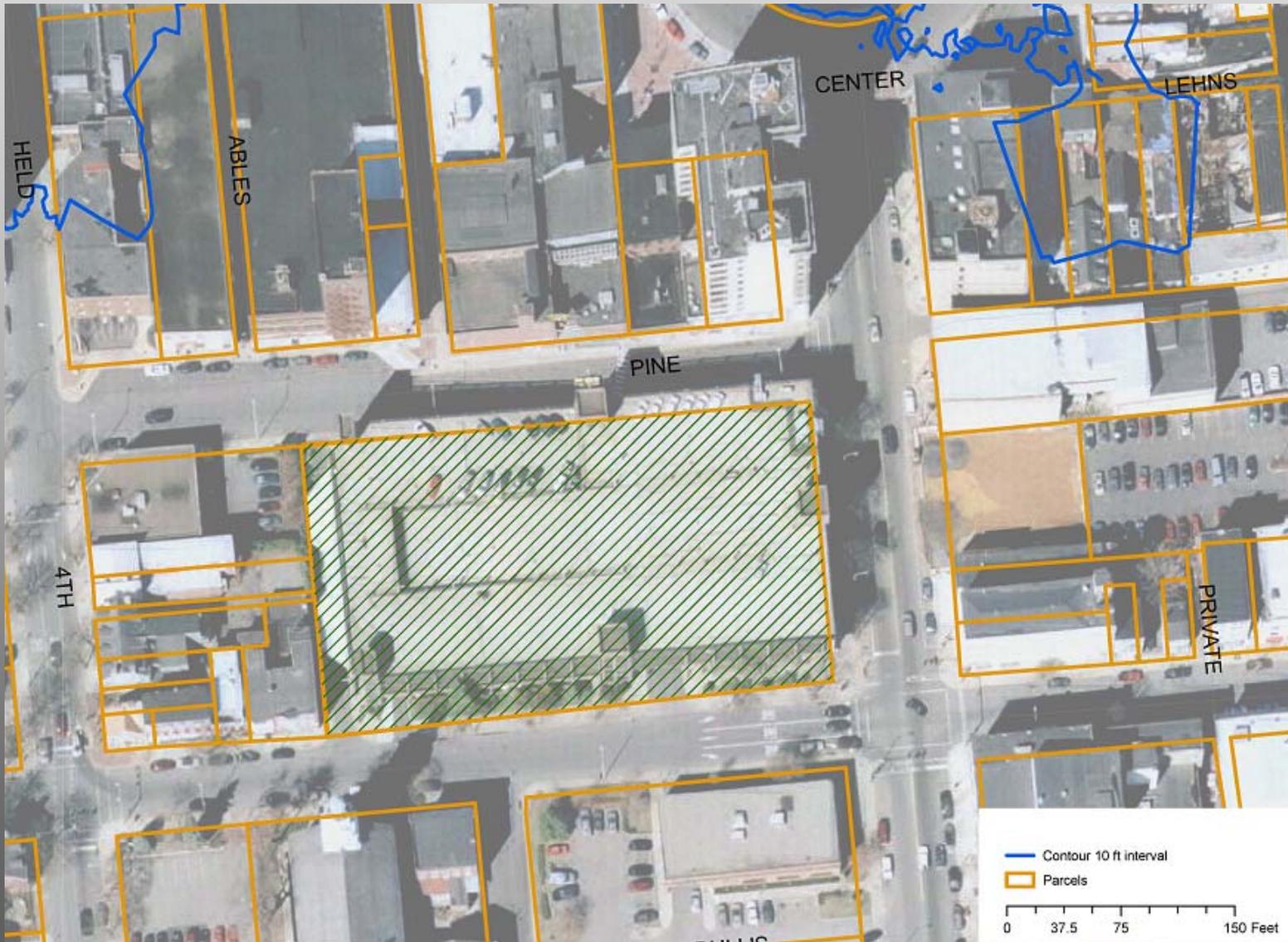


SITE 2 4th Street at Church Street - Scheme 2B

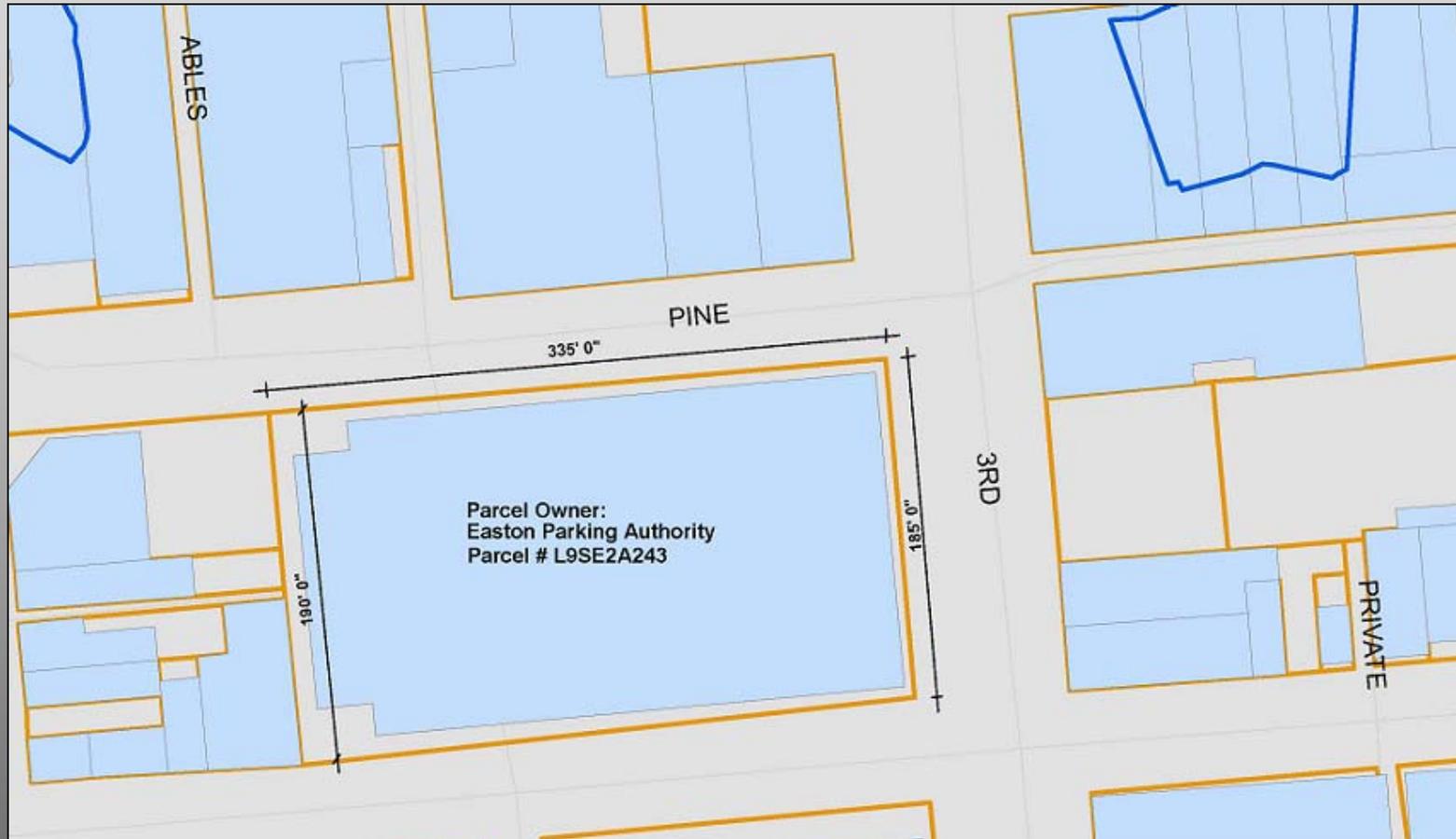
310 Space Ramp (Typical Level - 75 Spaces)



SITE 4 Pine Street Ramp



SITE 4 Ownership & Value



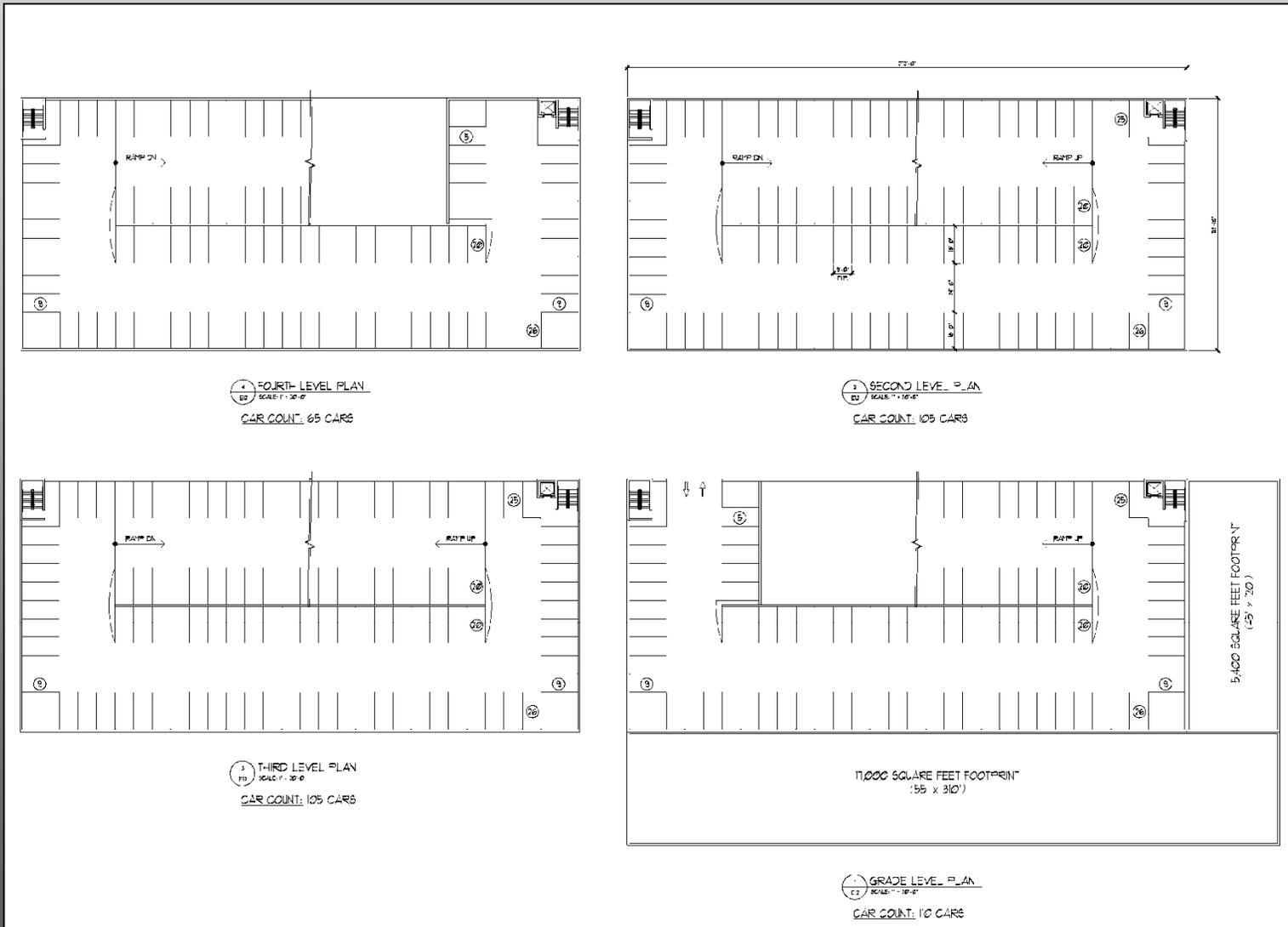
Sites	Lot	Owner	Current Value			Assessment Value	Existing Spaces
			Land	Building	Total		
Site 4	Pine St. Ramp	Easton Parking Authority	\$548,800	\$3,529,800	\$4,078,600	\$2,039,300	523

SITE 4 Aerial View



SITE 4 Pine Street Ramp

385 Space Ramp (Typical Level - 105 Spaces)



Comparison of Future Parking Ramp Development Sites

Cost vs. Space Yield

Sites	Owner	Existing Spaces	Ramp Scheme	Ramp Spaces	Net New Spaces	Ramp SF	Ramp Efficiency	Ramp Cost	Cost Per Ramp Space	Cost Per Net Space
Site 1	City of Easton	70	1	225	155	112,920	502	\$4,531,200	\$20,139	\$29,234
Site 2	Redevelopment Authority	17	2A	290	235	104,876	362	\$4,020,440	\$13,864	\$17,108
	Kindred G. Scott	18	2B	310	255	142,772	461	\$5,550,680	\$17,905	\$21,767
Bell Telephone Co.	20									
Site 4	Easton Parking Authority	523	4	385	(138)	132,736	345	\$5,309,440	\$13,791	N/A

Comparison of Future Parking Ramp Development Sites

Evaluation Criteria

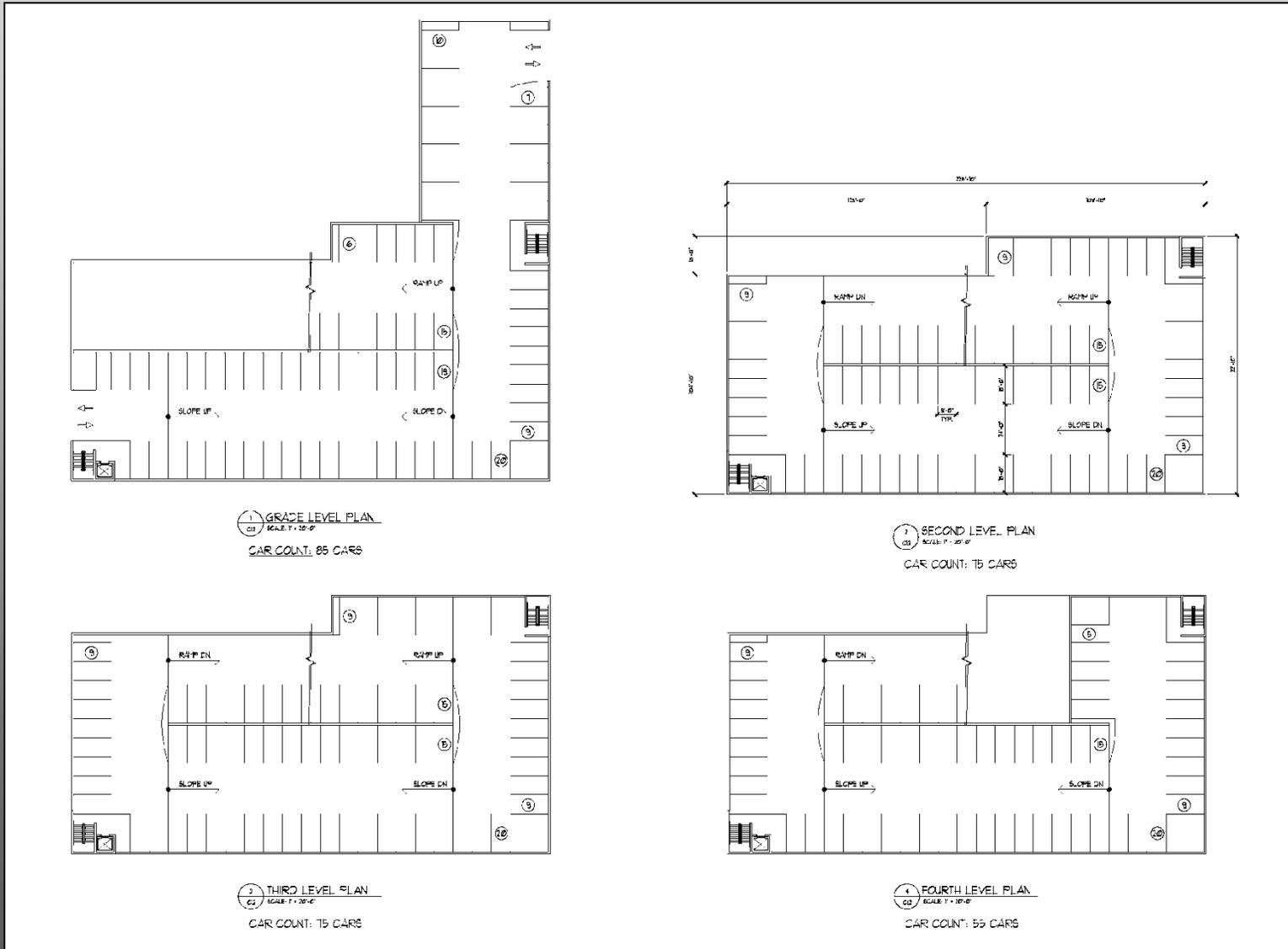
PARKING GARAGE SITE SELECTION CRITERIA	Weight	Site 1	Site 2		Site 4
			A	B	
Net Gain in Spaces	10	60	80	100	0
Construction Costs	9	81	90	63	72
Site Control Challenge	8	80	48	48	80
Vehicular Accessibility	7	70	56	56	21
Proximity to Demand	6	48	60	60	48
Ramp Design Efficiency	5	20	40	30	50
Demolition Requirements	4	40	28	28	4
Displacement of Existing Spaces	3	12	21	21	0
Visual Impact on Streetscape	2	16	16	20	16
Potential for Mixed Use Development	1	0	0	0	10
TOTAL SCORE		427	439	426	301
MAXIMUM POSSIBLE SCORE		550	550	550	550
PERCENTILE		78%	80%	77%	55%

SITE 2 Aerial View



SITE 2 4th Street at Church Street - Scheme 2A

290 Space Ramp (Typical Level - 75 Spaces)



NEXT STEPS

- Development of Strategic Plan for Parking System Management
- System Financial Pro Forma & Implementation Strategy



SCHEDULE FOR NEXT PUBLIC PRESENTATIONS

- March 14, 2012
 - System Financial Pro Forma & Implementation Strategy



QUESTIONS & COMMENTS



www.desman.com