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New Ocean Parkway Office Building Attracts Innovative Parking Structure

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Personal, Vehicle Safety Enhanced

OCEAN PARKWAY — Developer Baruch Singer has selected a team of nationally-known parking facility specialists for his new office building in the Ocean Parkway area.

A.P.T. Parking Technologies, a leading automated parking facility developer in the U.S., and Westfalia Technologies, a leader in the manufacture of automated storage and parking systems worldwide, broke ground recently on what is being called the city's largest automated parking garage project.

Singer is building a nine-story, 226,000-square-foot commercial project at 1504 Coney Island Ave. that will have a 270-car facility.

The planned parking facility is designed to maximize parking within a tight urban space. "The selection of our parking system highlights how automated parking can enhance a real estate development opportunity," said Lee Lazarus, president of A.P.T., based in Manhattan. "Automated parking garages provide greater efficiency and flexibility in design, allowing the developer to use less space for parking and allocate additional space for significantly more profitable revenue streams."

At this particular site, the high water table prevented the deep excavations required to build a conventional parking garage, according to Singer, who said the reduced excavation also saved him money while allowing a greater number of parking spaces in an area half the size of a traditional parking garage.



(Rendering shows what the automated parking facility will look like in the Coney Island Avenue office building. Image courtesy of Baruch Singer)

"In addition to doubling the number of parking spaces in the available space, the automated parking system provides a number of added personal and vehicle safety benefits, since no one actually enters the garage and there is no risk of vehicle damage or theft," Singer said. "Additionally, there are significant green benefits, since car engines are turned off during the parking process, and users have the convenience of dropping off and picking up their cars at a central location without having to navigate ramps, walk aimlessly through a garage searching for their cars or risk crime associated with dark, deserted garages."

Drivers will enter the automated parking garage, drive down one level, to one of three transfer cabins, turn off their engines and leave. After a series of safety checks, the vehicle, parked on a pallet, is moved through the automated garage by a computer-operated system to an available parking space on the two levels below. When returning for their car, clients simply run their ticket through a smart card reader, and their car will automatically be returned to them in one of the transfer cabins. Vehicles will be rotated in the transfer cabins so that clients can drive straight out of the garage. The entire process takes less than two minutes.

This garage will be the first in the U.S. to be manufactured and installed completely by a U.S. company from Westfalia's manufacturing facility in York, Pa. It is expected to be completed in mid-2010.