

New York Construction

Garage Project Could Mitigate NYC's Parking Problem

Construction teams recently broke ground in on New York City's largest automated parking garage project.

The 34,000-sq-ft parking facility is being constructed by the team of A.P.T. Parking Technologies, automated parking facility developer located in Manhattan, together with Pennsylvania-based manufacturer of automated storage and parking systems, Westfalia Technologies. Baruch Singer is the developer.

"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. Parking Technologies. "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." >>

Designed by Westfalia's in-house team to maximize parking within the tight constraints of the site, the 270-car facility will be part of a new nine-story, 226,000-sq-ft office building at 1504 Coney Island Avenue in Brooklyn, New York, which Singer is also developing.

The design team could not erect a traditional underground parking facility as the high water table prevented deep excavation. The automated parking garage allows for a greater density of parking spaces in an area half the size of a traditional parking garage, explained a spokesperson for the developer.

"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," said Singer. "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."

A car 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.

"We are very excited to provide our state-of-the-art automated parking system as the solution to the parking needs at 1504 Coney Island Avenue," said Daniel Labell, president of Westfalia Technologies. Lazarus agreed.

"This area of Brooklyn has had tremendous growth in the last ten years...automated parking is the safest and most efficient parking method available and we're thrilled to announce our presence in this underutilized area of Brooklyn," he said.

The \$45 million automated garage is slated for completion in mid-2010.