

March 2016

WEST 108TH STREET DEVELOPMENT PARKING STUDY

Executive Summary

Two development sites on West 108th Street between Amsterdam Avenue and Columbus Avenue in Manhattan are currently under consideration for the development of affordable housing, as shown in Figure 1. Three of the four properties are currently occupied by garages that are owned by the New York City Department of Housing Preservation and Development (HPD). All three garages (and one old-law tenement) would be demolished for the new construction.

Figure 1 West 108th Street Development Study Area



Nelson\Nygaard was retained by the West Side Federation for Senior and Supportive Housing (WSFSSH) under the auspices of HPD to research the existing garage utilization and potential future parking considerations. A summary of the findings include:

1. Existing Use and Capacity of West 108th Street garages

- Currently, there are 675 off-street spaces officially listed in the garages. Observation of the garages found an overall average occupancy of 93%, or 627 vehicles parked on site.
- Based on limited data provided by operators, 80% of monthly parking users reside in zip code 10025 and 20% reside in 10024.

2. Local Parking Supply

- Within approximately 12 blocks of the West 108th Street garages, there are 3,591 public parking spaces listed as available in garages.
- This data, provided by the New York City Department of Consumer Affairs (DCA), indicates that the West 108th Street garages represent 19% of the off-street public parking supply within

the catchment area (West 96th Street to West 120th Street, and Riverside Drive to Central Park West and Frederick Douglass Boulevard).

- In addition to public parking facilities, traditional car rental is available at three garages between West 95th and West 99th Streets.
- In comparison to the catchment area parking facilities, the West 108th Street garages are significantly less expensive. The garages at lots 5 and 13 cost \$17 per 24-hours and \$343 per month, approximately 50% less than average rates for 24-hour parking and nearly 30% less than average rates for monthly parking within the catchment area.

3. Feasibility of On-Site Parking Replacement

A study of possible on-site parking options indicates that the Development Sites would support fewer parking spaces than the existing garages at much higher rental costs than the existing lots and other local garages. Key findings include:

- The Development Sites are located within the Manhattan Core, where parking is not legally required. No new public parking garages can be developed in this area (since May 8, 2013), which would require any new parking facility to obtain a Special Permit.
- A private, non-subsidized parking garage operation would be required to invest in construction and operation for new on-site parking.
- Development Site 1 was analyzed to understand the potential for providing on-site parking, and it was found that:
 - The estimated number of parking spaces that could be replaced based on parking facility type ranges from 40 spaces for self-park to 118 spaces for automated parking.
 - Based on comparable design and construction options for an on-site parking facility, construction cost per space is estimated to be between \$114,000 and \$202,000.
 - Customer parking fees for each parking facility type are projected to range from \$54 to \$81 per day, or \$1,355 to \$2,003 per month, at the full tax rate.
 - Projected monthly fees at the full tax rate would be 180% to 320% higher than the existing average in the catchment area.