

Focus

Precursor to a successful project



Today it seems as if everywhere you go, parking is an issue. Well-designed, functional parking creates a welcoming atmosphere and leads to positive responses and satisfied patrons. More often, patrons lament the lack of parking, the overbuild of parking, or just how much it costs to park.

Parking studies are the precursor to a successful project. Designing a parking structure, or master planning a mixed-use development, requires much research and preparation before it is possible to understand the size and location of the parking component. Studies provide answers to the complex details of a site, as well as the maximization of the parking asset prior to the design of any project.

Details such as zoning ordinance, demographics, and overall site characteristics can help adequately determine the best possible options for the layout of your project. This approach also dramatically reduces the likelihood of future problems that could create logistical issues and costly headaches.

TimHaahs provides planning and consulting services for a project even at the earliest stages. Our experience performing a wide range of parking-related studies is beneficial during the planning and design of campuses, town centers, and mixed-use developments.

The preliminary steps to a successful project can be cumbersome, but TimHaahs can assist and make this process much less stressful. We are able to perform supply/demand, financial feasibility, shared analysis, and site feasibility studies. In addition, we have a great deal of experience with operational analysis, as well as a thorough understanding of both the public and private sectors.

Each of these pieces plays a vital role in planning a successful project. With the help of TimHaahs, the parking study process will be as smooth as possible, ultimately resulting in a design that meets and exceeds your vision.

Parking Studies

Planning Early for Parking Success

From small towns to major cities across the United States, development is focusing on revitalization and expansion. Communities are focused on creating places that will draw people and serve a wide range of purposes, but will also be safe and inviting. The importance of parking is clear today, and it should be carefully and adequately considered when planning for any type of development.

However, even though planning for a community's revitalization or expansion is exciting, a great deal of preliminary research must be performed to ensure success.

As the importance of parking has been realized over the past decade, the result has been the need to evaluate current supplies, and plan early for future needs. Parking studies range in function from the analysis of parking supply and demand and the review of parking codes and ordinances, to traffic/pedestrian circulation reviews and feasibility analyses which help to determine the cost, location, and implementation of parking.

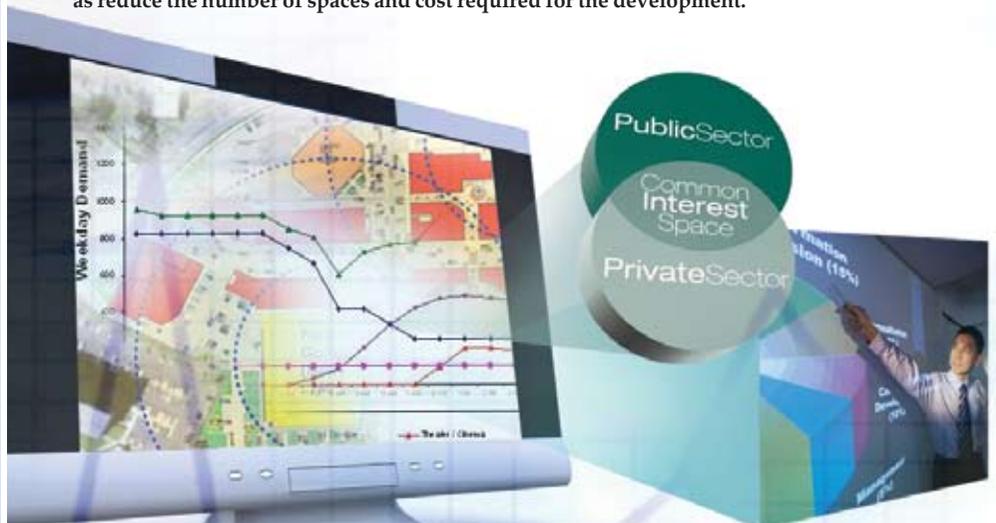
TimHaahs has performed a wide range of parking studies in areas up and down the eastern corridor. In Washington, DC, we performed a parking expansion feasibility study to analyze adding parking via horizontal expansion. The study analyzed the facility's existing circulation patterns and security issues, and led to a four-level, 800-space addition to the existing transportation facility.

For the City of Fort Lauderdale, Florida TimHaahs performed an analysis of the city's parking codes and ordinances. We used five representative cities to weigh our study, so that we could more accurately suggest modifications to the ordinances. This helped balance the need for growth downtown with a supply of adequate parking.

In 2006, TimHaahs prepared a shared parking study and provided parking consulting services for a major mixed-use project planned for downtown Savannah, Georgia. The focus of the study was to analyze the overall parking demand once completed, as well as implement a new parking initiative to fund the infrastructure of the development.

Understanding and planning for parking is a complex and detailed process. However, performing appropriate parking study work early can help ensure the parking is properly implemented, as well as reduce the number of spaces and cost required for the development.

Parking studies range from supply and demand analysis and code and ordinance review to traffic and pedestrian circulation review and feasibility analysis. All of them help to determine the cost, location, and implementation of parking.



Roamy R. Valera, CAPP
Vice President

Getting The Details Right For Development

TimHaahs provides clients with a wide array of planning, consulting and design services.

Reston Town Center
Reston, VA
Parking Master Planning
Shared Parking Analysis

University of Pennsylvania
Philadelphia, PA
Site Analysis Studies
Four Garage Designs

Mount Cuba Center
Greenville, DE
Parking Management Planning

Ohio State University
Columbus, OH
Campus Parking Study
Garage Schematic Design

DuPont Children's Hospital
Wilmington, DE
Parking Study
Prime Design Services

Union Station
Washington, DC
Parking Expansion Feasibility Study
Design of Expansion and Beautification

The New Jersey Division of Property Management (DPMC)
Trenton, NJ
Functional and Feasibility Study

The Redevelopment Authority of Montgomery County
Norristown, PA
Functional and Feasibility Study
Design of Mixed-Use Structure

Temple University
Philadelphia, PA
Site Analysis Studies
Design of Three Garages

Morven Museum and Gardens
Princeton, NJ
Parking Planning

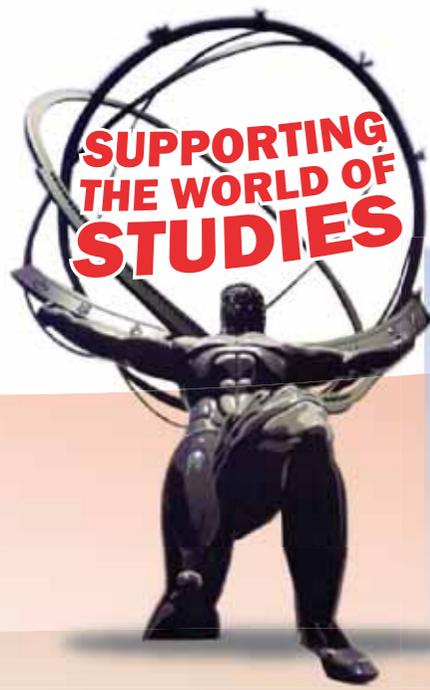
St. Joseph's Hospital and Medical Center
Phoenix, AZ
Parking Study and Planning

City of Salisbury
Salisbury, MD
Parking Garage Extension
Feasibility Study

City of Coral Gables
Coral Gables, FL
Parking Management Study

Savannah River Landing
Savannah, GA
Planning, Consulting, and Management Services

Building new parking structures, creating mixed-use developments, and developing master plans are exciting. It is easy to overlook the many preliminary steps to make each endeavor a success. Countless details must be considered before design and development. Parking, a critical component for every project, serves as essential infrastructure to support the enterprise. Understanding supply/demand, financial opportunities, and operational concepts contribute to the success of not only the parking, but the development as a whole.



Supply/Demand Studies

- Analyze current parking conditions and determine if they are sufficient to support growth and development
- Examine parking supply and anticipate future shortages
- Assess the ability of an existing supply to meet existing peak demand
- Project future demand
- Identify future deficit or surplus
- Develop parking demand ratios to calculate current and future parking demand

Financial Feasibility

- Determine the cost to add and operate new parking
- Predict types of parking revenue
- Assess proposed rates and market value
- Determine whether the parking facility will be self-supporting
- Establish fee structures, annual growth rates, and revenues
- Identify user types and rates, turnover, and hours of operation

Shared Analysis

- Review site drawings, local codes/ordinances, and user requirements for the structure
- Perform a preliminary garage code analysis, including ADA issues and life safety
- Develop conceptual parking structure layouts, indicating number of spaces, traffic flow, and a functional isometric view
- Investigate the openness of the garage and the necessity for mechanical ventilation and sprinkler systems
- Provide a comparison of various schemes discussing the advantages and any possible disadvantages of each
- Develop an order of magnitude cost estimate for each scheme

Site Feasibility

- Review current local codes and ordinances
- Develop parking structure layouts
- Recommend the most cost effective options to increase parking supply
- Investigate ways to reallocate parking supply to better accommodate user needs
- Incorporate needs of individual users into analysis of the sites and design concepts

Operational Analysis

- Assess current operations procedures and recommend improvements
- Assess new parking operational and management initiatives
- Evaluate alternative options, i.e. shuttle, valet, and long-term parking
- Analyze pedestrian and vehicular circulation for improvement and potential conflicts
- Evaluate and recommend alternative parking management practices
- Analyze parking rate structures for on-street, off-street, and residential parking

Public/Private Partnerships

- Work together to develop an infrastructure that supports development
- Utilize tax-free approaches for financing parking improvements
- Eliminate or limit capital investment in a parking project
- Remove or limit debt and funding ramifications from the public entity's balance sheet
- Help public entities through the complexities of different tax-free approaches for financing parking improvements
- Assist in the development of a public use - public benefit with private sector involvement

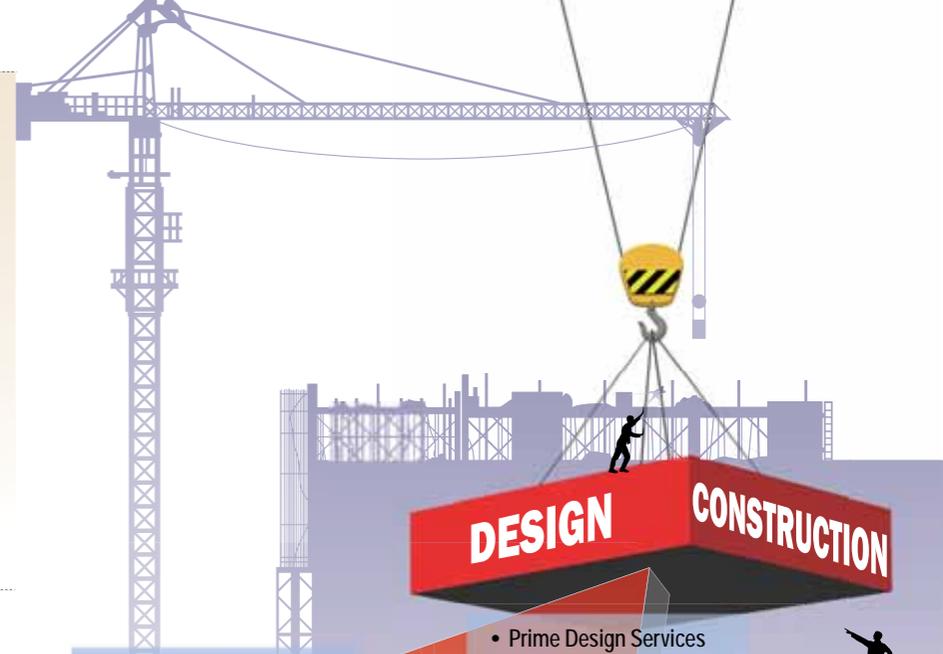
Master Planning

- Review boundaries, traffic reports, and demographic information
- Examine the proposed development as a whole, understanding project goals and user preferences
- Understand interrelated dynamic of multiple uses, residential, retail, office, entertainment, etc.
- Develop parking solutions to drive success of the entire development
- Determine pedestrian and vehicular traffic flow
- Analyze potential parking locations and determine the best parking alternatives

- Prime Design Services
- Architectural Design
- Engineering Design



Studying For Project Success



Focus on Atlanta

Michael D. Martindill Joins Timothy Haahs & Associates, Inc.



Michael Martindill joined Timothy Haahs & Associates, Inc. as Vice President in September 2006. Mike will lead the firm's Atlanta operations, including business development, as well as contribute his broad understanding and creative approach to parking planning and construction.

Mike has played an integral role in planning over 300 parking structures at hospitals, universities, municipalities, and mixed-use developments throughout the Midwest and South. Drawing upon his unique background in both the design and construction industries, Mike leads his clients through the entire project process. Through his experience, Mike helps clients take advantage of the latest trends in construction and finance, while always keeping focus on designing the most economic, user-friendly solution possible.

"Tim Haahs is clearly recognized as one of the leading firms in the architecture and engineering industry, and I look forward to carrying this vision to Atlanta and the entire Southeast region. As the trend in mixed-use parking facilities continues to grow, so do our opportunities to work together to change the world of parking."

Tim Haahs is excited to have Mike on board, leading our efforts in Atlanta, and serving our clients and the Atlanta community.

Speaking Out

Roamy R. Valera, CAPP:

New England Parking Council, Enforcement Seminar for IPI

Session I - "Planning, Evaluating, and Assessing Your Enforcement"

Session II - "Program Promotion, Quality Service, and Constituency Building" April 2007

American Planning Association

"The Parking Challenge: Parking Master Planning" April 2007

Congress on New Urbanism

"The Mythical Parking Shortage: Managing Supply and Demand" May 2007

World Parking Symposium

"The Parking Challenge: Effective Planning to Achieve the Right Balance" June 2007

Building Owners Management Association (BOMA)

"Parking Strategies and Structure for On-Campus Medical Office Buildings" July 2007

E. James Ebert, PE and Kevin Carrigan, PE, CAPP:

International Parking Institute

"A Capital Idea: Washington DC's Union Station Garage Expansion" May 2007

Todd Helmer, PE:

Served as moderator, "Transit Oriented Development" at the SMPs regional conference.

May 2007

Ed Rahme, AIA:

New Jersey Parking Institute

"The Mixed-Use Development: The Role of Parking Today" November 2006

Current Projects 2007

Pennsylvania

Riverwalk Intermodal Mixed-Use Facility - Easton
Riddle Memorial Hospital Garage - Media
3rd and Ferry Streets Parking Structure - Easton
Mount Airy Resort & Casino Garage - Mount Airy
Harrisburg University Parking and Mixed-Use Structure - Harrisburg
Northern Liberties 2nd Street Garage - Philadelphia

New Jersey

Camden County Improvement Authority Garage - Camden
Kennedy Health System, Washington Township Structure - Turnersville
Rutgers University Deck Restoration - Newark
Ferren Deck Parking Structure - New Brunswick
Novartis West Village Structure - East Hanover
Morven Museum and Gardens - Princeton
The Peninsula at Bayonne Harbor - New Brunswick
Pier Village - Long Beach

Delaware

Vineyards at Nassau Valley - Rehoboth Beach
Mt. Cuba Center, Inc. - Greenville
Bayhealth Medical Center Parking Structure - Dover

Florida

Miami Courthouse Mixed-Use Facility - Miami
Florida International University Parking Master Plan - Miami
The Blue Rose - Miami Beach
City of Port Orange - Port Orange
Civic Center Study - Miami
Key West Resort and Conference Center - Key West
Millennium Partners/Brickell Site - Miami

Georgia

Kennesaw State University Master Plan - Kennesaw
Overton Park Mixed-Use Development - Atlanta
Valdosta State University Parking Structures - Valdosta
Georgia State University Parking Concept - Atlanta
Atlanta Botanical Gardens Concept - Atlanta
Savannah River Landing Consultation - Savannah

Maryland

T. Rowe Price Design - Owings Mills
Towson Town Center - Towson
Mercy Medical Center Davis Street Garage - Baltimore

Virginia

Norfolk Hilton Parking Structure - Norfolk
Belharbour Station Parking & Mixed-Use Structure - Virginia Beach
NGA Garage - Fort Belvoir

New York

Walden Galleria Parking Structure - Cheektowaga
Yonkers Parking Authority Consulting - Yonkers

Tennessee

The Crown Office Building Parking Structure - Nashville
Bradley Memorial Hospital Study - Brentwood

Massachusetts

Waterside Place Planning - Boston
MBTA Wellington Transit Facility - Boston

Arizona

St. Joseph's Hospital & Medical Center Study - Phoenix

North Carolina

Medical Park Hospital Parking Garage - Winston Salem

Awards and Press



Timothy H. Haahs was awarded Ernst & Young's Entrepreneur of the Year award for the Real Estate & Construction Services category of the Philadelphia region.

"Fundamentals of Security - Focus on Mixed-Use in a Changing Industry"

Parking Magazine, April 2007

Mark Santos, PE

"Proposals That Make Their Mark"

Parking Magazine, March 2007

Rachel Yoka, CPSM

"Parking is Becoming the Heart of Development"

Insert in Philadelphia Business Journal and South Florida Business Journal

October 2006 and April 2007

Tim Haahs' Annual Parking Seminar

Hosted in Blue Bell in September 2006, and Miami in April 2007.

Building Design and Construction Magazine
Top nine AEC firms nationwide, the only featured firms with fewer than 100 employees

Best Places to Work in PA

Ranked 6

Commonwealth of Pennsylvania and Central Penn Business Journal

Best Places to Work

Ranked 12 in top 15 Nationwide

Structural Engineer Magazine

University of Medicine and Dentistry of New Jersey - Norfolk Expansion/Student Housing Outstanding Project Award, 2007 Excellence in Structural Engineering, Delaware Valley Association of Structural Engineers

Our Mission

TimHaahs
ENGINEERS ARCHITECTS

We exist to help those in need.

We emphasize assisting those medical, religious, and charitable organizations (as well as individuals) directly involved with helping those in need.

We believe that the best way to accomplish this mission is to become a recognized leader in our chosen field and profession, and provide engineering and architectural services that are not merely adequate, but distinguished.

We will use, to the best of our abilities, our God-given talents in Architectural Design, Structural Engineering, Parking Consultation, and Project Management.

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Atlanta : 5500 Interstate N. Parkway, Suite 130, Atlanta, GA 30328 TEL: 770.850.3065 FAX: 770.850.3066