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# 1,600-Car Multi-level Parking Garage for South Jersey Transportation Authority

## Atlantic City, NJ

### PROJECT NAME

Feasibility Study/Schematic Design for 1,600-car Multi-level Parking Garage with Ground Floor retail

### PROJECT OWNER

South Jersey Transportation Authority

### SERVICES PROVIDED

- Conducted parking accumulation and turnover survey
- Calculate parking utilization rates for existing on-off-street parking
- Developed future demand for new parking garage based on proximity of new and existing retail developments, casinos, Boardwalk Hall, and convention center
- Developed operating plan to staff garage on 24-hour basis
- Calculated annual revenue and operating expenses
- Calculated bond financing required to finance construction of garage
- Prepared a schematic design of the parking garage showing ground level retail
- Prepared report summarizing findings of study
- Prepared 100% specifications for use in design/build construction of the proposed garage

### PROJECT DESCRIPTION

Harry Baker working with the South Jersey Transportation Authority conducted a parking study to determine the feasibility of constructing a new 1,600-car parking garage to service the new retail development (The Walk) being built adjacent to the Atlantic City Expressway as well as the casinos, convention center, Boardwalk Hall, and the beach. Parking accumulation and turnover surveys were conducted over a study area that overlapped the existing casinos and several off-site public and private parking lots. Based on the results of the surveys and proposed developments, developed annual parking demand for each use was developed. Annual revenues and expenses were calculated to determine the net revenue to service the bonds. A report was prepared summarizing the results of the survey and financial information. An operating and management plan was also developed. A 10 percent schematic design plan showing the garage with ground floor retail and elevations were prepared along with 100 percent specifications.

