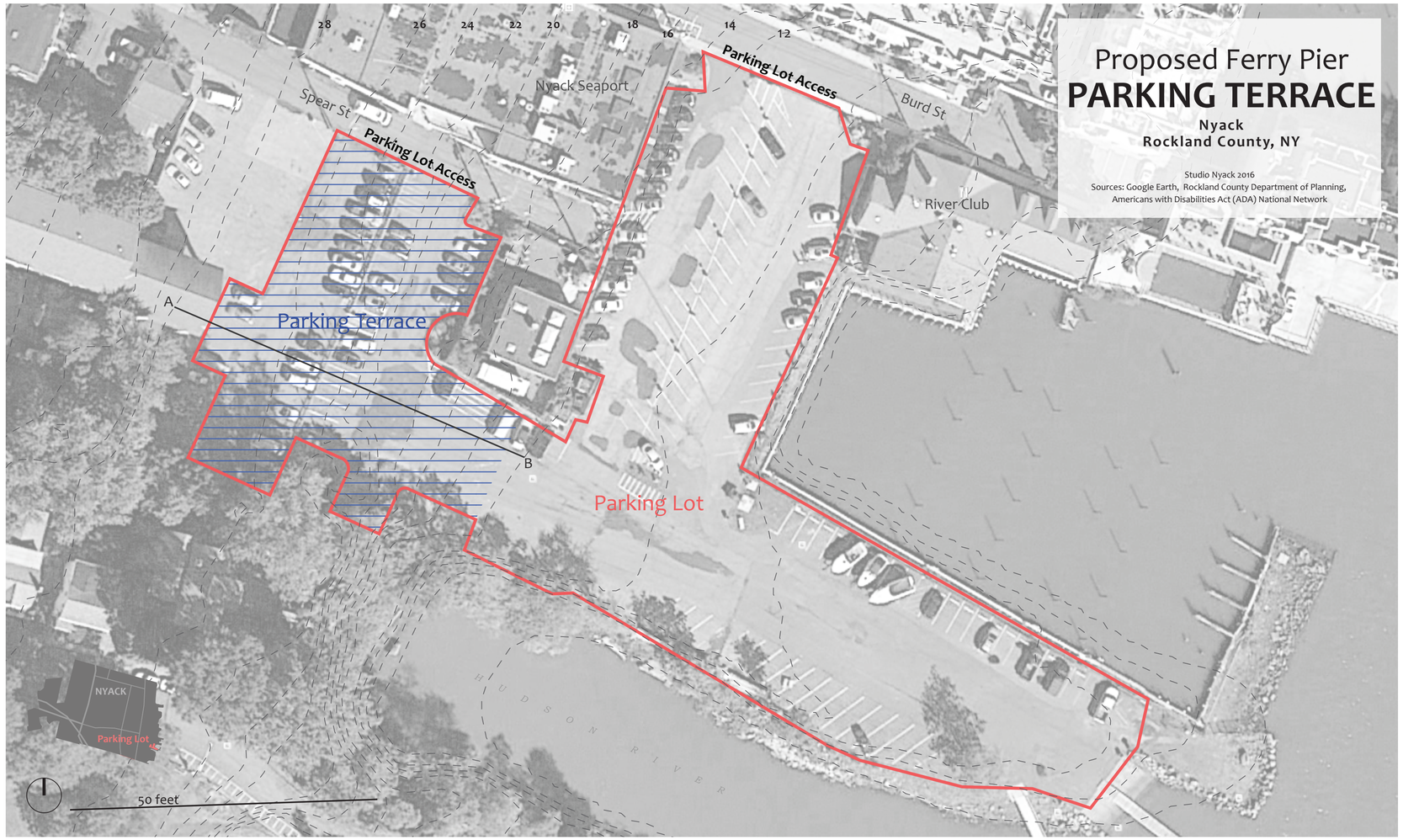
Proposed Ferry Pier Parking



Mixed-use waterfront renewal

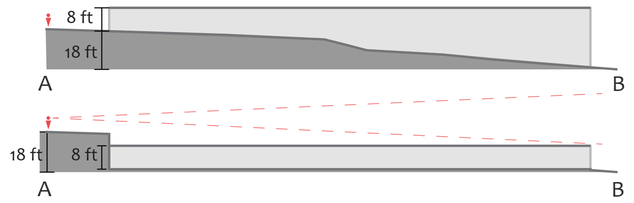
Strive to make it less obtrusive

Parking Lot Area:	84,500 sqft
Parking Terrace Area:	23,900 sqft
Total Area:	**108,400 sqft**

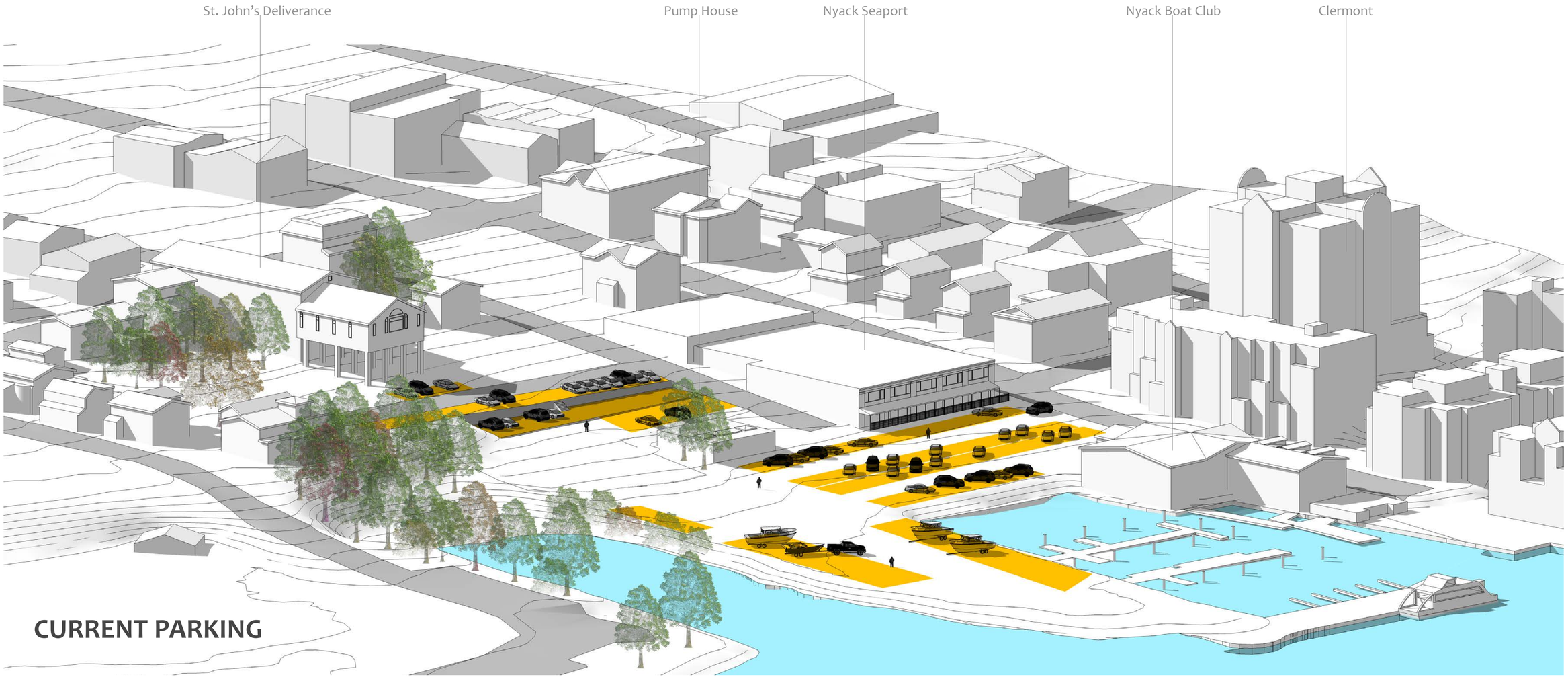
Less Circulation and Landscaping

	-20%	-50%
	86,720 sqft	54,200 sqft
Availability:	423+9 Accessible	263+7 Accessible

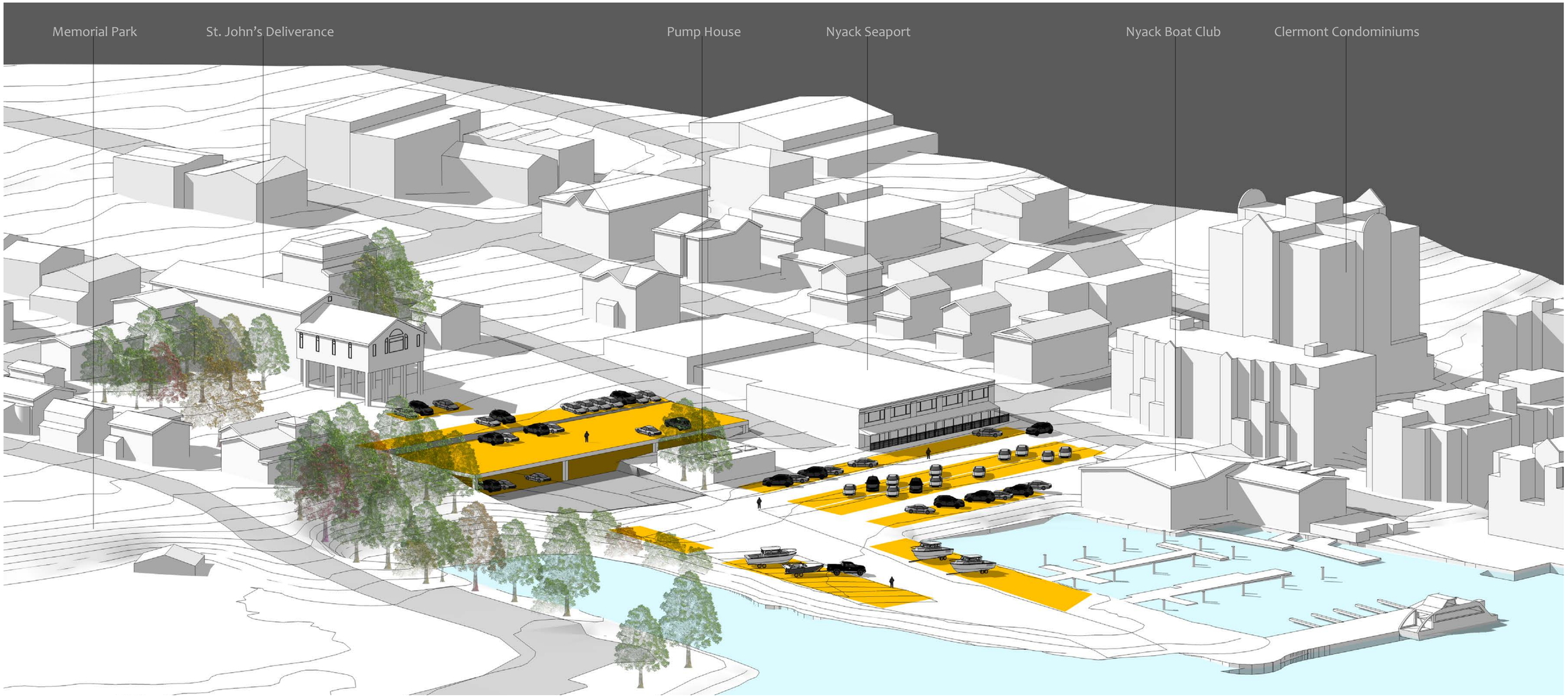
Parking terrace on slope



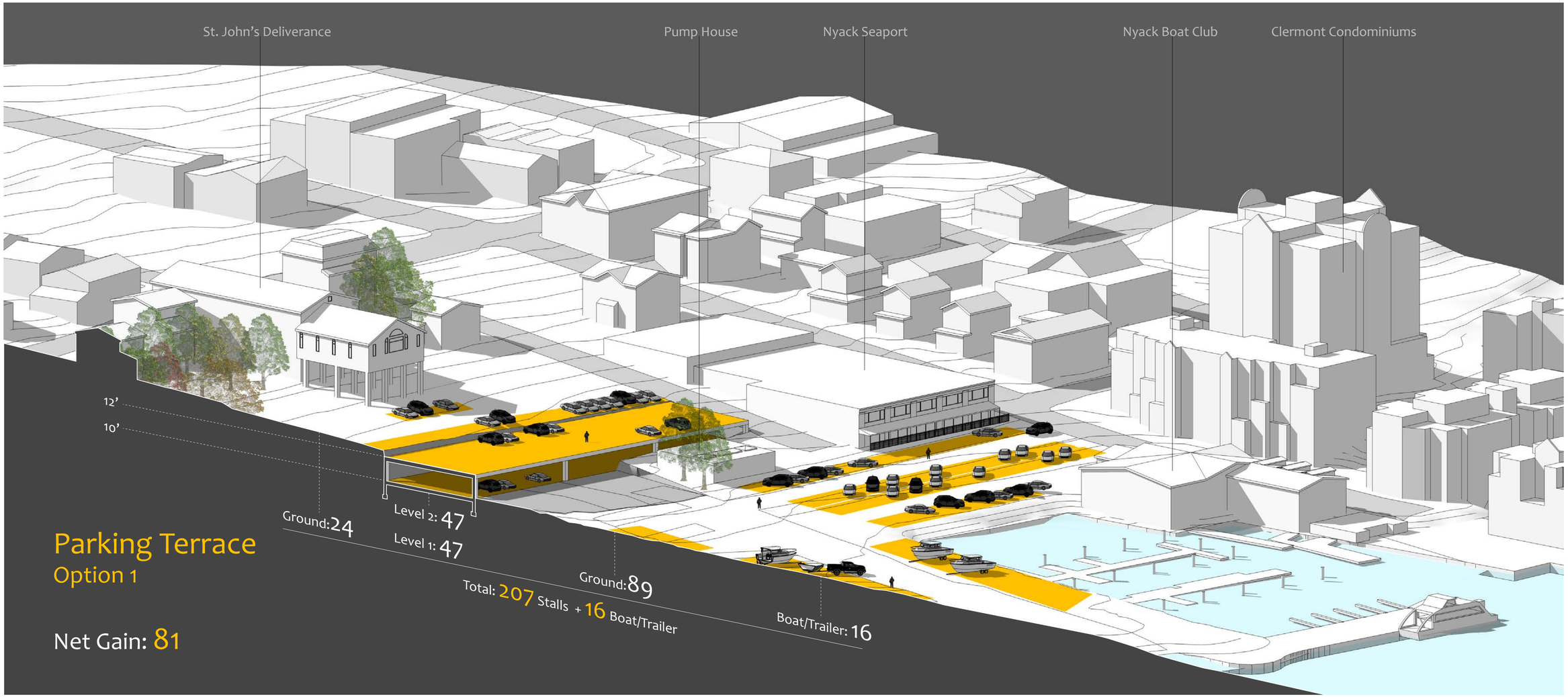
Existing Conditions



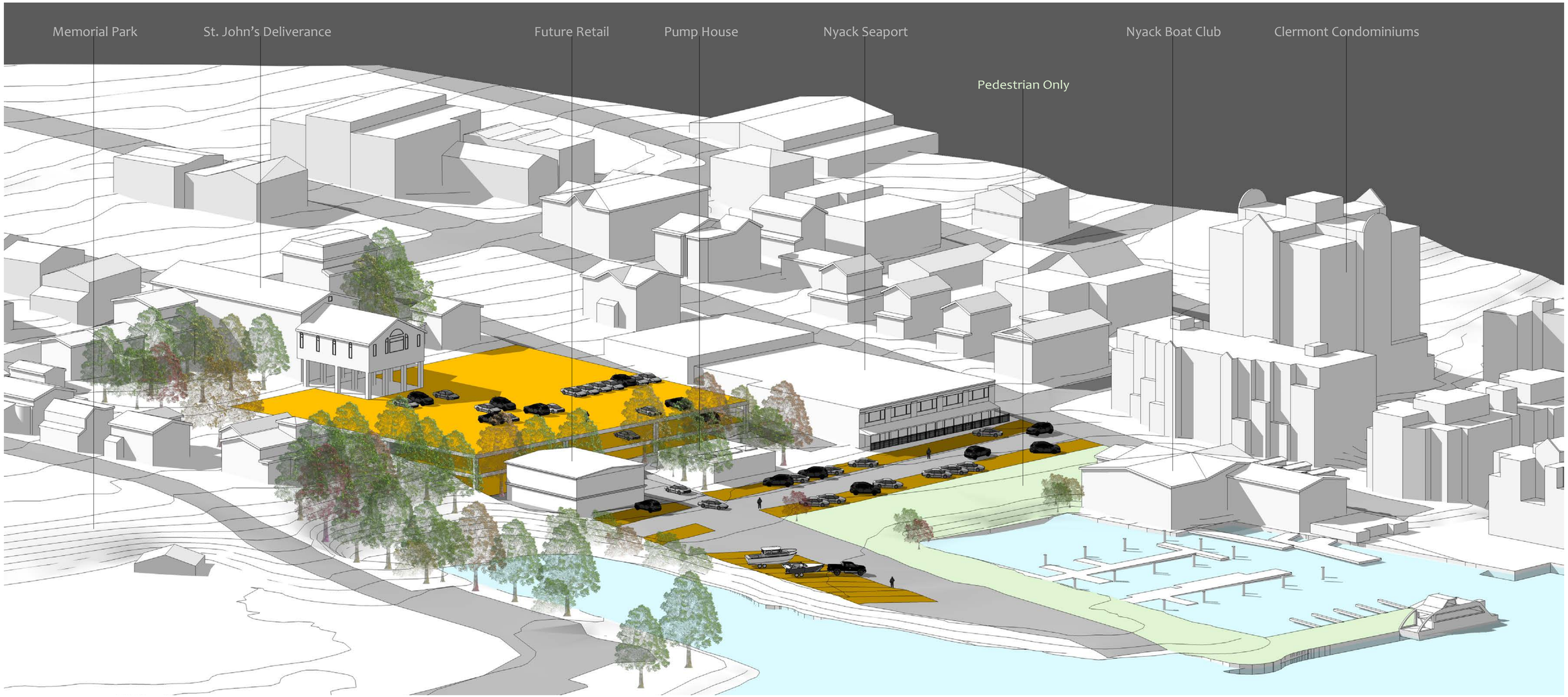
Proposed Ferry Pier Parking - Option 1



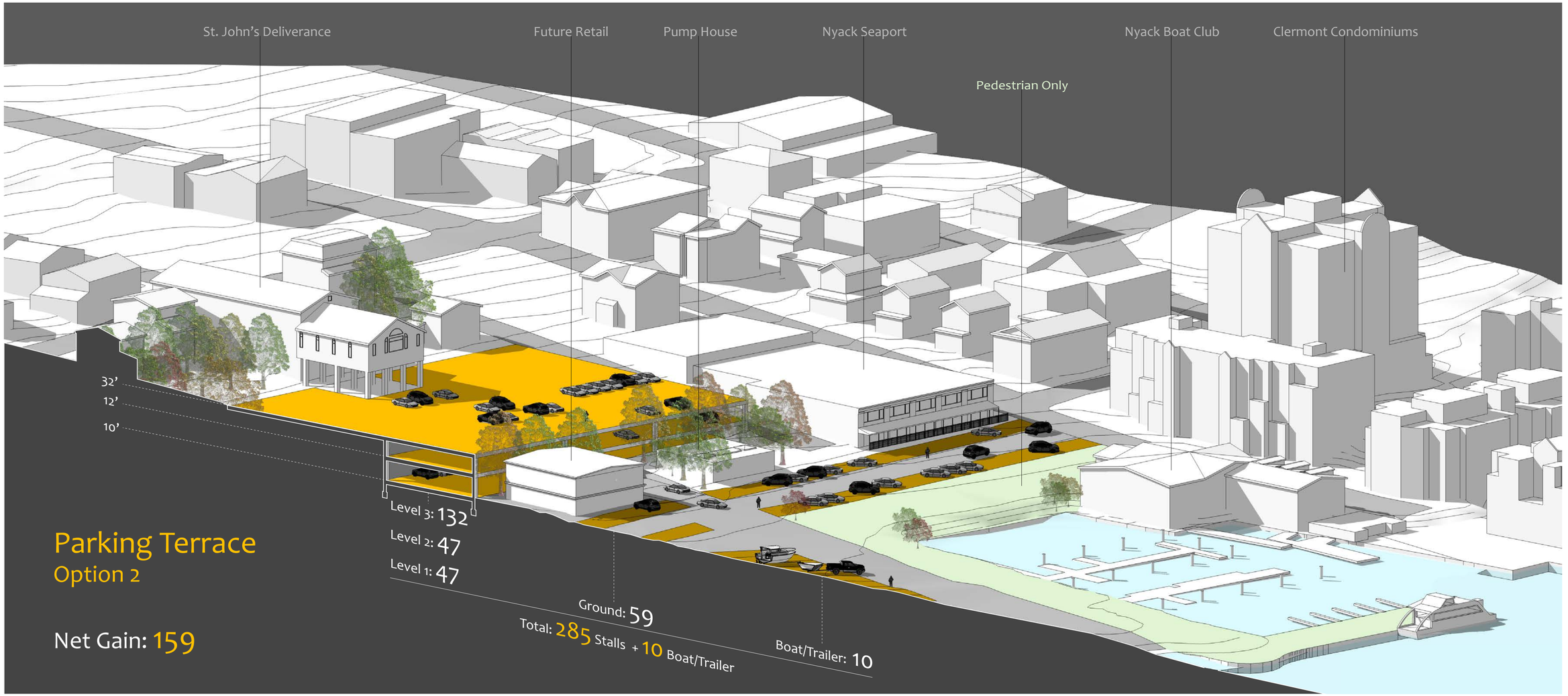
Proposed Ferry Pier Parking - Option 1



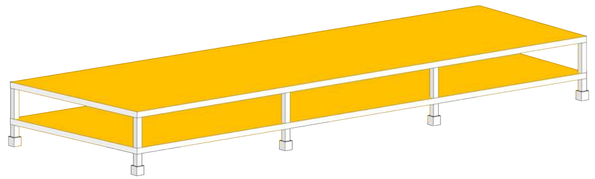
Proposed Ferry Pier Parking - Option 2



Proposed Ferry Pier Parking - Option 2

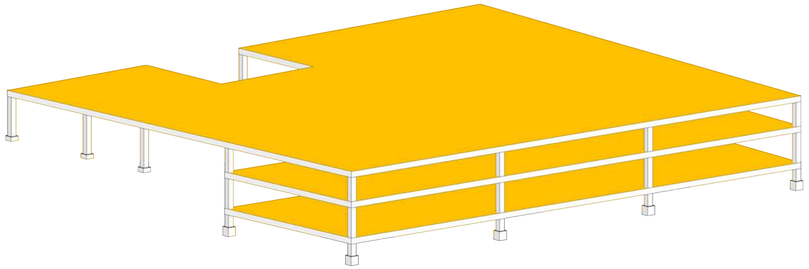


Parking Terrace Costs



Option 1 - 94 Stalls

Hard Costs per Stall =	$25,000		
Hard Costs Total =	$2,304,000		
Soft Costs (20% - 40%) =	$461,000	—	$922,000
Total Parking Terrace Cost =	$2,765,000	—	$3,226,000



Option 2 - 226 Stalls

Hard Costs per Stall =	$25,000		
Hard Costs Total =	$5,540,000		
Soft Costs (20% - 40%) =	$1,108,000	—	$2,216,000
Total Parking Terrace Cost =	$6,648,000	—	$7,756,000

Source: Carl Walker, Inc. to the nearest thousand

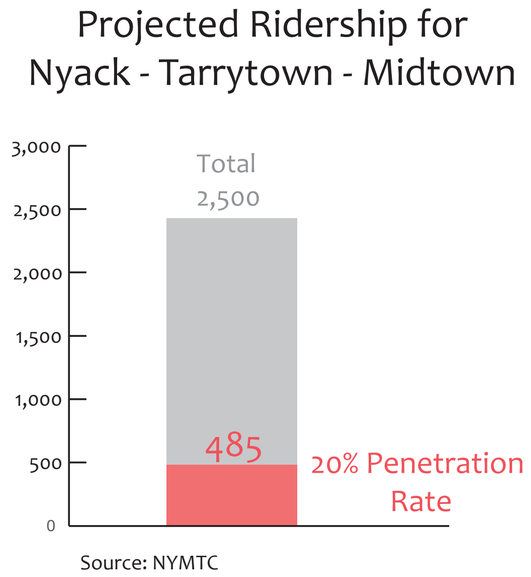
Parking Terrace Costs

Arrival at Nyack Marina: View from the Ferry

Chapter 11

RIDERSHIP PROJECTIONS

Ridership Projection: Nyack - Tarrytown - Midtown Ferry



Approximately 485 Daily Work Trips

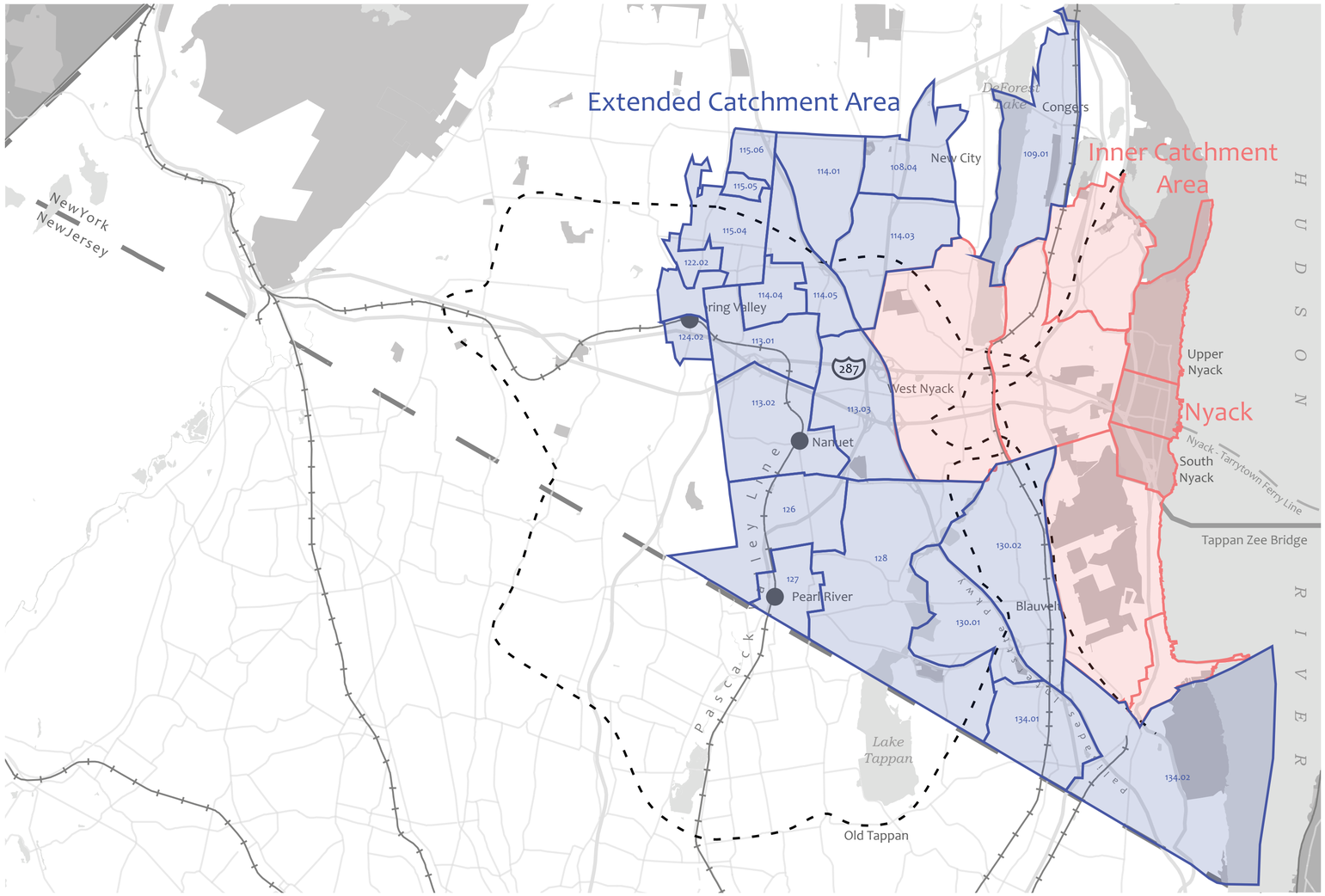
Adequate Ridership To Midtown

Penetration Rate:
The percentage of commuters projected to choose a ferry

20% Penetration Rate for inner catchment area
(10 Minutes from Nyack)

Haverstraw - Ossining Ferry:
Approximately 450 average daily ridership in 2015

Ridership Projection: Extended Catchment Area



Extended Catchment Area

Direct ferry could be more attractive than rail for some commuters

5% Penetration Rate for extended catchment area due to competition from other modes

- Pascack Valley Line
- Bus to NYC Bus Terminal (Port Authority)