BRACKETS
A SYSTEM OF SHARED PARKING
THE VILLAGE OF PATCHOGUE HAS A BUSY MAIN STREET, AN ACTIVE THEATER AND A BUDDING ART SCENE THAT ATTRACT A STEADY FLOW OF VISITORS WHO SEEK TO PARK IN ONE OF THE VILLAGE’S TWELVE PUBLIC LOTS.
LOCATED AT MID BLOCK, BEHIND MAIN STREET’S STOREFRONTS, THE BULK OF THE VILLAGE’S 1415 PUBLIC PARKING SPACES ARE NOT IMMEDIATELY VISIBLE AND OCCUPANCY VARIES GREATLY BETWEEN LOTS.
DATA COLLECTED FROM A PARKING STUDY SHOWS THE VARIATION IN OCCUPANCY. ACCORDING TO THE STUDY, THERE IS A WIDE RANGE FOR HOW OFTEN DIFFERENT LOTS REACH FULL CAPACITY.

DATA FROM: "LEVEL 1 PARKING DECK FEASIBILITY STUDY" / LEVEL G ASSOCIATES LLC / APPENDIX C / JAN 10, 2012
TO MAKE THE BEST USE OF THE PARKING THAT PATCHOGUE ALREADY HAS, WE DESIGNED A PARKING DECK AS PART OF SHARED PARKING SYSTEM. WE CALL THIS SYSTEM **BRACKETS**.

A NETWORK OF PEDESTRIAN PATHWAYS, AUTOMATED SIGNAGE AND LANDSCAPE IMPROVEMENTS THAT MAKE IT EASIER TO FIND AVAILABLE PARKING, AND MORE PLEASING TO WALK THROUGH IT. BRACKETS FRAME MAIN STREET AND THE PARKING LOTS THAT SERVE IT.

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PARKING - MAIN STREET - PARKING
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BRACKETS
A SYSTEM OF SHARED PARKING

PATHS FOR SHARED PARKING

AUTOMATED SIGNAGE

LOT LANDSCAPES

LOT 4
10 spots

LOT 3
12 spots

LOT 2

LOT 1

LOT 6

LOT 5

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

MAIN STREET

MAIN STREET
BRACKETS
A SYSTEM OF SHARED PARKING
RATHER THAN SPEND MONEY ON A BIGGER PARKING DECK, WE PROPOSE TO SPEND IT ON A SHARED PARKING SYSTEM OF PATHWAYS, SIGNAGE AND LANDSCAPES.

A PARKING DECK WITH 300 SPACES - $9.0M

SHARED PARKING ALLOWS FOR A 30% REDUCTION IN REQUIRED PARKING THAT WOULD YIELD $2.7M SAVED

THIS SAVINGS COULD THEN BE INVESTED INTO THE SIGNAGE, PATHWAYS AND LANDSCAPES THAT MAKE SHARED PARKING POSSIBLE.

A PARKING DECK WITH 210 SPACES - $6.3M
A shared parking system in downtown Patchogue would save motorists 150,000 vehicle-miles annually, the equivalent of driving 903 loops around Long Island.
SHARED PARKING PATHS
BRACKETS HAVE NEW PATHS THAT CONNECT PARKING LOTS. THESE PATHS WOULD ENCOURAGE MOTORISTS TO PARK IN LOTS THEY MIGHT NOT USE OTHERWISE.
Motorists park most frequently in primary lots immediately behind main street. A path system that links these lots to secondary lots would encourage motorists to make use of underutilized parking.
This path connects public parking lot 2, on the left side of this image, to the art space lot that is on the right.
AUTOMATED SIGNAGE
Brackets have an automated signage system that would leverage Patchogue’s new parking meter and signage system.

**Vertical Sign at Remote Intersection**

- LED displays availability of parking
- LED display of parking load per lot
- Parking meter

**Transmission of Parking Occupancy Info**

**Horizontal Sign at Parking Lot**

- A parking management app by Streetline
  - http://www.theparkerapp.com/
Vertical monument signs would show motorists which lots have available parking and direct them to it. Horizontal signs at each lot would mark the lot and display the availability of parking spaces.
LANDSCAPE CHARACTER
Brackets would act as a framework for local businesses to contribute to the design and expense of new landscapes.
Property owners would help create a new character for the lots they use.
It is likely that large institutions would contribute the most to this effort, however, smaller tenants could also help pool resources to improve lots.
The theater lot could be designed to dramatize a theater visit. By extending their interior gallery space to the lot, art space could create a welcoming environment for its events.
Each lot would have a unique landscape that relates to the property owners who participate in their production.
PARKING DECK
The parking deck incorporates the signage, pathways and landscapes that make up the shared parking plan for the whole town center.
LOT 1:
66,000 SF ABOVE GRADE
198 SPACES ABOVE GRADE
305 SPACES AT GRADE
503 SPACES TOTAL

SITE PLAN

PLAN - LEVEL 1 - 305 SPACES
The deck opens up to connect to bracket pathways, but could also sponsor large public events that don’t fit on main street. -- No event space

SECTION A-A (S-N)

SECTION B-B (E-W)
A louvered, graphic screen for the deck would animate as motorists or pedestrians move around it.