

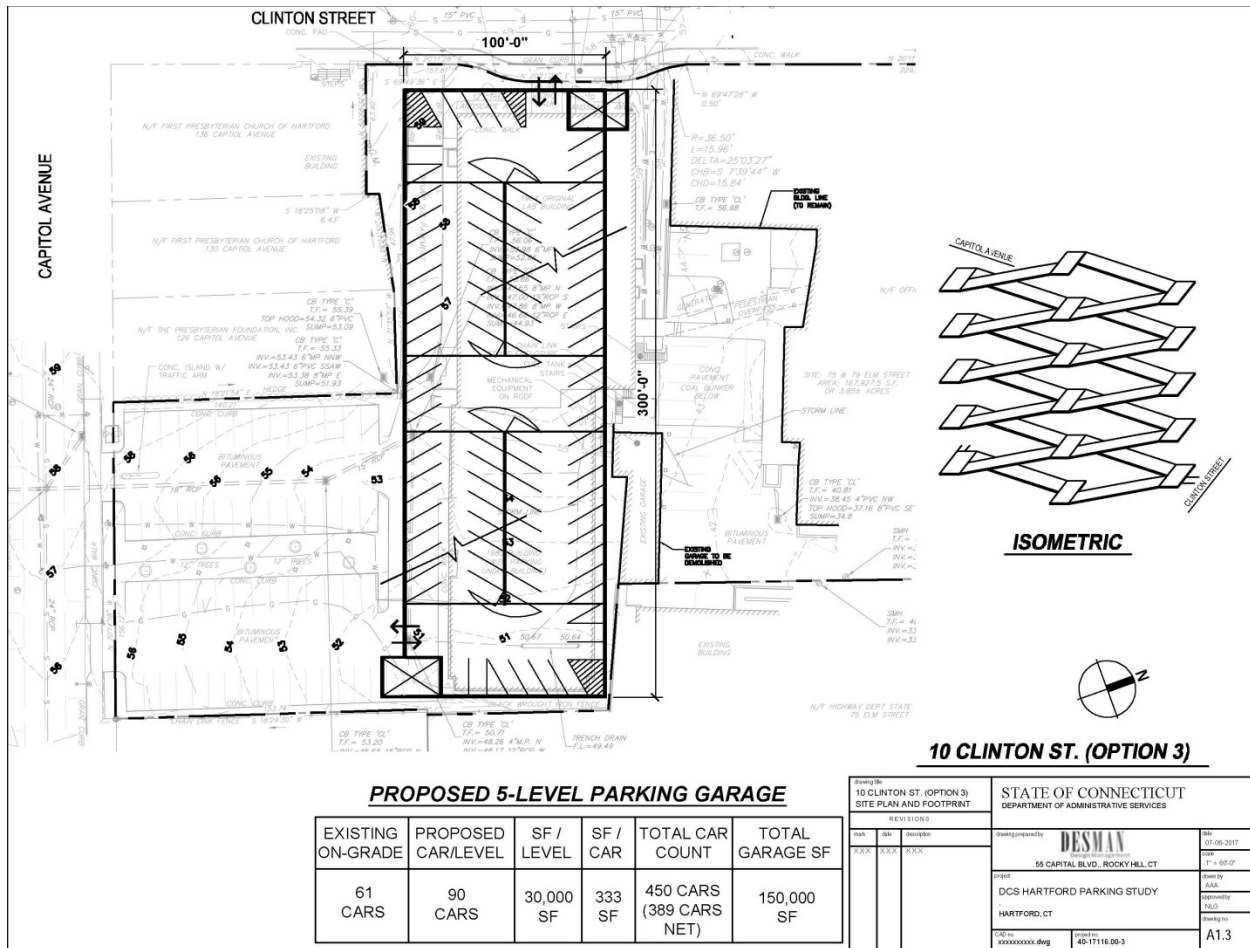
## 10 Clinton Street (Option 3)

### PROS (BENEFITS)

- Provides pedestrian and vehicular access to Capitol Avenue and Clinton Street.
- Provides a developable site facing Capitol Avenue which can also be used for mobilization during construction.
- Occupies a site that previously was a building therefore minor loss of existing parking supply.
- Works well with existing grades.
- Averages 333 SF per car efficiency.
- Potential development of Retail Component.

### CONS (LIABILITIES)

- Building will require fire rated perimeter walls due to proximity to property lines requiring the garage to be sprinkler and mechanically ventilated.
- Access to the garage from Capitol Avenue is in the interior of the site and could create access issues in the future depending on development of the unused portion of the site.
- Limited grade area around the perimeter for snow removal.
- Four and a half levels above grade.



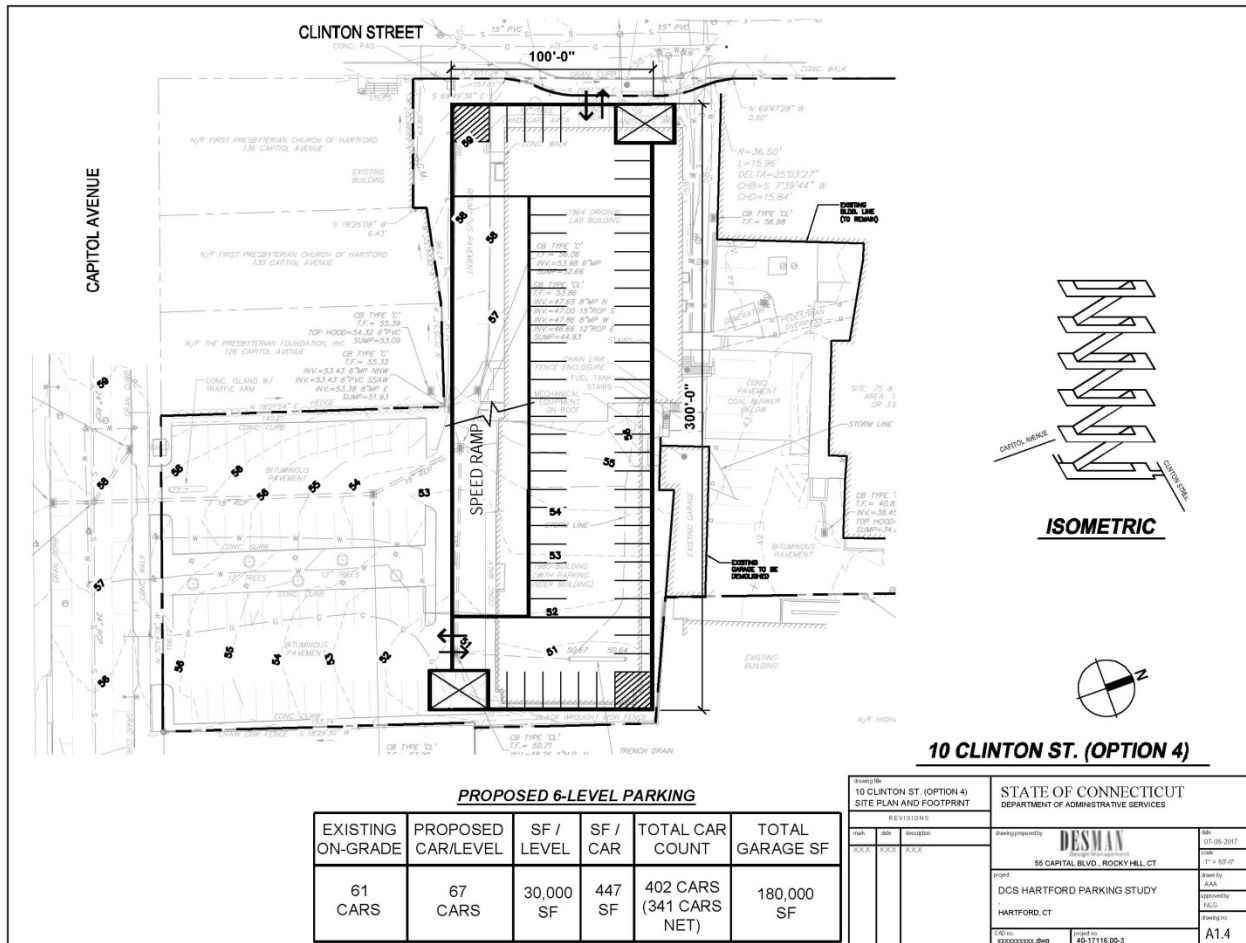
**10 Clinton Street (Option 4)**

**PROS (BENEFITS)**

- Provides pedestrian and vehicular access to Capitol Avenue and Clinton Street.
- Provides a developable site facing Capitol Avenue which can also be used for mobilization during construction.
- Occupies a site that previously was a building therefore minor loss of existing parking supply.
- Potential development of Retail Component.

**CONS (LIABILITIES)**

- Building will require fire rated perimeter walls due to proximity to property lines requiring the garage to be sprinkler and mechanically ventilated.
- Access to the garage from Capitol Avenue is in the interior of the site and could create access issues in the future depending on development of the unused portion of the site.
- Limited grade area around the perimeter for snow removal.
- Five levels above grade.
- Turns at top and bottom of speed ramp are tight.
- Square foot per car (447) is high due to speed ramp with no parking spaces.



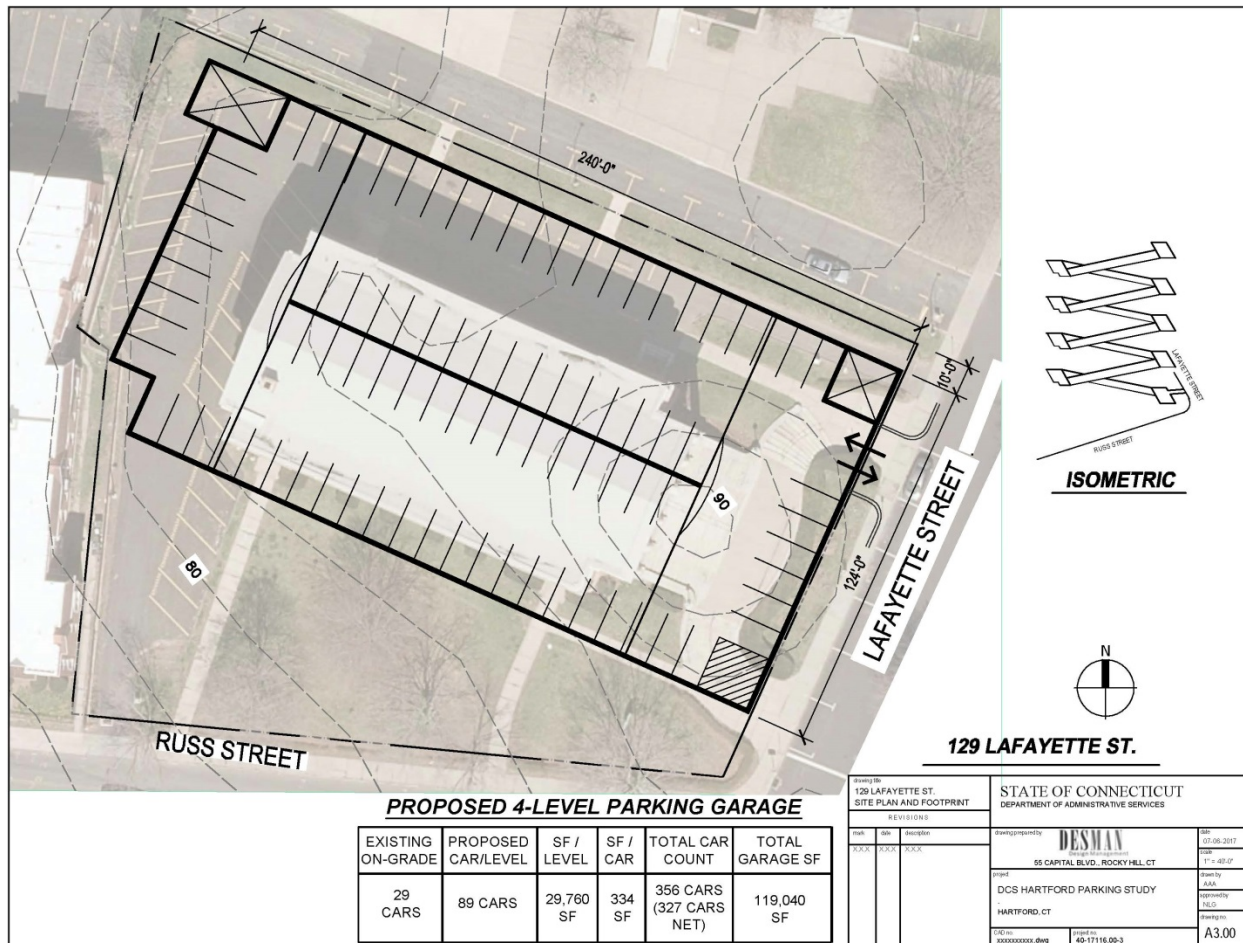
**129 Lafayette Street**

**PROS (BENEFITS)**

- Adequate perimeter dimensions.
- Efficient space layout at 334 SF per car.
- Provides vehicular and pedestrian access from Lafayette Street.
- Can support retail at grade if economically feasible.
- Only 4 levels above Lafayette Street.
- Minimal loss of existing on grade spaces (29).
- Ample site remaining for landscaping on Russ Street.
- In close proximity to the Superior Court, the Bushnell and the Capitol.
- Finding a use for this vacant facility.

**CONS (LIABILITIES)**

- Existing building requires demolition.
- Relatively short distance to the intersection of Russ Street.
- In a historic district.
- Some portions of perimeter will require fire-rated enclosure, however not enough to create the need for sprinklers and ventilation systems.
- Potential pedestrian crossing issues.
- Historically significant structure in historical district potential for strong public opposition.



**PROPOSED 4-LEVEL PARKING GARAGE**

Drawing file: 129 LAFAYETTE ST. SITE PLAN AND FOOTPRINT		STATE OF CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES	
REVISIONS No.   Date   Description		Drawing prepared by: <b>DESMAN</b> 55 CAPITAL BLVD., ROCKY HILL, CT	
Date: 07-06-2017 Scale: 1" = 40'-0"		Project: DCS HARTFORD PARKING STUDY HARTFORD, CT	
Drawing No.: 40-1116-00-3		Drawing No.: A3.00	

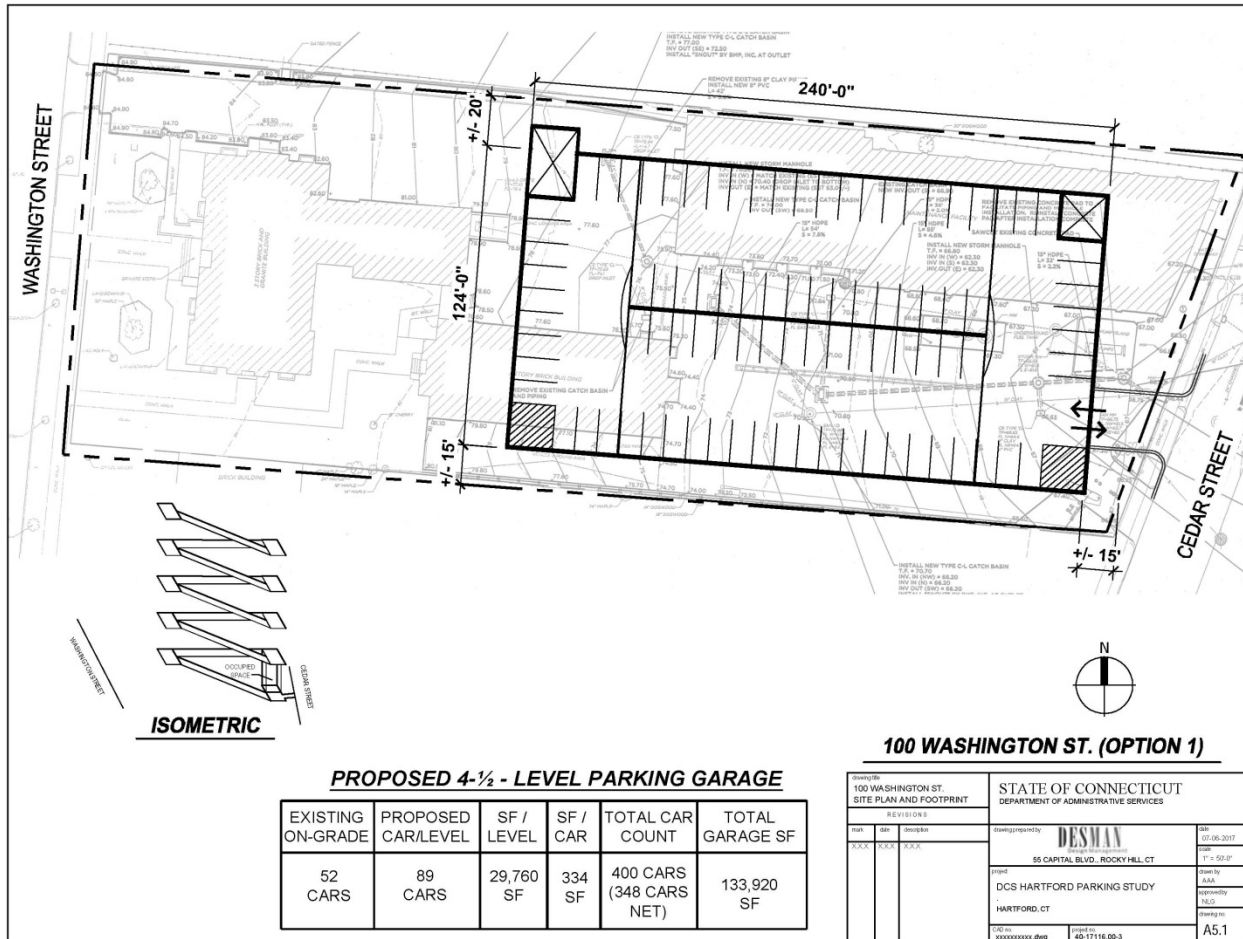
**100 Washington Street (Option 1)**

**PROS (BENEFITS)**

- Vehicular access off Cedar Street.
- Works well with existing grades North & South.
- Sufficient distance from property lines to develop an open parking structure.
- Pedestrians can access Washington Street.
- Four and one half levels at the highest point.
- Topography slopes a full level from Washington Street minimizing the height of the structure.
- Efficient functional plan at 334 SF per car.
- Potential to locate occupied space off Cedar Street.
- Set back from Washington Street allowing 4-½ story building to remain on Washington Street.

**CONS (LIABILITIES)**

- Requires demolition of two structures.
- Requires removal /relocation of existing utilities.
- Requires relocation of state police barracks and garage facility.
- Distance from State Office Building, 79 Elm Street, Trinity Street properties.



**100 WASHINGTON ST. (OPTION 1)**

100 WASHINGTON ST. SITE PLAN AND FOOTPRINT		STATE OF CONNECTICUT DEPARTMENT OF ADMINISTRATIVE SERVICES	
REVISED	DATE	DESIGNED BY	DATE
XXX	XXX	DESMAN	02.06.2017
XXX	XXX	55 CAPITAL BLVD. ROCKY HILL, CT	11:50:07
PROJECT		DESIGNED BY	DATE
DCS HARTFORD PARKING STUDY		AAA	02.06.2017
HARTFORD, CT		APPROVED BY	DATE
		XXX	02.06.2017
FILE NO.	PROJECT NO.	SCALE	
XXXXXXXXXX.dwg	40-17116-00-3		A5.1



**100 Washington Street (Option 2)**

**PROS (BENEFITS)**

- Vehicular access off Cedar Street.
- Works well with existing grades North & South.
- Sufficient distance from property lines to develop an open parking structure.
- Pedestrians can access Washington Street.
- Three and one half levels at the highest point.
- Topography slopes a full level from Washington Street marrying the height of the structure.
- Efficient functional plan at 323 SF per car.
- Potential to locate occupied space off Cedar Street.
- Set back from Washington Street.
- Access to Washington Street.
- Opportunity to create retail on Washington Street.
- Provides Court House parking.

**CONS (LIABILITIES)**

- Demolition of 3 buildings.
- Removal of existing utilities.
- Relocate state police, other functions.
- Requires relocation of judicial unit, state police barracks and garage facility.
- Distance from State Office Building, 79 Elm Street properties.

