

Progress Meeting  
March 25, 2020

# DTC Monroe Street Feasibility Study/ Master Plan

## Project To Date

- Since Kick Off meeting/ site visit on February 26, 2020
  - Developed proposed building program
  - Developed Option One: Decking over Lot 1 and Lot 6; Surface Parking on lot west of Chestnut Extended
  - Explored Option Two: Decking over Lot 6 and lot west of Chestnut Extended; Surface Parking on Lot 1

# Building Program

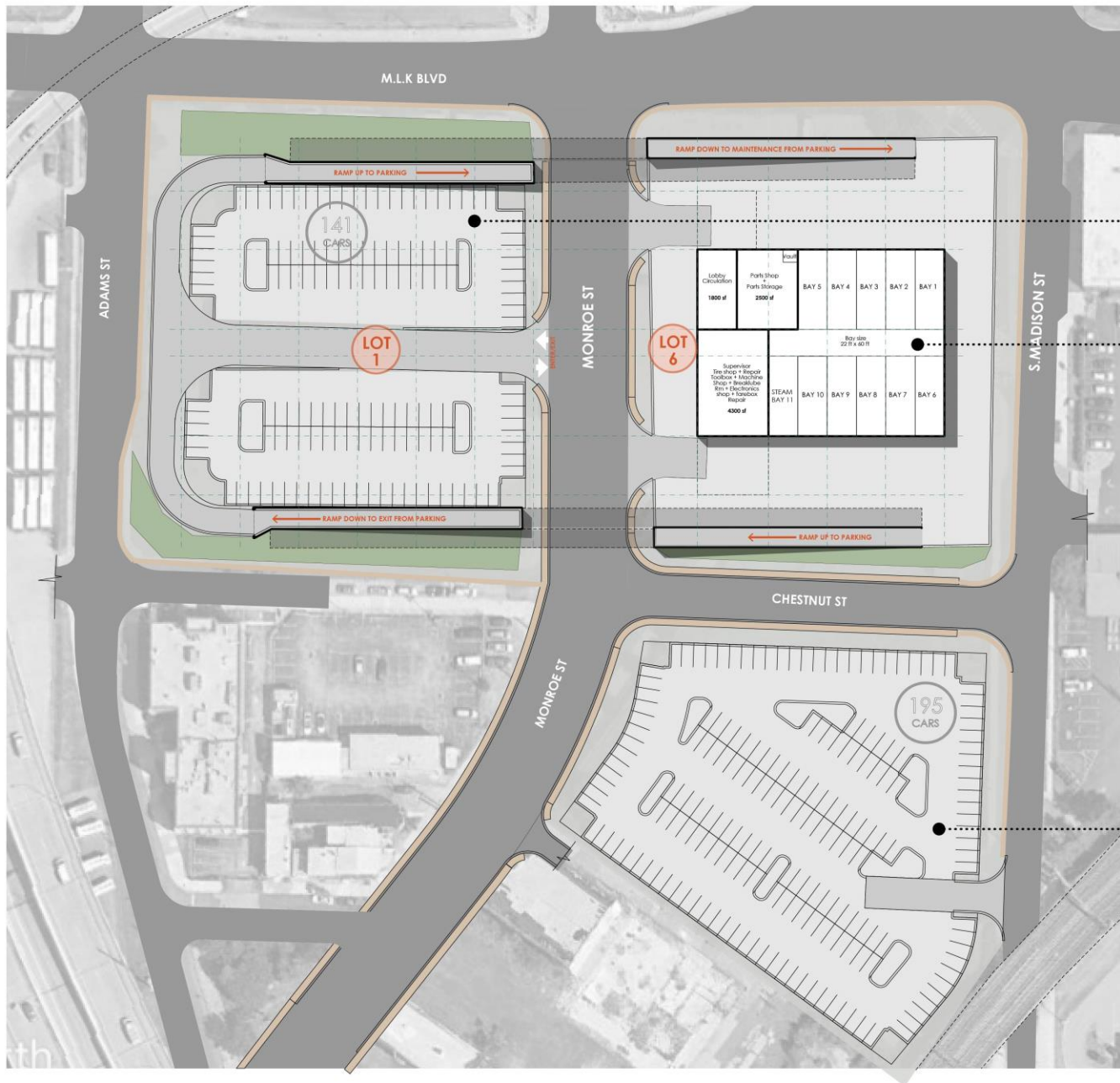
- Maintenance Building: 26000 sf footprint
- Bay size : 11 bays (22ft x 60 ft- 20 ft aisle)
- Parts storage + shop : 4000 sf
- Maintenance offices: 2300 sf
- Operations Offices: 2250 sf
- Breakroom : 4500 sf
- Fuel/ Wash: 2 bays (24 ft x 132 ft)

# Objectives

- Program
  - Building Program
  - Decked Structure
  - Bus Circulation
  - Bus Parking
  - Employee/ Support Vehicle Parking
- Goals
  - Reduce/ Eliminate crossing surface street (namely Monroe St.)
  - Access either parcel from 2<sup>nd</sup> level (2 sets of ramps)
  - Separate bus park, vault, fuel/wash from maintenance traffic
  - Provide parking for 125 buses (preferably in one area)
  - Provide phasing that allows current facility to remain in operation until new is built
  - Provide covered parking for buses
- Sequence
  - 1. Bus enters site, park,
  - 2. Vault, Wash/Fuel
  - 3. Park
  - 4. Maintenance (if needed)
  - 5. Park for next day service, exit site

## Concept One:

- Provide Deck over Lot 1 and Lot 6
- Maintenance Building on Lower Level Lot 6
- Fuel/ Wash / Vault on upper deck level
- Bus Parking on upper deck level
- 2 sets of ramps to circulate without crossing Monroe Street
- Surface parking for employees, Delmarva, support vehicles on lower level Lot 1 and lot west of Chestnut



LOT 1-PROPOSED ENTRY/EXIT FOR BUSES AND EMPLOYEE PARKING ON LOWER LEVEL

LOT 6 - PROPOSED MAINTENANCE BUILDING ON LOWER LEVEL

EMPLOYEE PARKING FOR DELMARVA

## DRAFT SITE PLAN



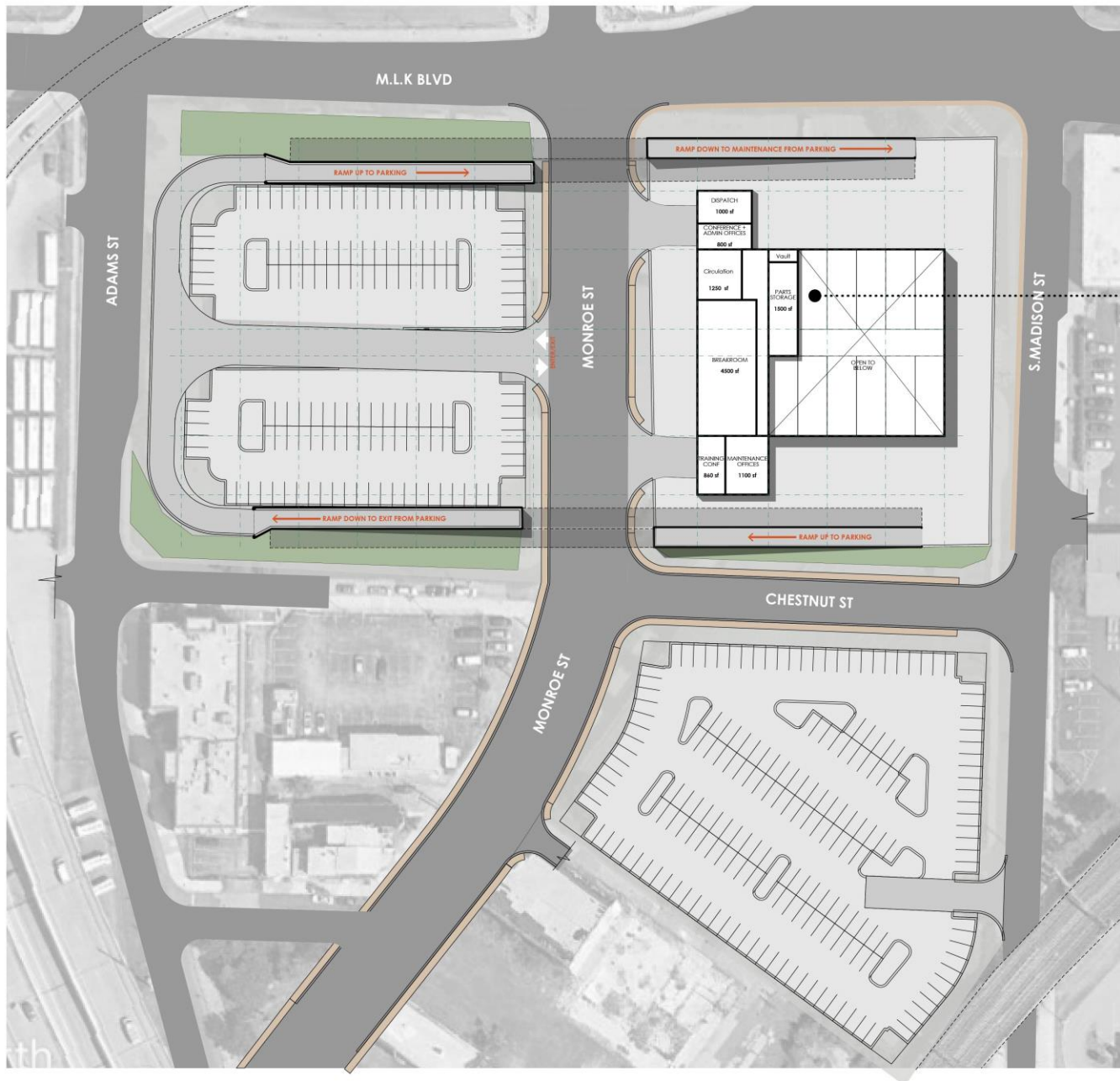
OPTION 01

0' 10' 20' 50' 100'

LOWER LVL FLOOR PLAN

DTC  
MONROE  
STREET  
GARAGE  
FEASIBILITY  
STUDY

**RK K**  
Regional People Creative Builders



MAINTENANCE AND ADMIN  
OFFICES AT MEZZANINE LEVEL

## DRAFT SITE PLAN



OPTION 01

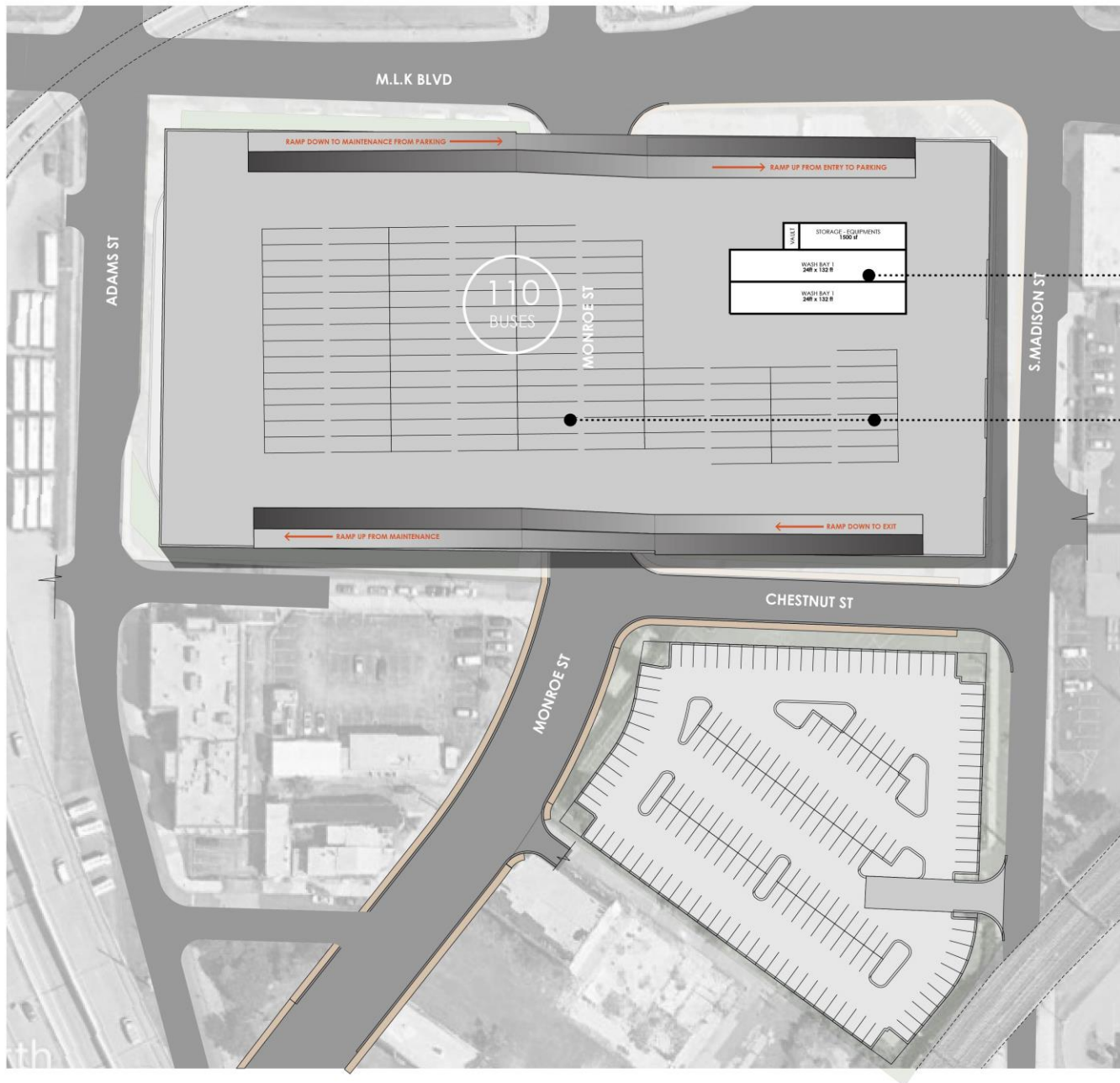


MEZZANINE LVL FLOOR PLAN

DTC  
MONROE  
STREET  
GARAGE  
FEASIBILITY  
STUDY







CLEAN - WASH- FUEL BAY  
24 FT X 132 FT

BUS PARKING

## DRAFT SITE PLAN



OPTION 01



UPPER LEVEL FLOOR PLAN

DTC  
MONROE  
STREET  
GARAGE  
FEASIBILITY  
STUDY

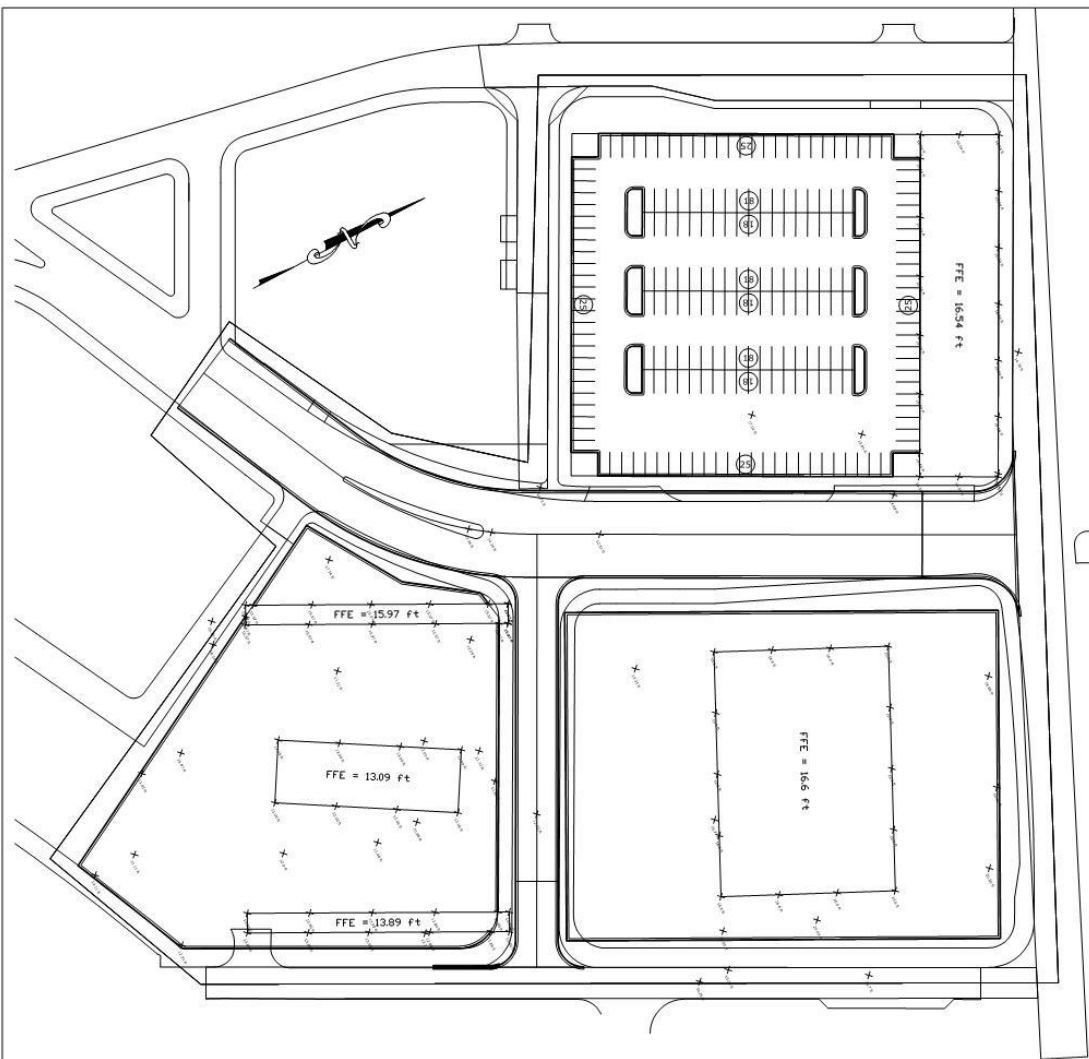




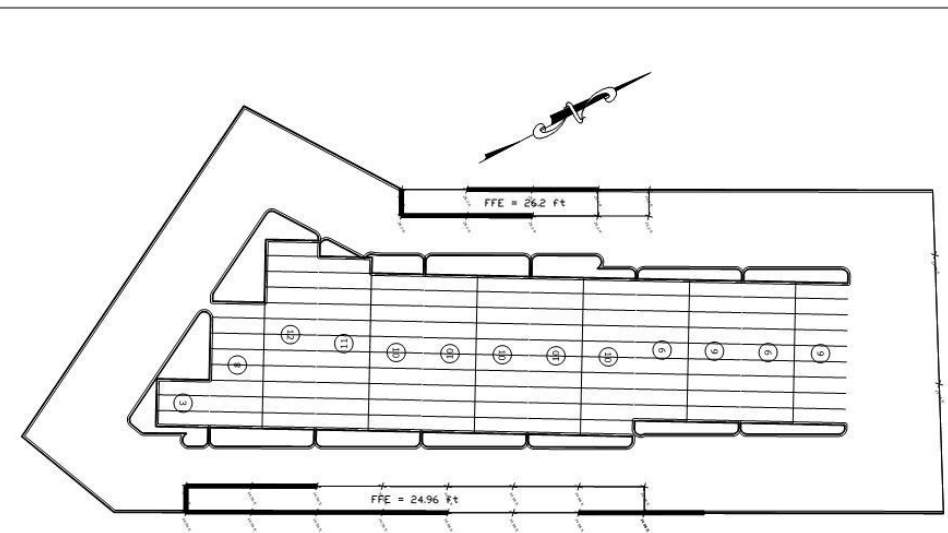
## Concept Two:

- Provide Deck over Lot 6 and Lot west of Chestnut
- Maintenance Building on Lower Level Lot 6
- Fuel/ Wash / Vault on Lower Level at west lot (on area where current utility is located-possible relocation)
- Bus Parking on upper deck level
- Buses enter site and circulate across Chestnut
- Surface parking for employees, Delmarva, support vehicles on Lot 1 and lot west of Chestnut

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**SITE LAYOUT**  
SCALE: 1" = 100'



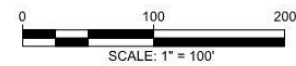
**UPPER DECK LAYOUT**  
SCALE: 1" = 100'



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PT GARAGE		OP-2	
OPTION 2			
DESIGNED: _____ -		DATE: 03/24/20	
DRAWN BY: _____ -		SCALE: 1" = 100'	
CHECKED BY: _____ -		SHEET: 2 OF 2	

## Next Steps:

- Refine Concept 1
- Recommend pursue additional option
  - Option 3: Decking over Lot 6 and lot west of Chestnut and perhaps hotel site –giving current site to Hotel owner)
- Prepare for Work Session (Scheduled for April 15, 2020)