

# PARKING

INTERNATIONAL PARKING & MOBILITY INSTITUTE

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# & MOBILITY

Making a Transit-oriented  
Development Work



# ASK THE EXPERTS

Where do you think owners should be looking or what should they be learning about to future-proof their structures and operations?



**Roamy Valera, CAPP**  
*CEO, North America*  
PayByPhone

The most immediate change to our industry will occur with the electrification of the automobile. Owners should be preparing to accommodate the demand and requirements for vehicle charging stations in numbers and requirements we have never seen in the industry.



**Peter Lange**  
*Associate Vice President*  
Texas A&M University,  
College Station

We do two things to help future-proof garages: Construct garages using cast-in-place, post-tensioned concrete to allow for a more open layout with longer spans between beams and to provide long-term durability. We also incorporate more height between floors, which allows taller vehicles on all floors and provides more room for infrastructure, such as ducts for heating, cooling, and plumbing, that would be required if the space were converted to uses such as offices, retail, or other functions.



**Barbara Chance, PhD**  
*President and CEO*  
CHANCE Management Advisors, Inc.

“Future-proofing” garages may be just a stop along the road to Abilene (see Harvey, Jerry B. 1988. “The Abilene Paradox and Other Meditations on Management.”) It is like trying to determine what your apartment building will be in its next life. Instead, you should make certain you are in the right market for your structure, offer customer services that will ensure your building will be used for its original intent (regardless of the type of vehicle), and don’t waste money trying to imagine what might occur in 30 years.



**Mark Lyons, CAPP**  
*Parking Division Manager*  
City of Sarasota, Fla.

Flexibility is key when preparing for the future. Structures of tomorrow require wide-span construction to create more open area, reinforced slabs and columns that allow for conversion of space, complex infrastructure resources that provide for communications, enhanced power grids (future EV charging), and security systems.



**Victor Hill, CAPP, MPA**  
*Director, Parking and Transportation Services*  
University of Wisconsin-LaCrosse

A parking guidance system is a must-have for a facility because it promotes additional hardware and software options that tie into the larger issue of curb management. It’s important to consider the role technology plays in facility planning.

**HAVE A QUESTION?** Send it to [editor@parking-mobility.org](mailto:editor@parking-mobility.org) and watch this space for answers from the experts.

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