

An aerial photograph of a downtown area. In the center is a large, light-colored building with a prominent dark dome and classical architectural features like columns. Surrounding this central building are various other commercial and residential structures, mostly with flat roofs. The area is interspersed with green trees. In the background, a dense forest of trees stretches towards the horizon. A semi-transparent grey banner is overlaid across the middle of the image, containing the title text.

Council Strategic Goal | Downtown

Parking Garage Site Analysis

November 9, 2021

Agenda/Purpose

- **Provide background on work towards a city owned downtown parking structure**
- **Engineer analysis of sites identified by Council in August 2021**
- **Council discussion, feedback and confirmation:**
 - Which sites should receive further consideration
 - Funding considerations
 - Public engagement plan on sites
 - Timeline/Next steps

Previous Work on Downtown Parking Garage (resources)

- Mainstreet.Georgetown.org/downtown-parking-garage-project/
- **Links to various resources/history of the parking garage project including**
 - 2015 Downtown Parking Study
 - 2019 Parking Garage Survey
 - 2019 Stakeholder Design Committee
 - 2020 – links to 4 Council workshops

Agenda – 2021 Council Goals - Downtown

- **Direction from August 2021 Council meeting – Utilize prior study work to accelerate the site analysis for downtown parking garage**
 - Review criteria for council feedback
 - Provide analysis of non city owned sites for informational purposes
 - Review 4 City-owned sites and 1 site that is not owned by City
 - (North or Daisy Lot) Austin Avenue and 4th
 - (South/Red Poppy) 9th and Main
 - (Central/Bluebonnet) 6th and Main
 - *(Library) Rock and 9th*
 - *Tamiro (6th and Austin – East)*

Basis for Analysis

- Utilized schematic design work previously completed by developer for size and scale
- Estimated cost/number of spaces based upon basic engineering work by developers' engineer
 - Cost estimated using average cost per spaces
- Increased contingency amount for landscaping, façade design/improvements and utility/site work)
- County owned sites are not being considered based upon their consistent feedback that selling property to city for a garage is not an option

Engineering Criteria Identified in August 2021

- **Overall Cost**
- **Impact – number of parking places added (net new)**
- **Location**
 - Relative to Square
 - Concepts support residential, retail or both (intensity of uses)
 - Concept requires land acquisition (was an eliminator in 2015)
- **Approximate height**
- **Parking Geometrics and Circulation**
- **Traffic Access and Impacts**
- **User convenience of circulation and ramping**

Other Criteria Identified in August 2021

- Location – visibility to visitors
- Location – relation to new development/more intense uses
- Location – impact to existing residential
- Location – proximity to other public parking
- Location – friendly to accessibility/mobility challenged
- Potential for future Public Private Partnerships (mixed use opportunities)

City-Owned Sites for Potential Parking Garage



Non City-Owned
Site being
analyzed



WGI Analysis and Cost Estimates (separate presentation)

An aerial photograph of a city center. In the middle of the frame is a large, light-colored building with a prominent dark dome and classical architectural features like columns. Surrounding this central building are various other commercial and residential buildings, mostly with flat roofs. There are many green trees scattered throughout the urban landscape. In the background, a dense forest of trees is visible under a clear sky. A semi-transparent grey banner is overlaid across the middle of the image, containing the title text.

Public Engagement and Next Steps

Parking Garage Site Analysis

November 9, 2021

Public Engagement Opportunities

Kick-off Public Engagement on November 27 – Small Business Saturday

- **Staff will be stationed at all sites under consideration to receive feedback and provide educational information**
 - Feedback on Garage Sites
 - Where do you go when you visit downtown?
 - Which site is most convenient to the places you frequently visit?
 - What do you like most about this location and what is around it?
 - Educational Info
 - Graphics showing shape of the garage in relation to surrounding buildings
 - One sheet summary, cost, long term parking plans, where to find more info
- **Surveys open Nov. 27 and close Dec. 31 (online and printed)**
- **Distribution and Promotion**
 - Website, news releases, social media, Reporter, advertisements, e-mails
 - Educational material and printed surveys available at the Georgetown Visitors Center for the month of December

Funding Considerations

- **Funding from America Rescue Plan**

- Revenue Loss up to \$5M (current calculation) is eligible for any purpose council deems fit
 - All or part of this could be a potential cash contribution toward construction
 - More information on ARP funding at a future workshop

- **Downtown TIRZ generates \$415K annually**

- Consider a portion that would allow TIRZ to continue to fund other improvements
 - \$4M in bonds would = \$270,000 in debt service, or 65% of the current TIRZ rev

- **Parking is considered a transportation project and eligible for certificates of obligation**

- \$5M= \$340,000 debt service or \$0.005 or less on current non-ceiling tax rate

- **General bond referendum**

- Timing; next opportunity for November 2022
- \$12M = \$816K or appx \$0.01 on current non-ceiling tax rate

Council Feedback

- **Sites**

- Are there any sites you wish to eliminate at this time (would not prohibit another garage being built on the site in the future)
- Any additional information needed on sites

- **Public Engagement**

- Dates for public engagement and return to Council
- Additional questions/info needed?

- **Funding Considerations**

- Budget range for planning purposes
- Additional questions/info needed?

Next steps/Timeline

- **Public Engagement**
 - November 2021
 - Results in December 2021
- **Land acquisition (if needed) 60 days**
 - Replatting – 60 days or longer (currently longer)
- **Permitting/Site Review 90-120 days or longer (currently longer)**
- **Design (if needed) 90-120 days or longer**
- **Bid 60 days**
- **Construction (15-18 months)**