

Council Strategic Goal | Downtown Parking Garage Site

March 22, 2022 | City Council Workshop

Agenda/Purpose

- Provide update of public feedback on sites identified by Council in November 2021
 - Downtown Master Plan calls for multiple garages to be built as demand increases
- Review Site Summaries and updated cost information
- Council discussion, feedback and confirmation:
 - Sites
 - Funding considerations
 - Timeline/Next steps

Previous Work on Downtown Parking Garage (resources/background)

- 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
 - 2021 – public engagement results

Agenda – 2021 Council Goals - Downtown

- Direction from November 2021 Council meeting – Provide public engagement on following sites for potential garage
 - (South/Red Poppy) 9th and Main
 - (Central/Bluebonnet)6th and Main
 - *Tamiro (6th and Austin – East)*



Public Engagement Opportunities

- **Kicked-off Public Engagement on November 27 – Small Business Saturday**
- Staff were available at Visitors Center to receive feedback and provide educational information
 - Feedback on Garage Sites
 - Location
 - Levels above ground
 - Business space at first level
 - Use of property taxes for construction
 - 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



Public Engagement Opportunities

- **Kicked-off Public Engagement on November 27 – Small Business Saturday**
- 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 were available at the Georgetown Visitors Center for the month of December

Outreach Efforts

22,149

Total impressions on
Facebook

8,143

Total impressions on
Twitter

4,007

Total impressions on
Nextdoor

1,815

Number of QR code
scans & webpage
views

915

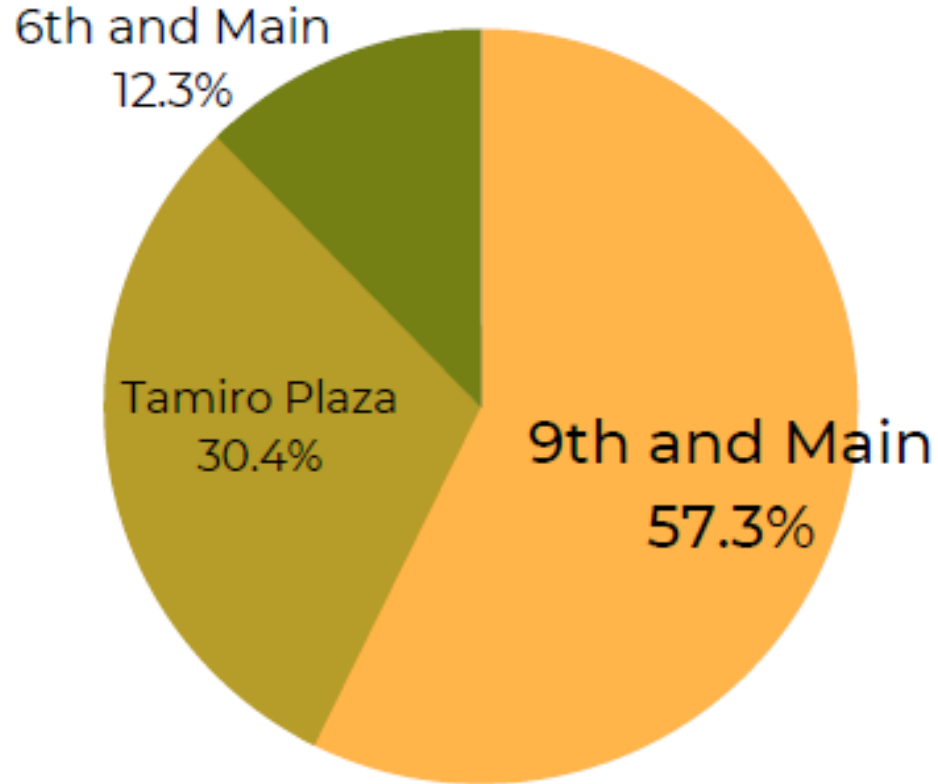
Link clicks in five
Georgetown Weekly
stories

\$2,400

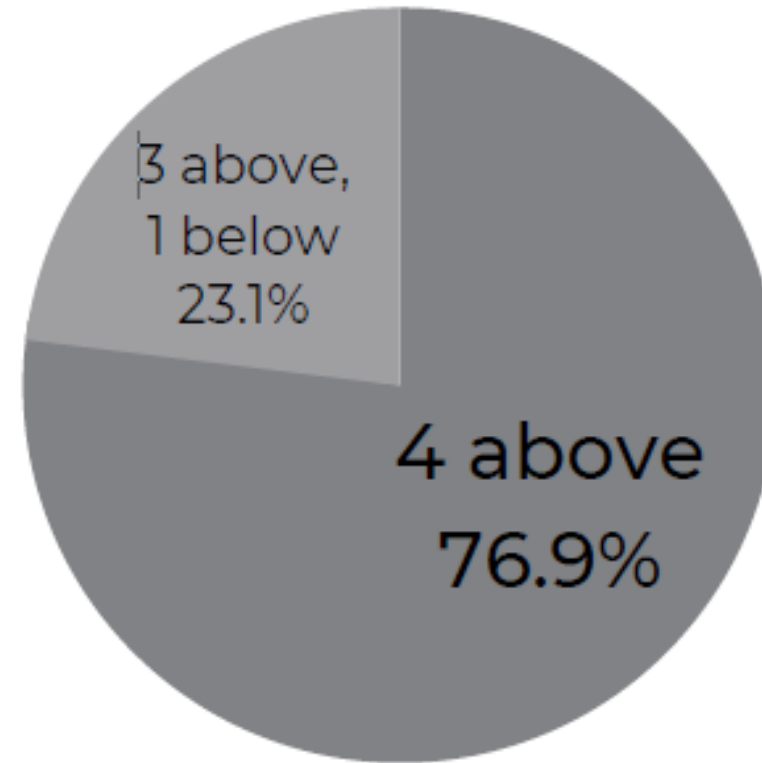
Amount spent on
campaign

Public Engagement Results – 1266 surveys

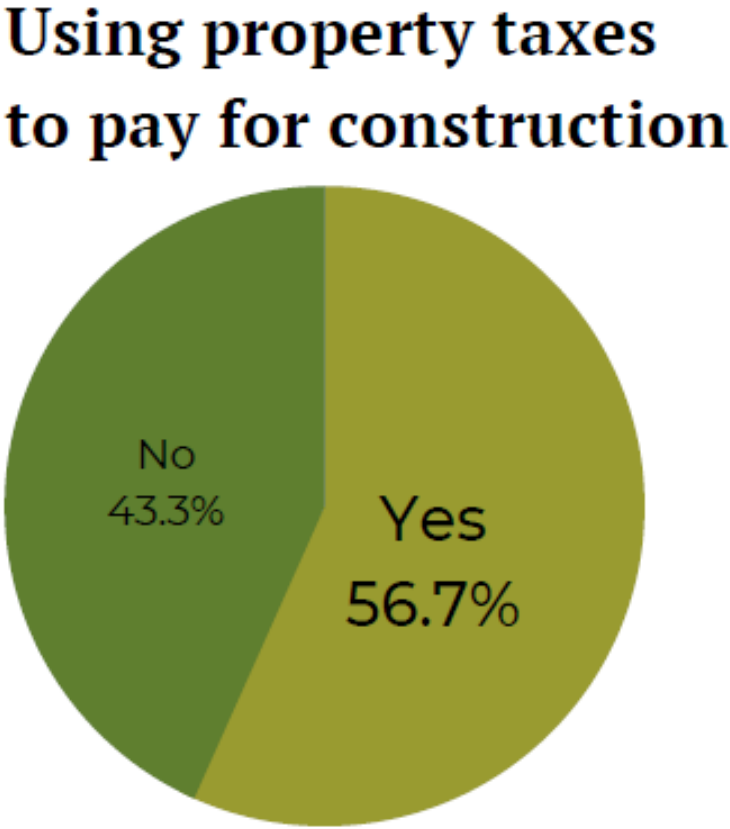
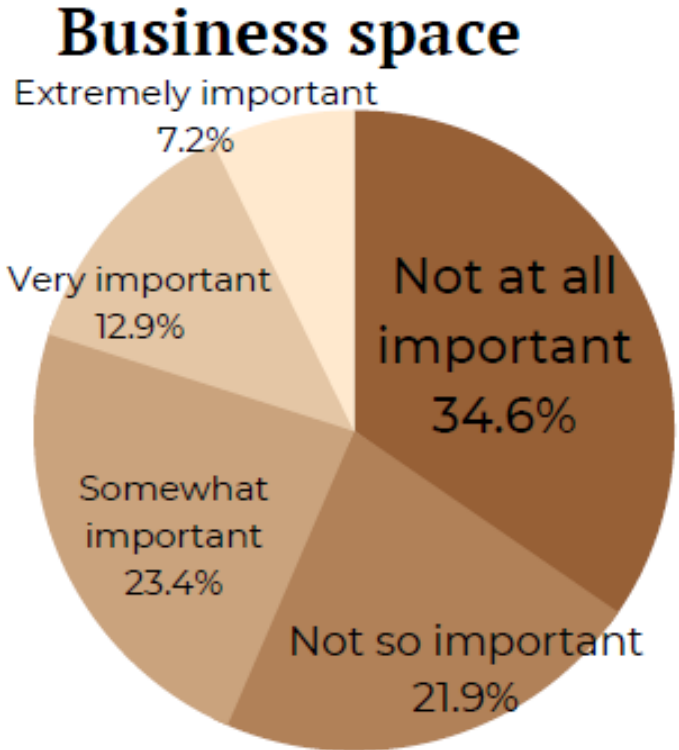
Location



Levels above ground



Public Engagement Results – 1266 surveys

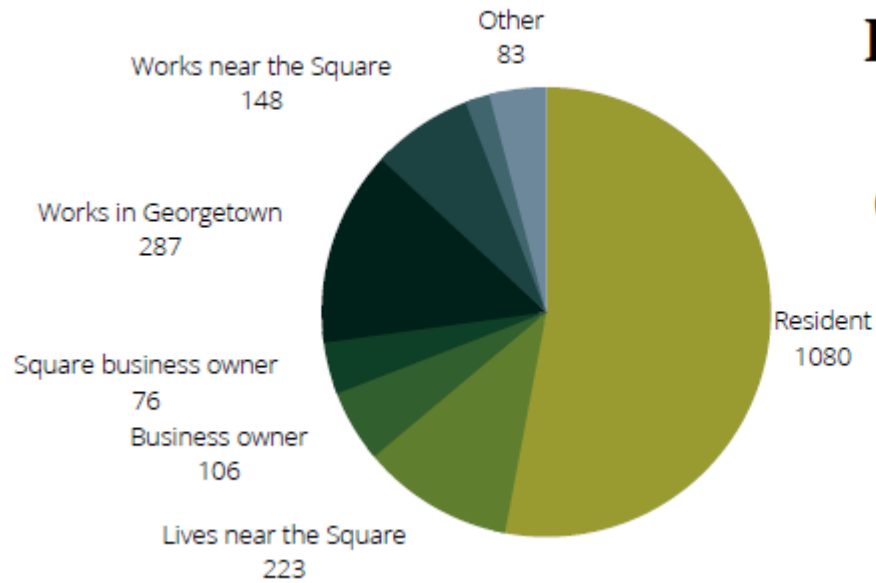


475 Comments

Sentiment	# of comments	Example comment
Location	108	Many comments advocated Tamiro or 9th and Main.
Miscellaneous	85	"Security in a parking project is a major consideration. An underground area would leave an individual in a vulnerable situation. The parking project needs to be well-lit, have security cameras and be designed for safety."
Support	63	"We desperately need more parking around the square!!"
Cost	62	"Charge for parking, no new property tax."
Oppose	42	"Please don't make our historical downtown ugly. We don't need a parking garage."
Design	38	"I do not want to see or have tall parking structures in downtown Georgetown."
6th & Main	32	"DO NOT build at 6th and Main."
Timeliness	20	"We definitely need more parking now, today"
Accessibility	18	"Need more handicap parking spaces both with the garage and downtown."



Public Engagement Results

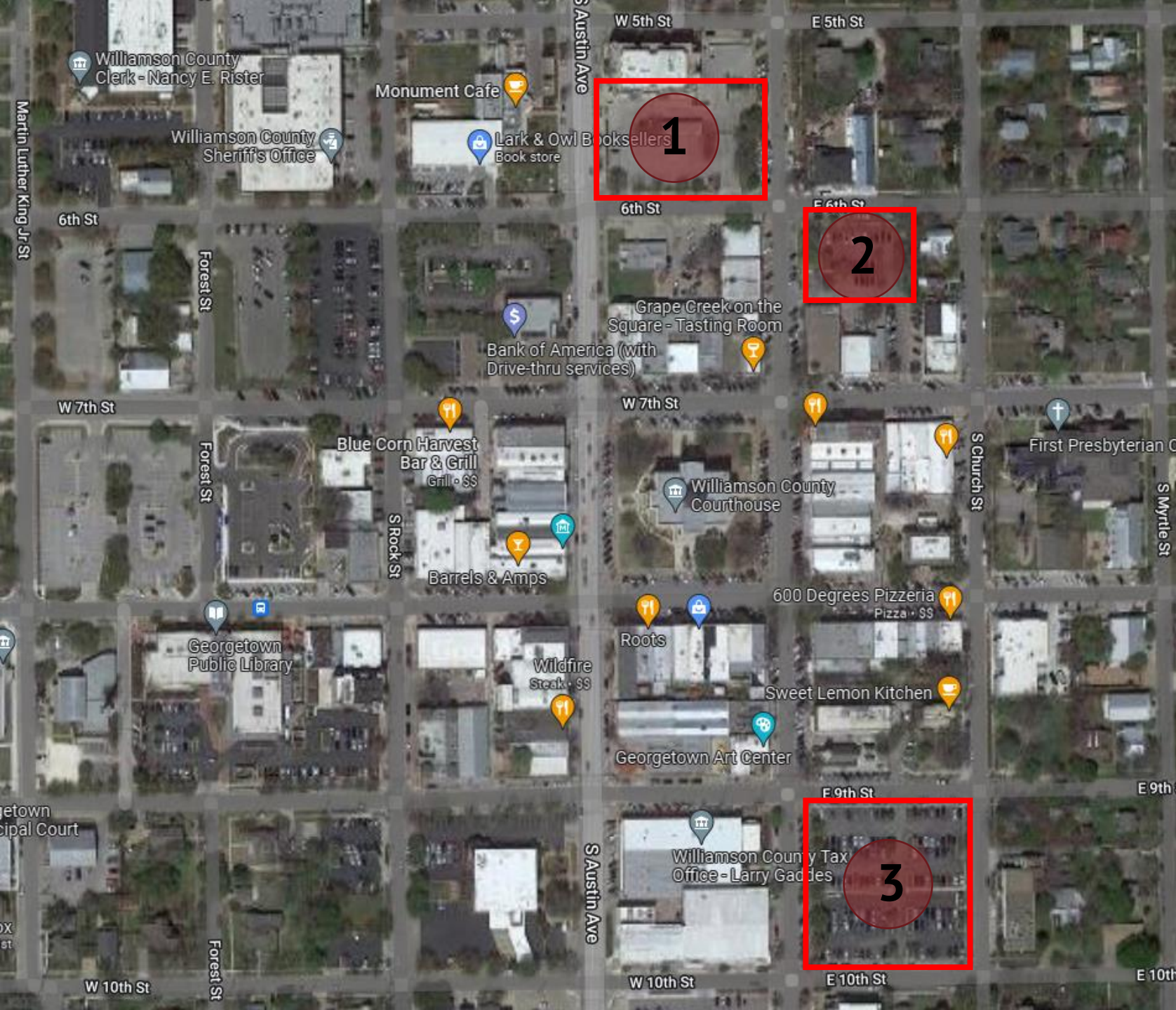


Relationship to Georgetown



Sites and Cost Review

Updated from Fall 2021



1

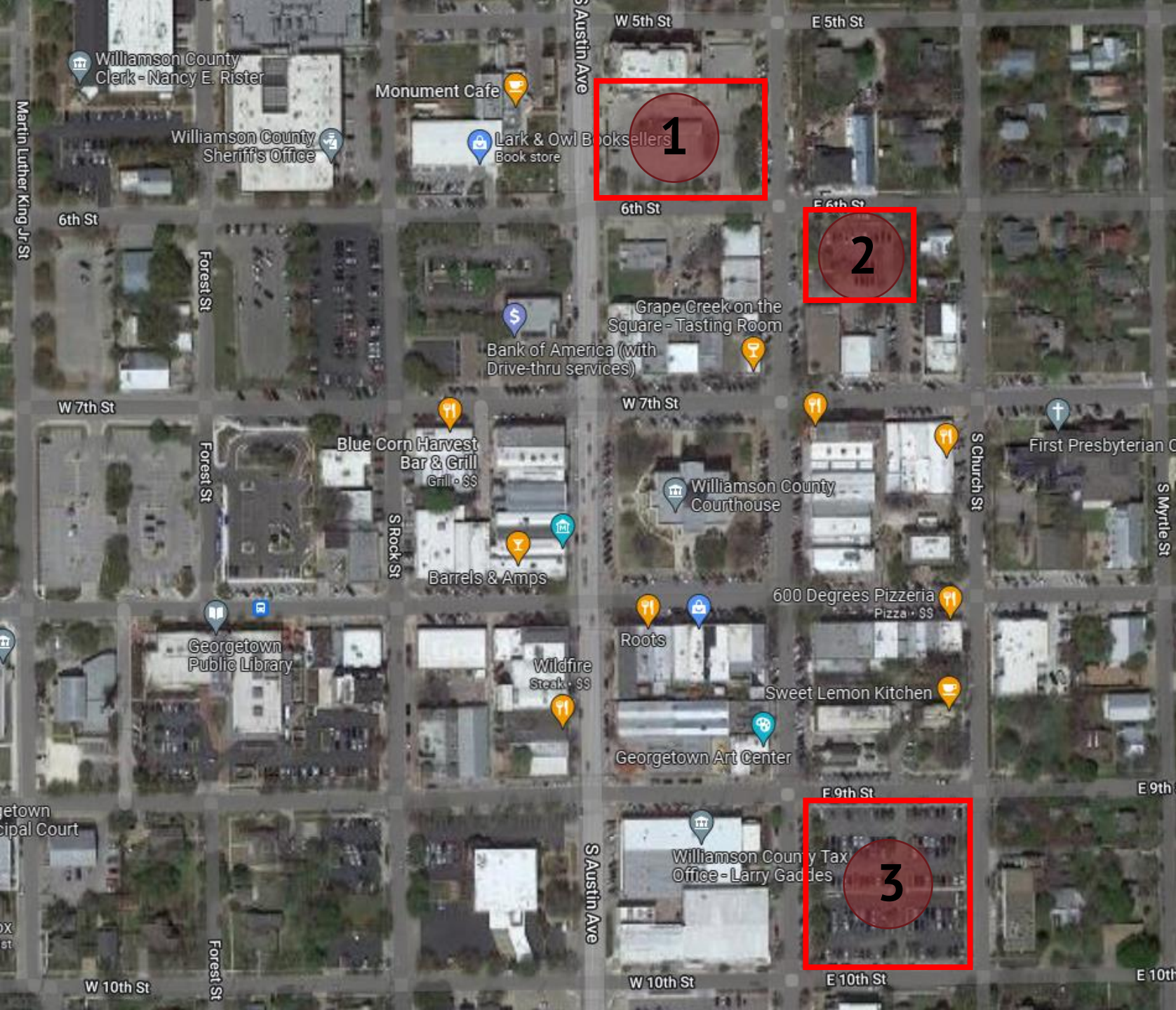
Tamiro Plaza

2

6TH & Main

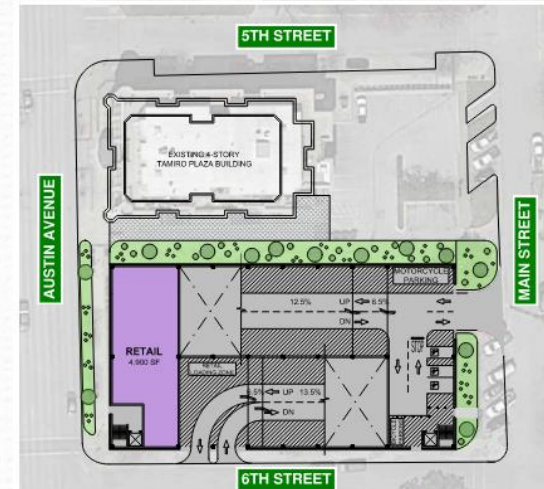
3

9TH & Main



1

Tamiro Plaza



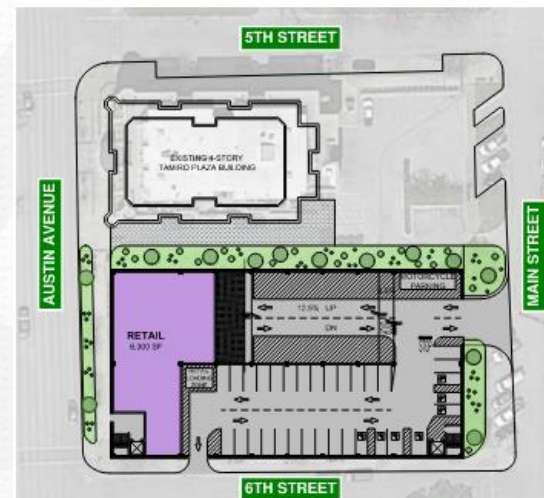
1B

4,900 SF Retail

3 Levels Above Grade

Basement Level

231 Spaces



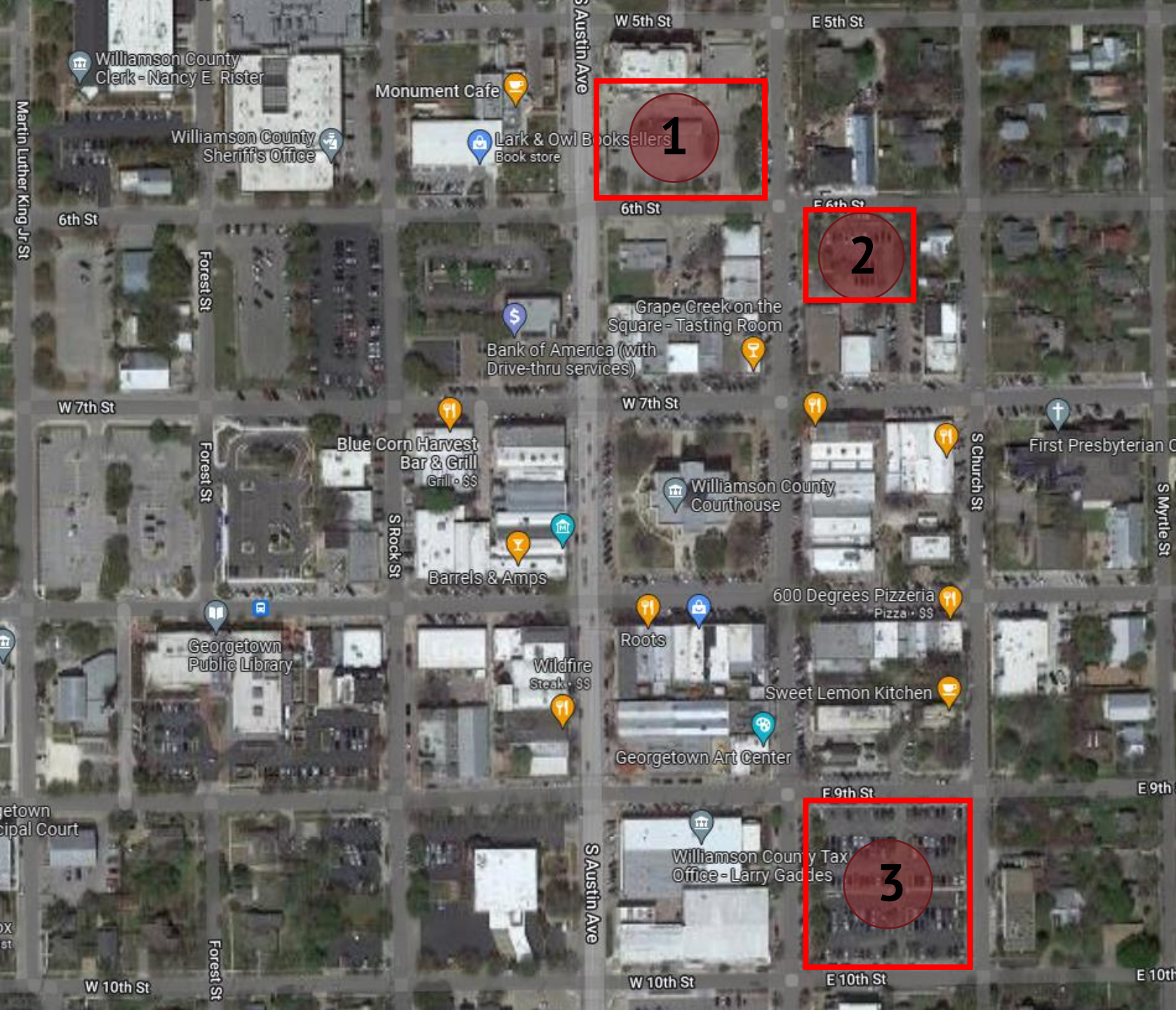
2B

6,300 SF Retail

4 Levels Above Grade

No Basement

292 Spaces

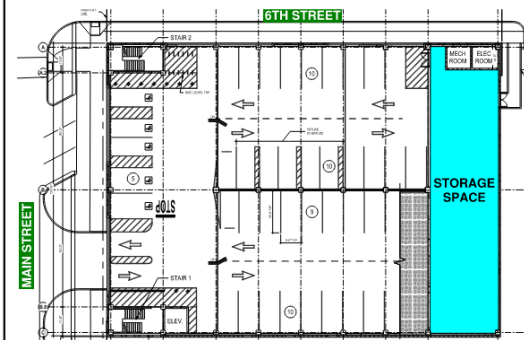


2

6TH & Main

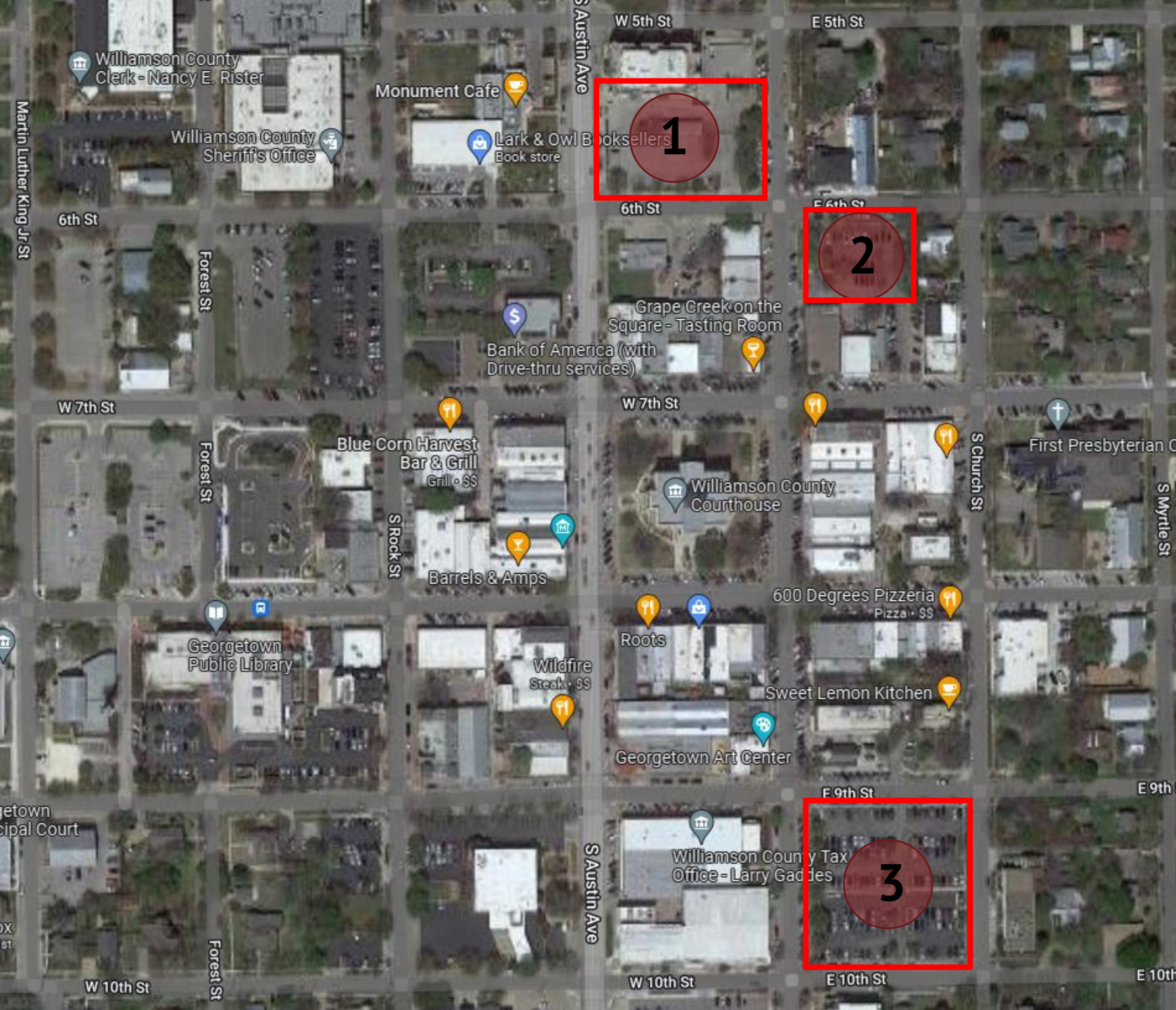
A

- No Retail
- 3 Levels Above Grade
- Full Basement Level
- 207 Spaces
- 159 Net Gain



B

- No Retail
- 4 Levels Above Grade
- Partial Basement Level
- 219 Spaces
- 171 Net Gain



3

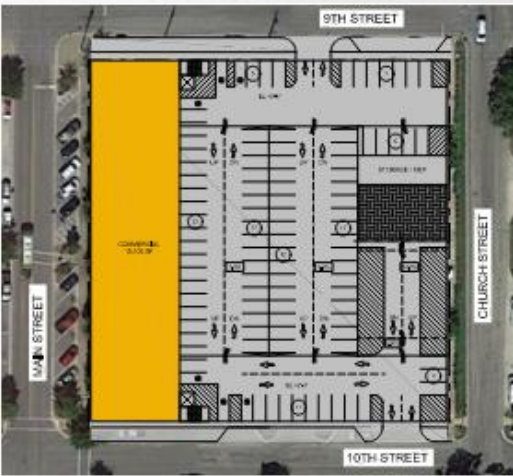
9TH & Main



Commercial

3 Levels - 464 Spaces
(328 Net Gain)

4 Levels - 650 Spaces
(514 Net Gain)



Site Analysis – Cost Considerations

- Construction costs were developed and reported in Fall 2021
 - 10% construction contingency was included in original estimates
- CIP Manager's current updated construction costs include 2.5% escalation year over year – around 7.5% total escalation from Fall 2021-2024
- Soft costs for design, geotech, surveying, etc. = 18%

Cost Summary – Updated estimates

Site Estimated Cost Comparison	Site 1: Tamiro Site		Site 2: 6th & Main		Site 3: 9th & Main	
Parking Structure	3 Levels Above Grade + Basement	4 Levels Above Grade, No Basement	3 Levels Above Grade + Basement	4 Levels Above Grade+ Partial Basement	3 Levels Above Grade , No Basement	4 Levels Above Grade, No Basement
Number of Spaces	231	292	207	219	464	650
Existing Parking Spaces	60	60	48	48	136	136
Dimensions of Parking Structure	126' x 236'	126' x 236'	126' x 170'	126' x 170'	244' x 247'	244' X 247'
Area of Parking	107,500	106,750	76,000	76,000	159,800	220,100
Area of Business Space	4,900	6,300			15,100	15,100
Preliminary Construction Costs (Including Escalation)	\$12,222,284	\$11,751,970	\$8,030,982	\$8,434,957	\$17,854,315	\$23,386,323
Preliminary Soft Costs (Demolition, Asbestos Abatement, Design, Survey, Geotech, Etc.)	\$2,200,011	\$2,115,355	\$1,204,647	\$1,265,244	\$2,678,147	\$3,507,948
Project Cost	\$14,422,295	\$13,867,324	\$9,235,629	\$9,700,200	\$20,532,462	\$26,894,272

6th and Main - Summary

- Small garage at lowest cost - \$9.7M
- Least desirable location by public and neighborhood stakeholders

9th and Main

- Full block provides opportunity for mixed use with parking
 - Highest cost - \$26.8M
- Opportunity for P3
- Will increase parking pressure when site is offline for construction
 - Reviewing for phasing opportunity, but phasing likely will not reduce this pressure
- Excellent potential for future development when timing is right for partnership – Downtown Master Plan calls out potential for multiple garages

Tamiro/Austin Avenue and 6th

- Provides parking in the NE quadrant with most current parking pressure
 - More development on the near term horizon in this quadrant
- Opportunity for mid-sized garage as a first
 - Will be a reliever for parking when future garage(s) are built
 - Less costly than 9th and Main - \$9.7M
- Visibility to visitors
- Council authorized negotiation for possible land swap on 2/22/22



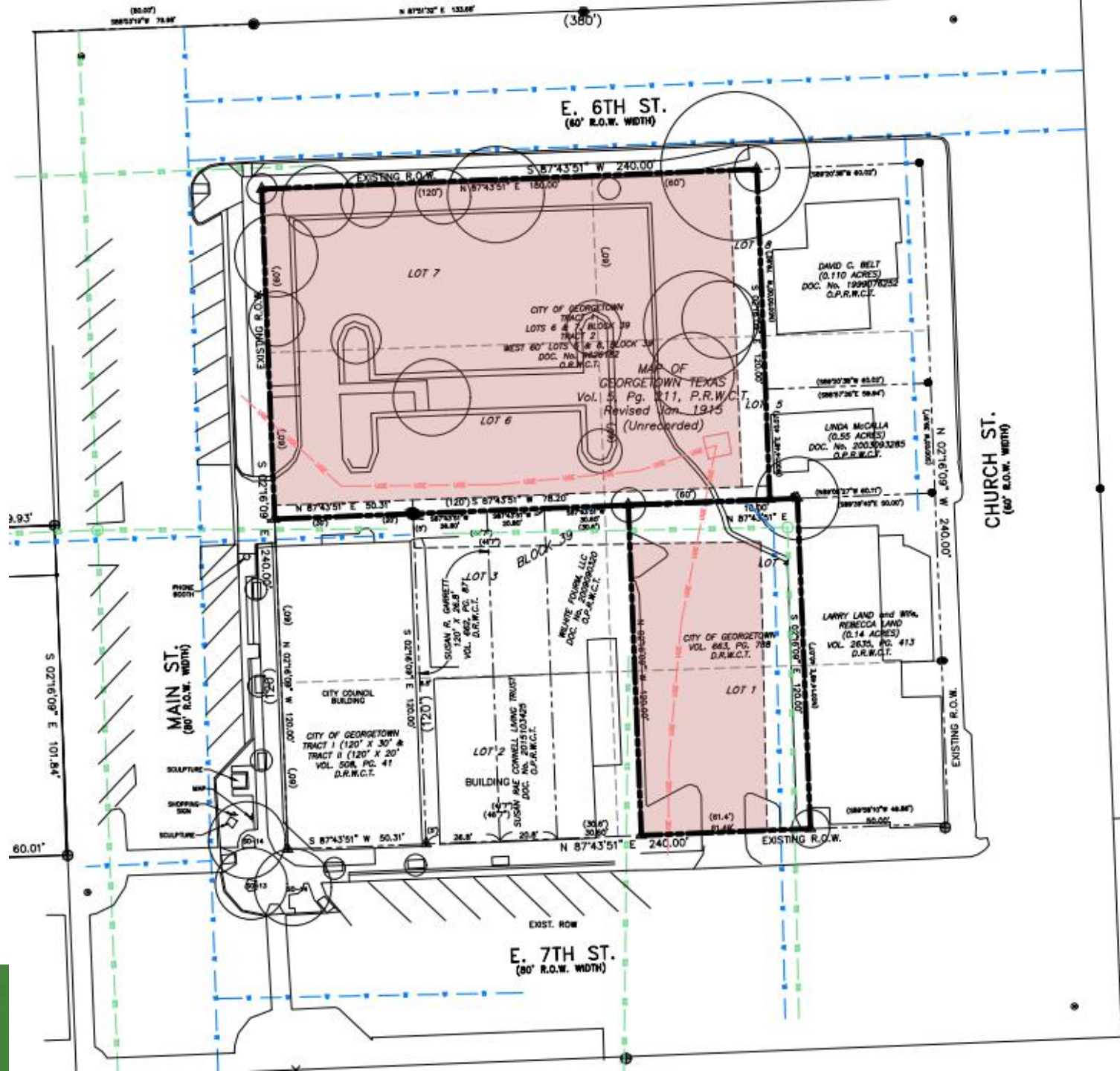
Potential Swap – Developer owned property (yellow) for city owned lots (red)

+/- .6605 acre

+
-.49 acre

+
-.169 acre

Encumbrances & easements on city owned properties



Land swap – main points

- Council authorization to negotiate for the land swap due to approximate equal size of the total two city owned lots versus the larger Tamiro lot
 - Adjustments for easements
 - Transformer relocation on 6th and Main lot (allowance)
 - Value of the public parking places that would help Tamiro meet Area 2 parking requirements after construction (due to removal of surface parking)
 - Additional 6' of property towards north on Tamiro site to best suit garage design
- Usage agreement to allow to continue public use during garage construction

Funding Considerations

- Funding from America Rescue Plan and other Council Funds
 - Current Balance Council SRF (undesignated) \$5.4 million
 - Current Balance ARPA \$7.8M
- 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 or May 2023
 - \$14M = \$950K or appx \$0.01 on current non-ceiling tax rate

Timeline for a Garage

- Design - estimated 9-10 months
- Bid/Construction (15- 18 months)

Earliest Est.
Completion

Spring 2023

Fall 2024

Council Feedback

- Site discussion
- Timing
- Funding direction/sources
 - Design funding needed in current year if council desires fastest timing
 - Construction funding in FY23
- Design
 - Utilize previous design work completed by stakeholder committee
 - Materials, facades, other design elements
 - Opportunity for Council to help select the architect/engineering firm