

Downtown Austin Ave Parking Garage Schematic Design

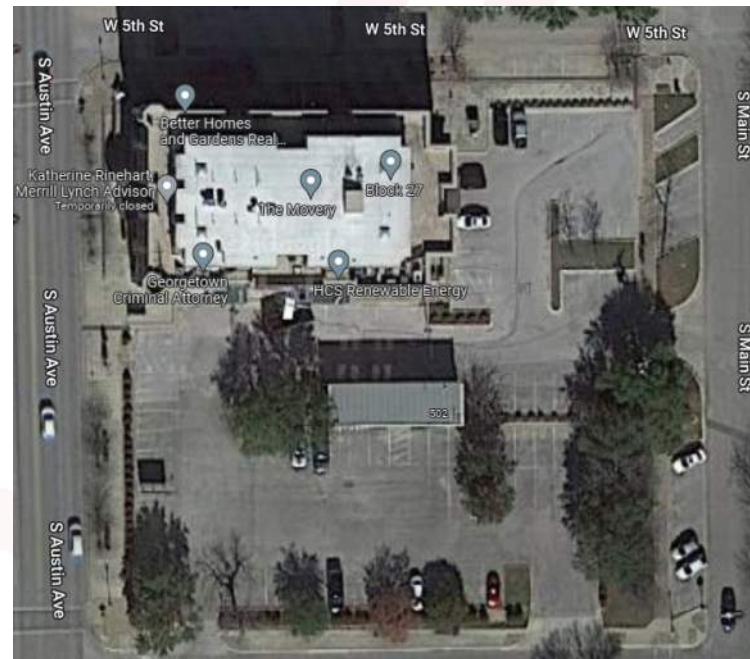
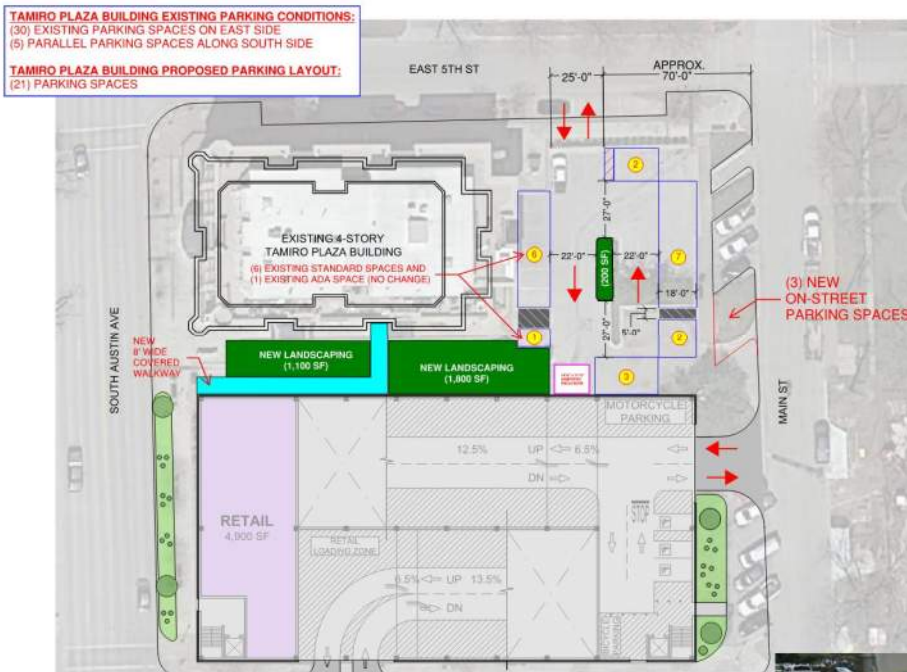
JULY 26, 2022|

Purpose

- Update on Downtown Austin Ave Parking Garage Design
- Discussion on site constraints
 - Site Corridor
 - Corner Clip
 - Public Utility Easements
- Discuss and receive feedback on four garage layout options

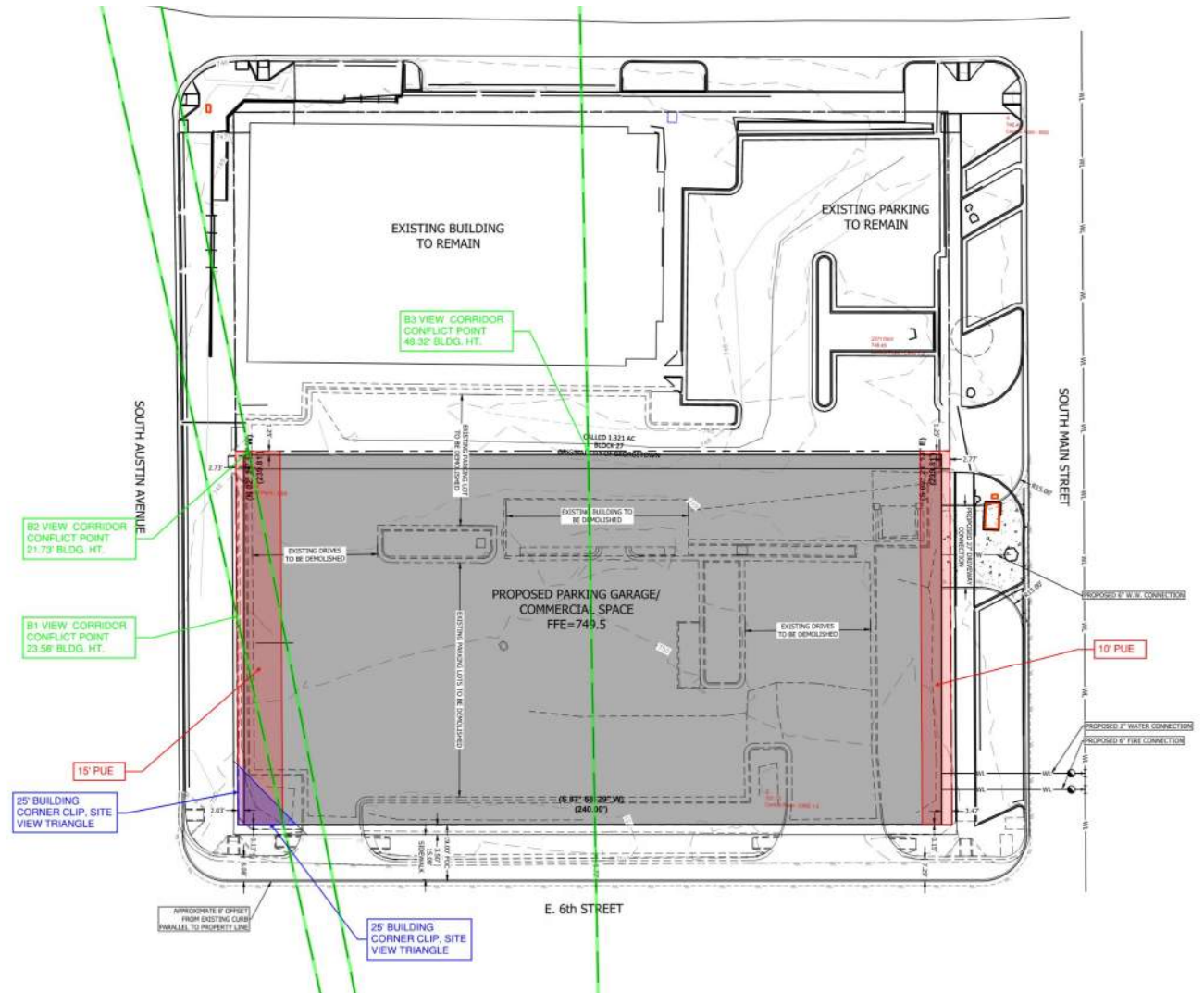
Site Plan

- Proposed new layout for Tamiro Plaza Parking Lot



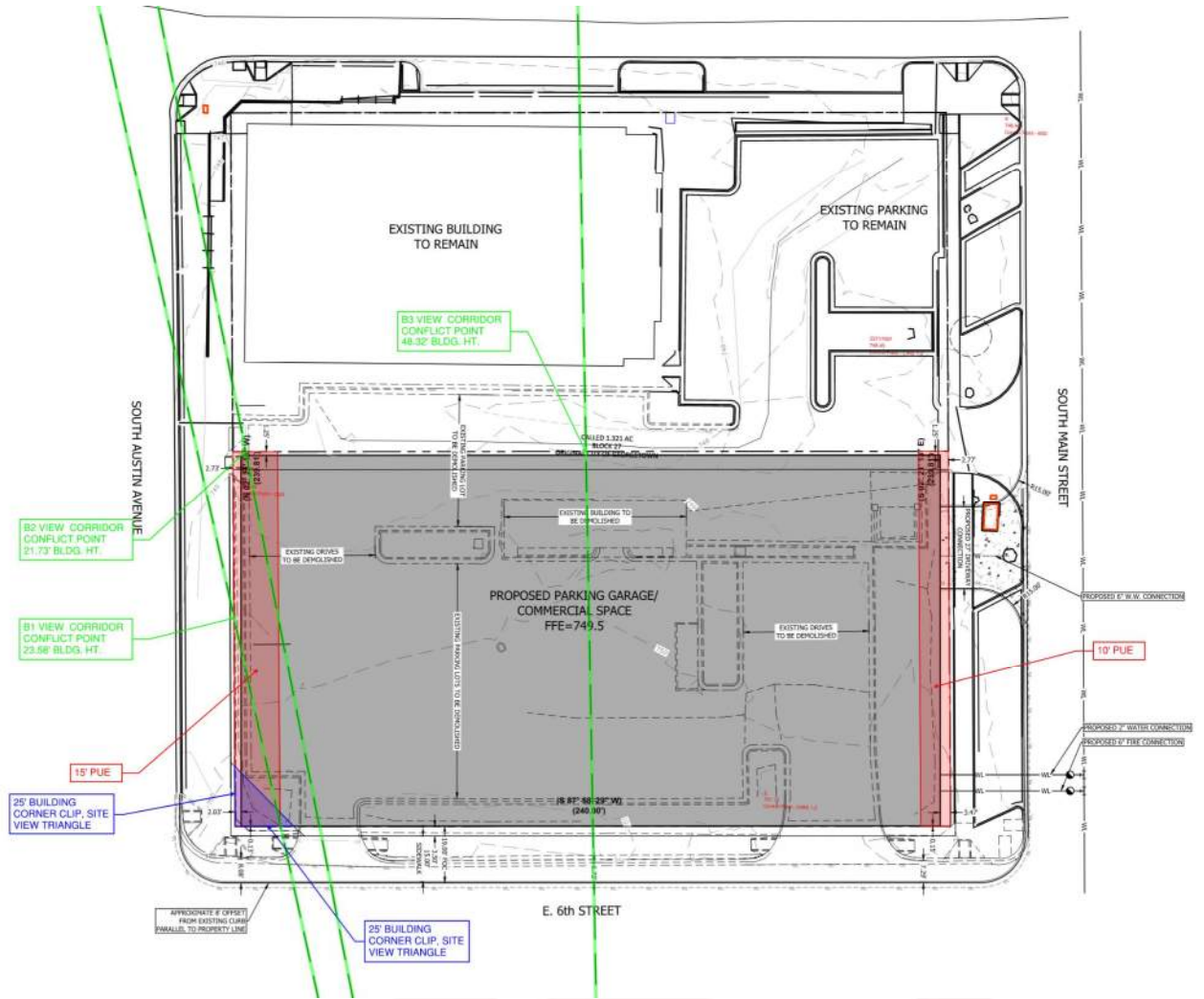
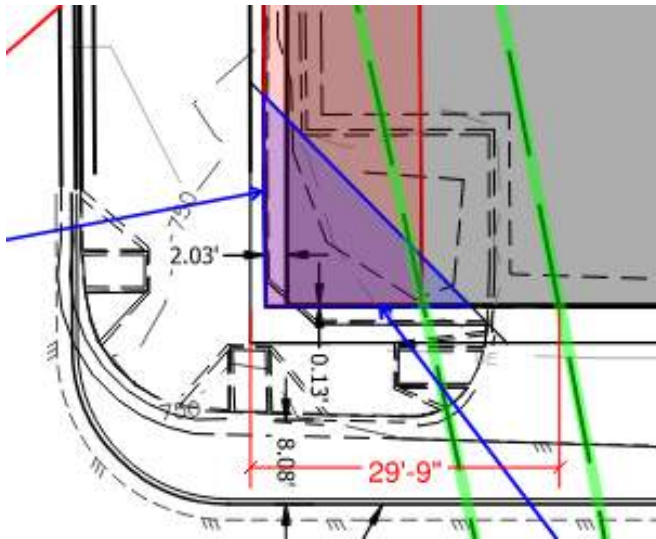
Site Plan

- Corner Cut
- View Corridor
- Public Utility Easements
 - 10' minimum on side streets
 - 15' minimum on collectors and arterials

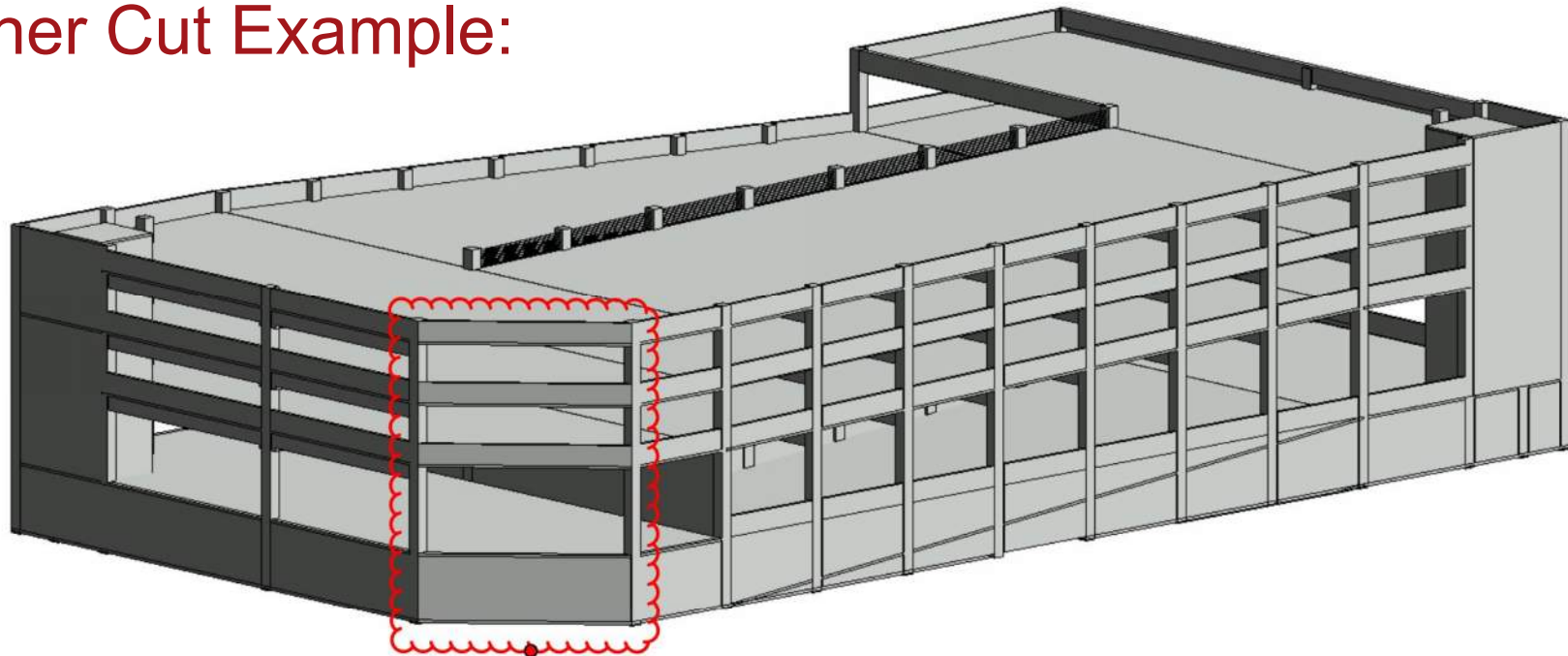


Site Plan

■ Corner Cut



Corner Cut Example:

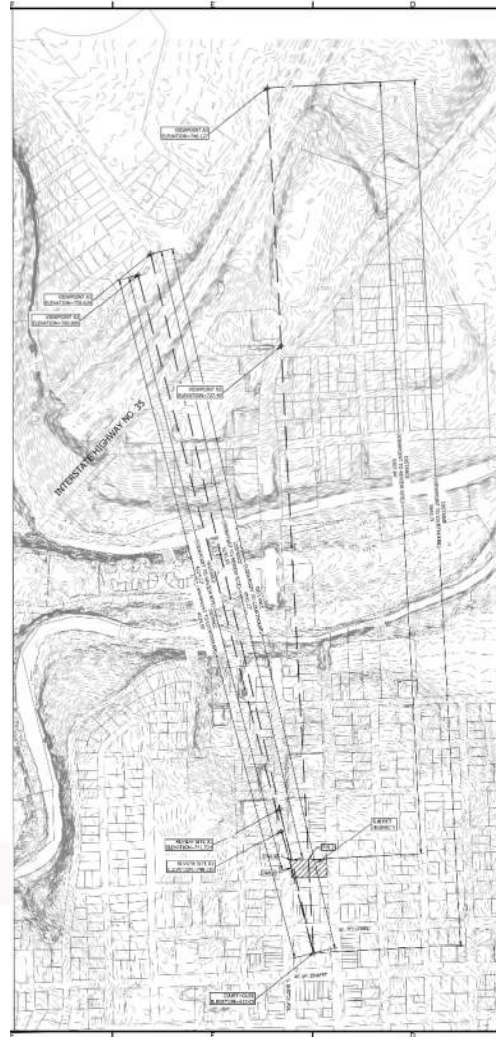


**CLIPPED SOUTHWEST
CORNER AT AUSTIN
AVENUE AND 6TH STREET
INTERSECTION: 25 FT
FLARE PER UDC 12.06.D**

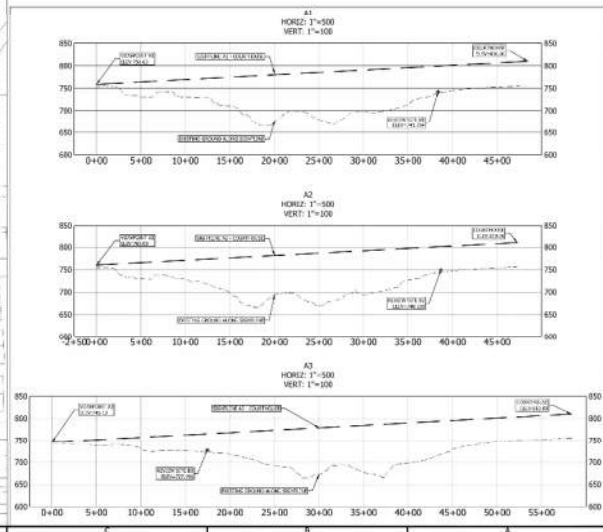
**ARCHITECTURAL
FACADE NOT SHOWN**



View Corridor



Viewpoint	Viewpoint Elevation	Viewpoint VP to Courthouse	Viewpoint VP to Courthouse	Viewpoint VP to Courthouse	Viewpoint VP to Courthouse	Viewpoint VP to Courthouse
VIEWPOINT A1	758.638	367.000	391.638	391.638	391.638	391.638
VIEWPOINT A2	760.000	368.000	392.000	392.000	392.000	392.000
VIEWPOINT A3	762.000	370.000	394.000	394.000	394.000	394.000
VIEWPOINT B1	765.000	373.000	397.000	397.000	397.000	397.000
VIEWPOINT B2 (1)	768.000	376.000	400.000	400.000	400.000	400.000
VIEWPOINT B3	770.000	378.000	402.000	402.000	402.000	402.000



NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGL
wglinc.com

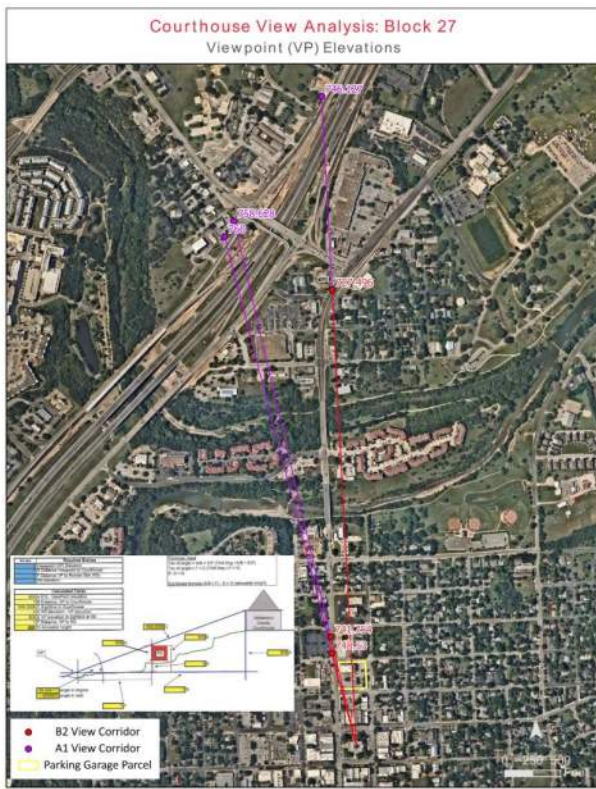
PRELIMINARY
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
PREPARED UNDER THE SUPERVISION OF
REG. P.E. [Name]
ON 10/22/2012

COURTHOUSE VIEWPOINT ANALYSIS
710 S. MAIN STREET
GEORGETOWN, WILLIAMSON COUNTY, TEXAS

CITY OF GEORGETOWN VIEWPOINT EXHIBIT

SHEET
EXH-001
1 OF 1
XXX

View Corridor



SAVERS: 6/29/2022 8:27 AM
 PLOTTED BY: CLIF KENDALL
 DRAWING: P:\2020\121210 - Georgetown BK & Austin Parking Garage\01 - CDE\101 - Block\Georgetown_Viewpoint.dwg

VIEWPOINT A1				
Viewpoint Elevation	758.628	A=810-758.628	51.372	
Distance (VP to Courthouse)	4193.33	B=DISTANCE, VP TO COURTHOUSE	4193.33	TAN ANGLE A/B 0.01225
Distance (VP to Review Site)	3835.45	C=SIGHTLINE TO COURTHOUSE	4900.62	TAN(A/B) x F 46.99
RS Elevation	748.9	D=RS ELEVATION-VP ELEVATION	-9.728	E-D 56.718
		E=VP ELEVATION TO SIGHTLINE AT RS	46.99	
		F=DISTANCE, VP TO RS	3835.45	
		G=ALLOWABLE HEIGHT	56.718	
VIEWPOINT A2				
Viewpoint Elevation	760	A=810-760	50	
Distance (VP to Courthouse)	4724.93	B=DISTANCE, VP TO COURTHOUSE	4724.93	TAN ANGLE A/B 0.01058
Distance (VP to Review Site)	4124.22	C=SIGHTLINE TO COURTHOUSE	4725.19	TAN(A/B) x F 43.6448
RS Elevation	749.9	D=RS ELEVATION-VP ELEVATION	-10.1	E-D 53.7448
		E=VP ELEVATION TO SIGHTLINE AT RS	43.6448	
		F=DISTANCE, VP TO RS	4124.22	
		G=ALLOWABLE HEIGHT	53.7448	
VIEWPOINT A3				
Viewpoint Elevation	746.127	A=810-760	63.873	
Distance (VP to Courthouse)	5843.79	B=DISTANCE, VP TO COURTHOUSE	5843.79	TAN ANGLE A/B 0.01093
Distance (VP to Review Site)	5273	C=SIGHTLINE TO COURTHOUSE	5842.42	TAN(A/B) x F 57.6365
RS Elevation	749.2	D=RS ELEVATION-VP ELEVATION	3.073	F-D 54.5635
		E=VP ELEVATION TO SIGHTLINE AT RS	57.6365	
		F=DISTANCE, VP TO RS	5273	
		G=ALLOWABLE HEIGHT	54.5635	

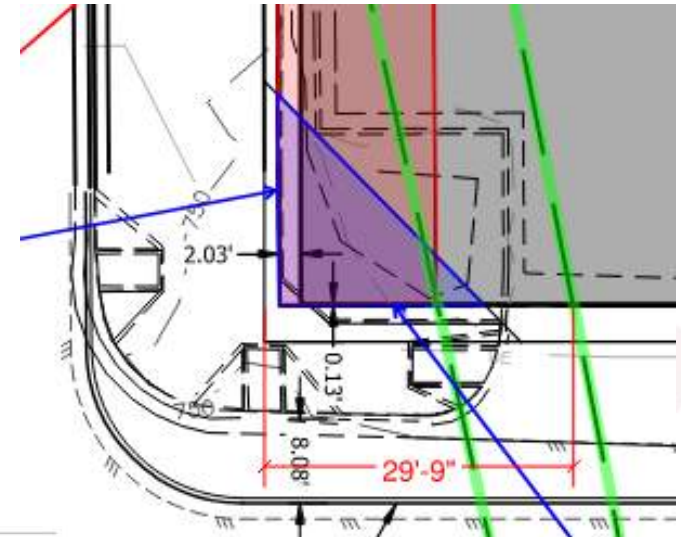
VIEWPOINT B1				
Viewpoint Elevation	741.75	A=810-758.628	68.25	
Distance (VP to Courthouse)	999.82	B=DISTANCE, VP TO COURTHOUSE	999.82	TAN ANGLE A/B 0.06837
Distance (VP to Review Site)	449.56	C=SIGHTLINE TO COURTHOUSE	4900.62	TAN(A/B) x F 30.7357
RS Elevation	748.9	D=RS ELEVATION-VP ELEVATION	7.15	E-D 23.5857
		E=VP ELEVATION TO SIGHTLINE AT RS	30.7357	
		F=DISTANCE, VP TO RS	449.56	
		G=ALLOWABLE HEIGHT	23.5857	
VIEWPOINT B2 (2)				
Viewpoint Elevation	748.53	A=810-760	61.47	
Distance (VP to Courthouse)	882	B=DISTANCE, VP TO COURTHOUSE	882	TAN ANGLE A/B 0.06981
Distance (VP to Review Site)	331	C=SIGHTLINE TO COURTHOUSE	4725.19	TAN(A/B) x F 23.1061
RS Elevation	749.9	D=RS ELEVATION-VP ELEVATION	1.37	F-D 21.7361
		E=VP ELEVATION TO SIGHTLINE AT RS	23.1061	
		F=DISTANCE, VP TO RS	331	
		G=ALLOWABLE HEIGHT	21.7361	
VIEWPOINT B3				
Viewpoint Elevation	727.49	A=810-760	82.51	
Distance (VP to Courthouse)	4110	B=DISTANCE, VP TO COURTHOUSE	4110	TAN ANGLE A/B 0.02008
Distance (VP to Review Site)	3498	C=SIGHTLINE TO COURTHOUSE	5842.42	TAN(A/B) x F 70.0325
RS Elevation	749.2	D=RS ELEVATION-VP ELEVATION	21.71	E-D 48.3225
		E=VP ELEVATION TO SIGHTLINE AT RS	70.0325	
		F=DISTANCE, VP TO RS	3498	
		G=ALLOWABLE HEIGHT	48.3225	

View Corridor



Summary:

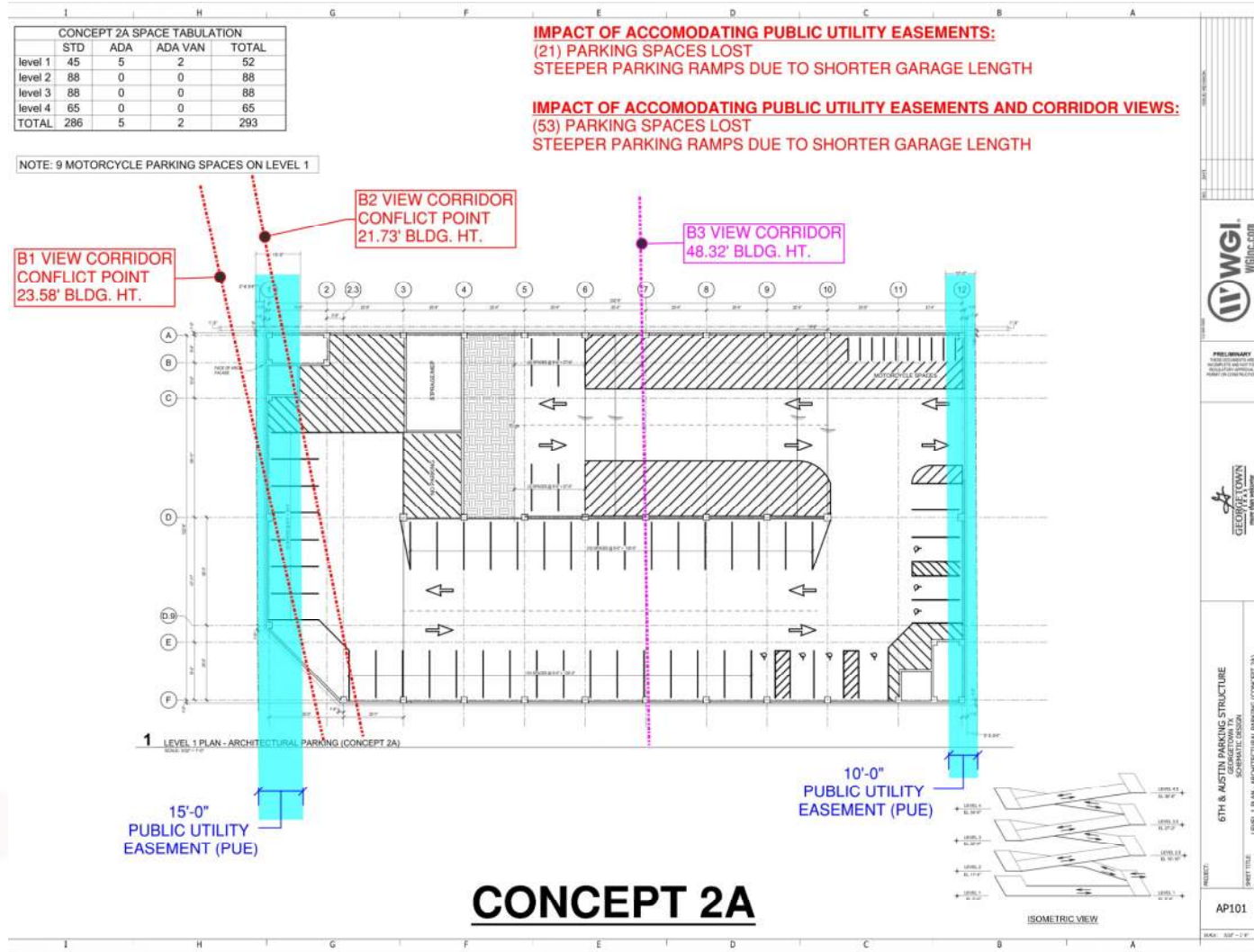
- Height Restriction of 21' will remove levels 3 & 4 of parking



VIEWPOINT B1					
Viewpoint Elevation	741.75	A=810-758.628	68.25		
Distance (VP to Courthouse)	999.82	B=DISTANCE, VP TO COURTHOUSE	999.82	TAN ANGLE A/B	0.06837
Distance (VP to Review Site)	449.56	C=SIGHTLINE TO COURTHOUSE	4900.62	TAN(A/B) x F	30.7357
RS Elevation	748.9	D=RS ELEVATION-VP ELEVATION	7.15	E-D	23.5857
		E=VP ELEVATION TO SIGHTLINE AT RS	30.7357		
		F=DISTANCE, VP TO RS	449.56		
		G=ALLOWABLE HEIGHT	23.5857		
VIEWPOINT B2 (2)					
Viewpoint Elevation	748.53	A=810-760	61.47		
Distance (VP to Courthouse)	882	B=DISTANCE, VP TO COURTHOUSE	882	TAN ANGLE A/B	0.06981
Distance (VP to Review Site)	331	C=SIGHTLINE TO COURTHOUSE	4725.19	TAN(A/B) x F	23.1061
RS Elevation	749.9	D=RS ELEVATION-VP ELEVATION	1.37	E-D	21.7361
		E=VP ELEVATION TO SIGHTLINE AT RS	23.1061		
		F=DISTANCE, VP TO RS	331		
		G=ALLOWABLE HEIGHT	21.7361		

Concept 2A

- 4 levels above ground
- No Commercial Space
- Total potential parking spaces 293 vehicles & 9 motorcycle

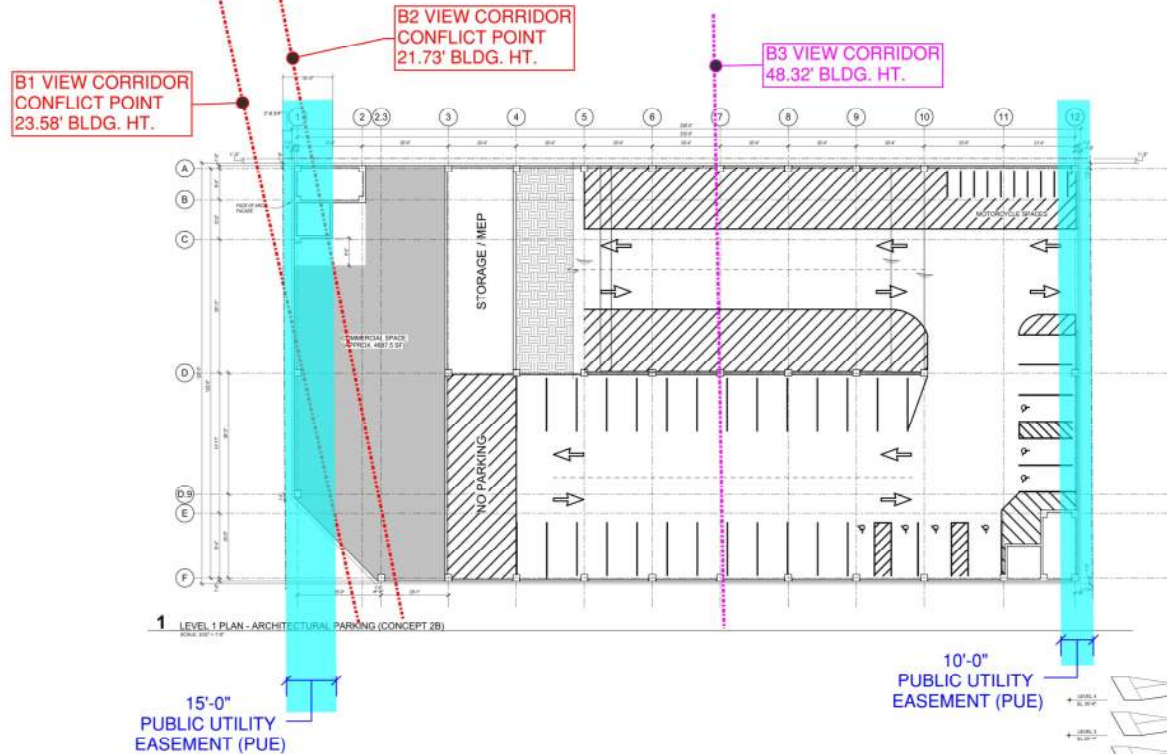


Concept 2B

- 4 levels above ground
- Commercial Space: 4687 sf
- Total potential parking spaces 273 vehicles & 9 motorcycle

CONCEPT 2B SPACE TABULATION				
	STD	ADA	ADA VAN	TOTAL
level 1	26	5	2	33
level 2	88	0	0	88
level 3	87	0	0	87
level 4	65	0	0	65
TOTAL	266	5	2	273

NOTE: 9 MOTORCYCLE PARKING SPACES ON LEVEL 1

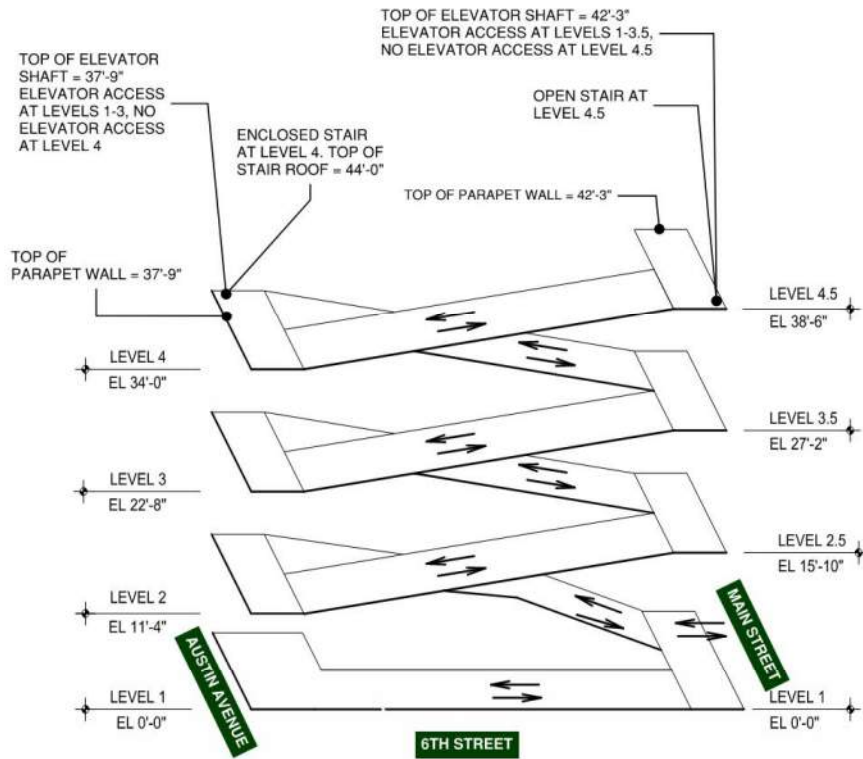


IMPACT OF ACCOMODATING PUBLIC UTILITY EASEMENTS:
 (18) PARKING SPACES LOST
 STEEPER PARKING RAMPS DUE TO SHORTER GARAGE LENGTH

IMPACT OF ACCOMODATING PUBLIC UTILITY EASEMENTS AND CORRIDOR VIEWS:
 (46) PARKING SPACES LOST
 STEEPER PARKING RAMPS DUE TO SHORTER GARAGE LENGTH

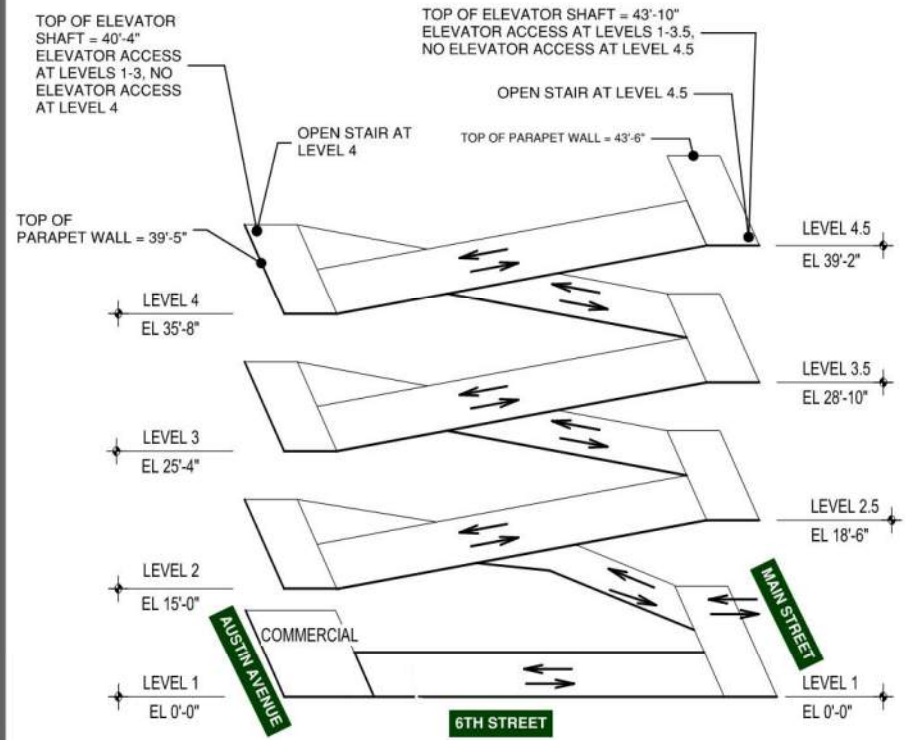
CONCEPT 2B

WGL
 WGL CONSULTING
 PRELIMINARY
 GEORGETOWN TOWN
 PROJECT: 6TH & AUSTIN PARKING STRUCTURE
 SHEET TITLE: LEVEL 1 PLAN - ARCHITECTURAL PARKING (CONCEPT 2B)
 AP105



ISOMETRIC VIEW

CONCEPT 2A (NO COMMERCIAL SPACE)

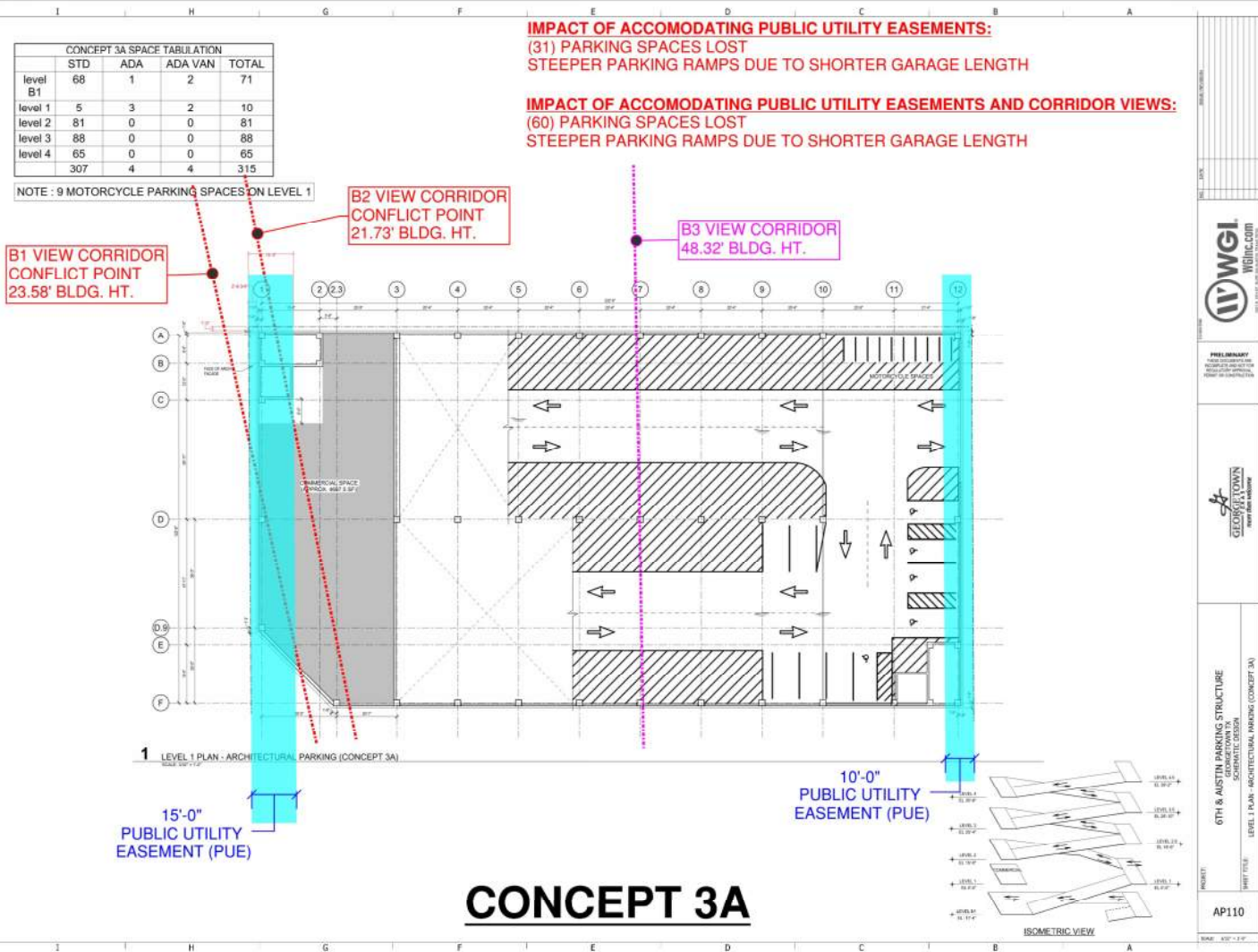


ISOMETRIC VIEW

CONCEPT 2B (COMMERCIAL SPACE)

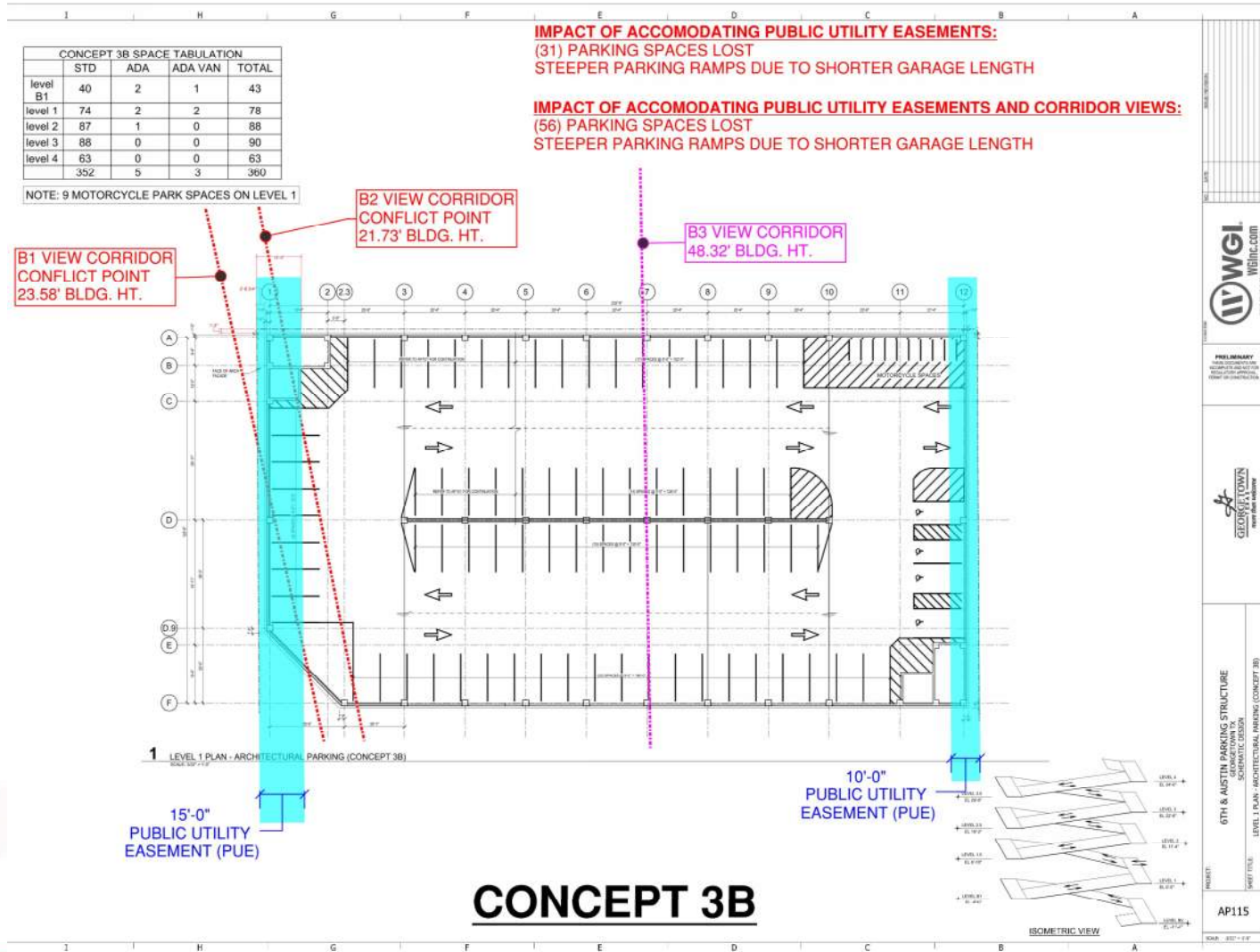
Concept 3A

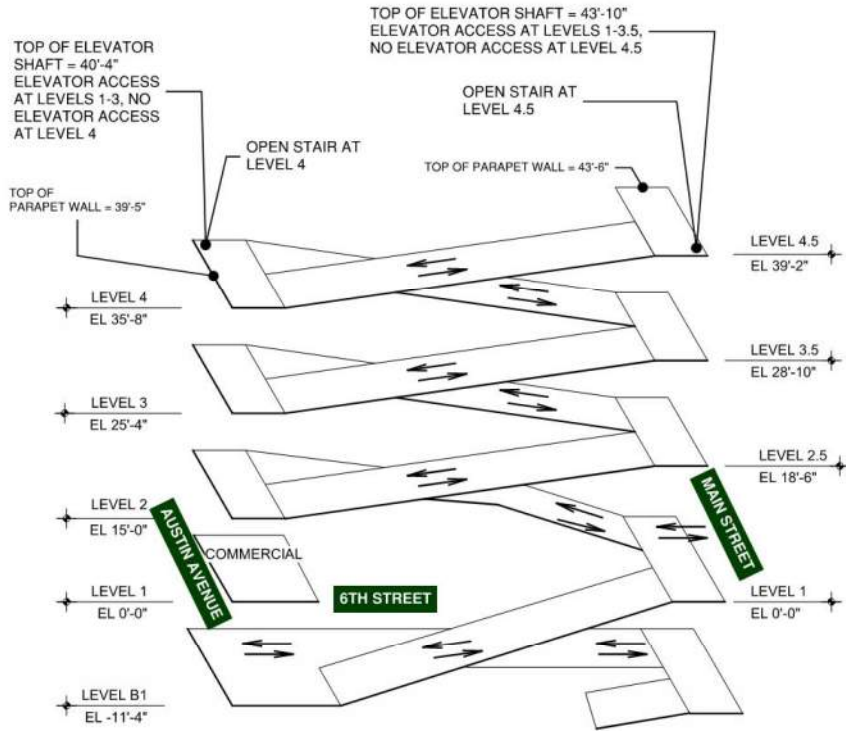
- 4 levels above ground
- 1 level subsurface
- Commercial Space: 4687 sf
- Total potential parking spaces 315 vehicles & 9 motorcycle



Concept 3B

- 4 levels above ground
- 1 level subsurface
- No Commercial Space
- Total potential parking spaces 360 vehicles & 9 motorcycle

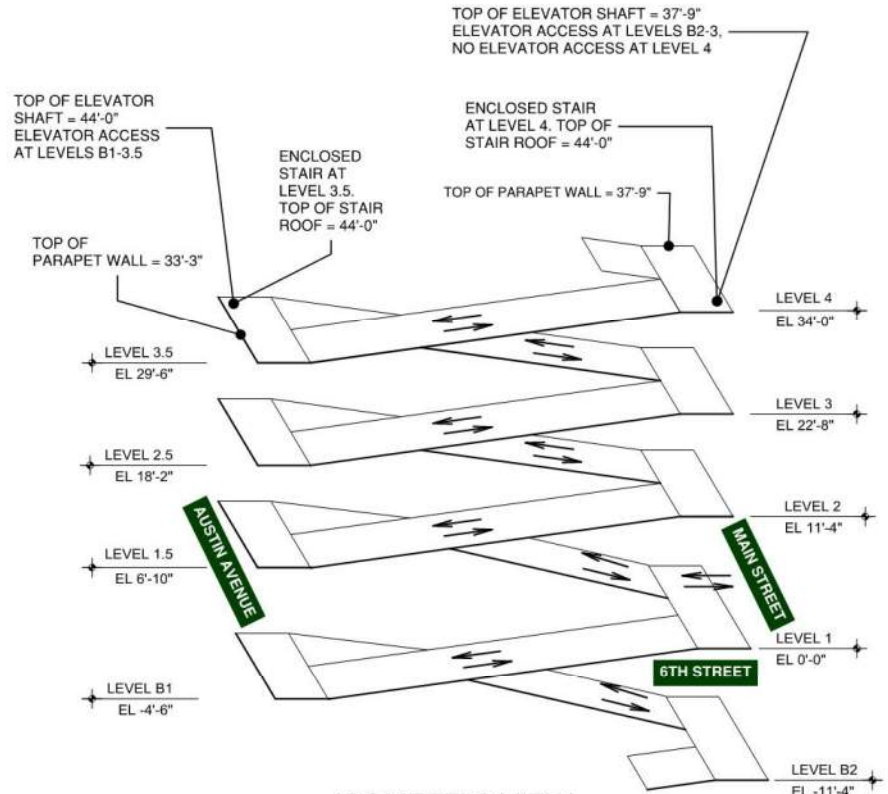




ISOMETRIC VIEW

CONCEPT 3A

(COMMERCIAL SPACE)



ISOMETRIC VIEW

CONCEPT 3B

(NO COMMERCIAL SPACE)

GEORGETOWN - AUSTIN AVENUE PARKING GARAGE BUILDING HEIGHTS SUMMARY 07/18/2022

		WITHOUT ACCOMODATING PUEs & VIEW CORRIDOR			
		CONCEPT 2A	CONCEPT 2B	CONCEPT 3A	CONCEPT 3B
	Number of Spaces	293	273	315	360
	Minimum Floor-to-Floor Height	11'-4"	10'-4"	10'-4"	11'-4"
	Commercial Space Along Austin Avenue	No	Yes	Yes	No
	Levels Above Grade (grade level and above) - Along Austin Avenue	4	4	4	4
	Levels Above Grade (grade level and above) - Along Main Street	4	4	4	4
	Levels Below Grade	None	None	1	1
	Elevator Access to Top Level along Austin Avenue?	No	No	No	Yes
	Elevator Access to Top Level along Main Street?	No	No	No	No
AUSTIN AVENUE SIDE	Height to Top of Floor at Roof Parking Level – Austin Avenue Side	34'-0"	35'-8"	35'-8"	29'-6"
	Height to Top of Parapet Wall - Austin Avenue Side	37'-9"	39'-5"	39'-5"	33'-3"
	Height to Roof of Elevator Tower– Austin Avenue Side	37'-9"	40'-4"	40'-4"	44'-0"
	Height to Roof of Stair Tower– Austin Avenue Side	44'-0" (closed)	No roof (open)	No roof (open)	44'-0" (closed)
MAIN STREET SIDE	Height to Top of Floor at Roof Parking Level – Main Street Side	38'-6"	39'-2"	39'-2"	34'-0"
	Height to Top of Parapet Wall - Main Street Side	42'-3"	43'-6"	43'-6"	37'-9"
	Height to Roof of Elevator Tower– Main Street Side	42'-3"	43'-10"	43'-10"	37'-9"
	Height to Roof of Stair Tower– Main Street Side	No roof (open)	No roof (open)	No roof (open)	44'-0" (closed)

6th Street View



Austin Ave View



Southwest View



Summary:

Scheme 2A

- 4 level above grade
- No Commercial space
- 293 vehicle spaces
- 9 motorcycles space

With Constraints:

- 53 spaces lost
- Steeper and shorter ramps

Scheme 2B

- 4 level above grade
- 4687 sf Commercial space
- 273 vehicle spaces
- 9 motorcycles space

With Constraints:

- 46 spaces lost
- Steeper and shorter ramps

Scheme 3A

- 4 level above grade
- 1 subsurface level
- 4687 sf Commercial space
- 315 vehicle spaces
- 9 motorcycles space

With Constraints:

- 53 spaces lost
- Steeper and shorter ramps

Scheme 3B

- 4 level above grade
- No Commercial space
- 360 vehicle spaces
- 9 motorcycles space

With Constraints:

- 53 spaces lost
- Steeper and shorter ramps

AUSTIN & 6TH PARKING GARAGE - OPINION OF PROBABLE CONSTRUCTION COST

WGI Project #: 28228218.00
July 21, 2022

AUSTIN & 6TH PARKING GARAGE					
		CONCEPT 2A	CONCEPT 2B	CONCEPT 3A	CONCEPT 3B
1	Number of Spaces	293	273	315	360
2	Dimensions of Parking Structure	126' x 236'	126' x 236'	126' x 236'	126' x 236'
3	Levels Above Grade (grade level and above)	4	4	4	4
4	Levels Below Grade	0	0	1	1
5	Total Number of Levels (grade level and above)	4	4	5	5
6	Parking Area (SF)	105,905	100,665	122,480	122,405
7	Commercial Space Area (SF)	0	4,660	4,660	0
8	Total Area (SF) =	105,905	105,325	127,140	122,405
9	Parking Structure Efficiency w/o Commercial Area (SF/Space)	361	369	389	340
10	Basement Parking Area (SF) Included in Parking Structure Area	0	0	31,865	31,840
11	Historic Theme Architectural Façade Area (SF)	13,125	13,115	13,115	13,015
12	North Wall Solid Precast Concrete Area (SF)	7,730	8,070	8,070	6,950
12	Ornamental Metal Façade Screening Area (SF)	6,003	6,225	6,387	5,403
Opinion of Probable Construction Cost (July 2022)					
14	Basic Parking Structure Unit Cost (\$/SF)	71.00	71.00	71.00	71.00
15	Probable Construction Cost for Basic Parking Structure	\$7,519,255	\$7,147,215	\$8,696,080	\$8,690,755
16	Historic Theme Architectural Façade Premium Cost at \$70/SF	\$918,750	\$918,050	\$918,050	\$911,050
17	North Wall Solid Precast Concrete at \$40/SF	\$541,100	\$564,900	\$564,900	\$486,500
18	Ornamental Metal Façade Screening at \$65/SF	\$420,210	\$435,750	\$447,090	\$378,210
19	Commercial Shell Space Cost at \$130/SF	\$0	\$605,800	\$605,800	\$0
20	Cast-in-place P/T Concrete Structural System Premium Cost at \$3/SF	\$317,715	\$315,975	\$381,420	\$367,215
21	Painted Ceilings Premium Cost at \$1.75/SF	\$137,489	\$137,489	\$158,576	\$158,489
22	Cost premium for basement level (\$35/SF)	\$0	\$0	\$1,115,275	\$1,114,400
23	Garage Fire Protection Sprinklers & Mechanical Ventilation Cost at \$6.00/SF	\$635,430	\$631,950	\$762,840	\$734,430
24	Estimated Tree Mitigation Cost (Mitigation by Payment to COG)	\$20,000	\$20,000	\$20,000	\$20,000
25	SUBTOTAL	\$10,509,949	\$10,777,129	\$13,670,031	\$12,861,049
26	Schematic Design Contingency (10%)	\$1,050,995	\$1,077,713	\$1,367,003	\$1,286,105
27	Parking Structure Probable Construction Cost	\$11,560,944	\$11,854,842	\$15,037,034	\$14,147,154
28	Parking Structure Probable Construction Cost per SF (without contingency)	\$99.24	\$101.04	\$106.66	\$105.07
29	Probable Construction Cost Per Parking Space (without contingency)	\$35,870	\$37,258	\$41,474	\$35,725

Project Costs:

SOFT COSTS:

Design Fees	\$ 825,000
Surveying, Platting, Testing	
Demolition and Land Closing Costs	\$ 275,000

CONSTRUCTION COSTS:

Concept 2A (4 levels, No Commercial, 293 spaces)	\$11,560,944
Concept 2B (4 levels, Commercial, 273 spaces)	\$11,854,842
Concept 3A (5 levels, Commercial, 315 spaces)	\$15,037,034
Concept 3B (5 levels, No Commercial, 360 spaces)	\$14,147,154
Contingency, Security, Parking Electronics	\$ 1,200,000

TOTAL COSTS: \$13,860,944 - \$17,337,034

Next Steps

- Schematic Design
 - Pre-Application Meeting Complete
 - Based on feedback 1 Week
 - Submit for HARC Certificate of Appropriateness
- Design Development 8 Weeks
- Construction Documents 10 Weeks
- Plan Review 10 Weeks
 - WPAP 45 days (minimum)
 - HARC Certificate of Appropriateness (60 -70 days)
 - Plan Review 45 days (minimum)
- Bidding and Contract Negotiation 8 Weeks
- Construction 12 – 14 Months

Completion:

Spring 2024

Feedback:

- View Corridor
- Corner Clip
- PUE
- Commercial vs No Commercial
- Basement vs No Basement

