

# Downtown Austin Ave Parking Garage Design Update

SEPTEMBER 13, 2022

# Purpose

- Update on Downtown Austin Ave Parking Garage Design
- Discussion on how site constraints have been addressed
- Discuss and receive feedback on solutions

# Site Plan

- Corner Cut at 6<sup>th</sup> & Austin Ave
- PUE
- View Corridor

SOUTH AUSTIN AVENUE

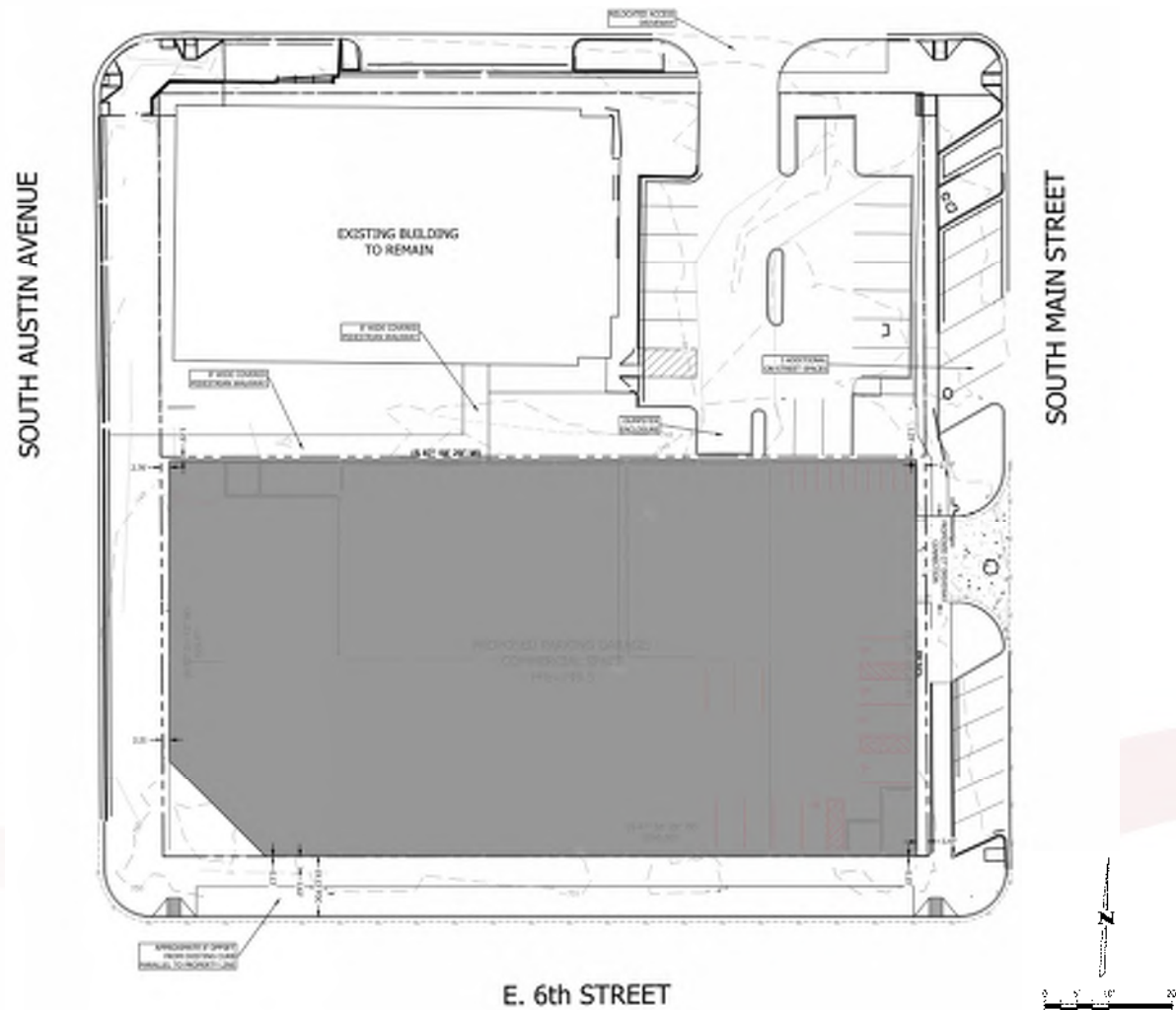


SOUTH MAIN STREET

E. 6th STREET

# Site Plan

- Corner Cut at 6<sup>th</sup> & Austin Ave preserved
- PUE will be addressed through Administrative Development Process



# 6th & Austin Perspective



# Austin Ave Perspective

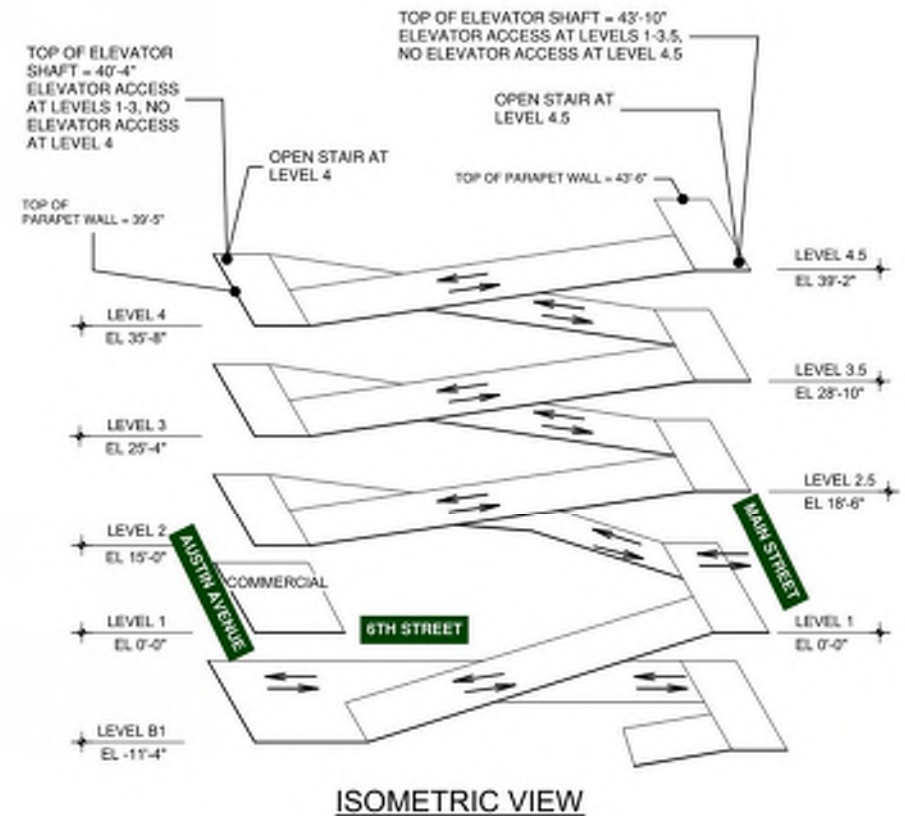


# 6th & Main Perspective



CONCEPT 3A SPACE TABULATION				
	STD	ADA	ADA VAN	TOTAL
level B1	68	1	2	71
level 1	5	3	2	10
level 2	81	0	0	81
level 3	88	0	0	88
level 4	65	0	0	65
	307	4	4	315

NOTE : 9 MOTORCYCLE PARKING SPACES ON LEVEL 1



## CONCEPT 3A (COMMERCIAL SPACE)



# View Corridor

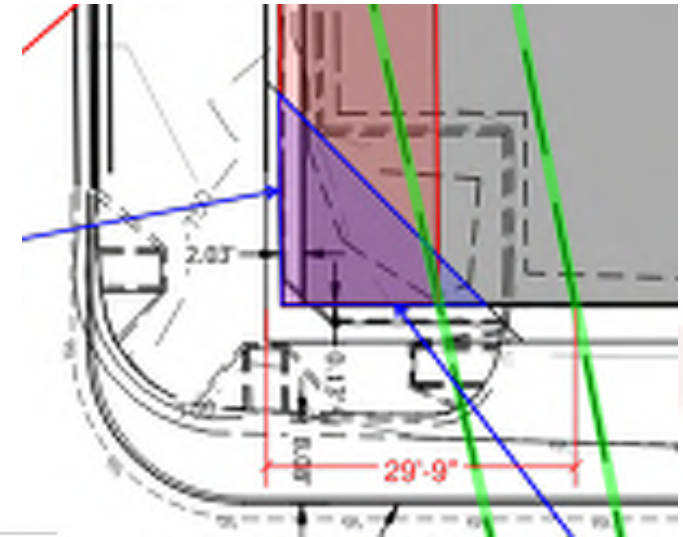


VIEWPOINT A1					
Viewpoint Elevation	756.628	A=810-756.628	51.072		
Distance (VP to Courthouse)	4193.33	B=DISTANCE, VP TO COURTHOUSE	4193.33	TAN ANGLE A/B	0.00225
Distance (VP to Review Site)	3625.45	C=SIGHTLINE TO COURTHOUSE	4900.62	TAN(A/B) x F	46.99
RS Elevation	788.9	D=RS ELEVATION-VP ELEVATION	-5.728	F/D	56.178
		E=VP ELEVATION TO SIGHTLINE AT RS	46.99		
		F=DISTANCE, VP TO RS	3835.45		
		G=ALLOWABLE HEIGHT	56.279		
VIEWPOINT A2					
Viewpoint Elevation	768	A=810-768	50		
Distance (VP to Courthouse)	4724.83	B=DISTANCE, VP TO COURTHOUSE	4724.83	TAN ANGLE A/B	0.0058
Distance (VP to Review Site)	4124.22	C=SIGHTLINE TO COURTHOUSE	4725.19	TAN(A/B) x F	43.648
RS Elevation	788.9	D=RS ELEVATION-VP ELEVATION	-18.1	F/D	53.748
		E=VP ELEVATION TO SIGHTLINE AT RS	43.648		
		F=DISTANCE, VP TO RS	4124.22		
		G=ALLOWABLE HEIGHT	53.748		
VIEWPOINT A3					
Viewpoint Elevation	746.127	A=810-746	63.873		
Distance (VP to Courthouse)	5861.79	B=DISTANCE, VP TO COURTHOUSE	5861.79	TAN ANGLE A/B	0.0093
Distance (VP to Review Site)	5273	C=SIGHTLINE TO COURTHOUSE	5842.42	TAN(A/B) x F	57.6365
RS Elevation	789.2	D=RS ELEVATION-VP ELEVATION	3.073	F/D	54.5625
		E=VP ELEVATION TO SIGHTLINE AT RS	57.6365		
		F=DISTANCE, VP TO RS	5273		
		G=ALLOWABLE HEIGHT	54.5625		

VIEWPOINT B1					
Viewpoint Elevation	741.35	A=810-758.528	58.25		
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	4906.62	TAN(A/B) x F	30.7357
RS Elevation	788.9	D=RS ELEVATION-VP ELEVATION	7.15	F/D	28.8837
		E=VP ELEVATION TO SIGHTLINE AT RS	30.7357		
		F=DISTANCE, VP TO RS	449.56		
		G=ALLOWABLE HEIGHT	23.581		
VIEWPOINT B2 (2)					
Viewpoint Elevation	748.55	A=810-760	61.47		
Distance (VP to Courthouse)	882	B=DISTANCE, VP TO COURTHOUSE	882	TAN ANGLE A/B	0.06985
Distance (VP to Review Site)	301	C=SIGHTLINE TO COURTHOUSE	4725.19	TAN(A/B) x F	23.1061
RS Elevation	788.9	D=RS ELEVATION-VP ELEVATION	1.37	F/D	25.7365
		E=VP ELEVATION TO SIGHTLINE AT RS	23.1061		
		F=DISTANCE, VP TO RS	301		
		G=ALLOWABLE HEIGHT	25.7365		
VIEWPOINT B3					
Viewpoint Elevation	727.49	A=810-760	82.51		
Distance (VP to Courthouse)	4510	B=DISTANCE, VP TO COURTHOUSE	4110	TAN ANGLE A/B	0.02008
Distance (VP to Review Site)	3488	C=SIGHTLINE TO COURTHOUSE	5642.42	TAN(A/B) x F	79.0315
RS Elevation	789.2	D=RS ELEVATION-VP ELEVATION	21.71	F/D	48.3235
		E=VP ELEVATION TO SIGHTLINE AT RS	70.6725		
		F=DISTANCE, VP TO RS	3488		
		G=ALLOWABLE HEIGHT	48.3235		

# Summary:

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



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		

# 6th & Austin Perspective



# Austin Ave Perspective



# 6th & Main Perspective



# Floor Plans

5. Fourth Level

CONCEPT 3A.1 SPACE TABULATION				
	STD	ADA	ADA VAN	TOTAL
level B1	59	3	0	62
level 1	5	2	3	10
level 2	71	0	0	71
level 3	78	0	0	78
level 4	56	0	0	56
	269	5	3	277

NOTE : 9 MOTORCYCLE PARKING SPACES ON LEVEL 1

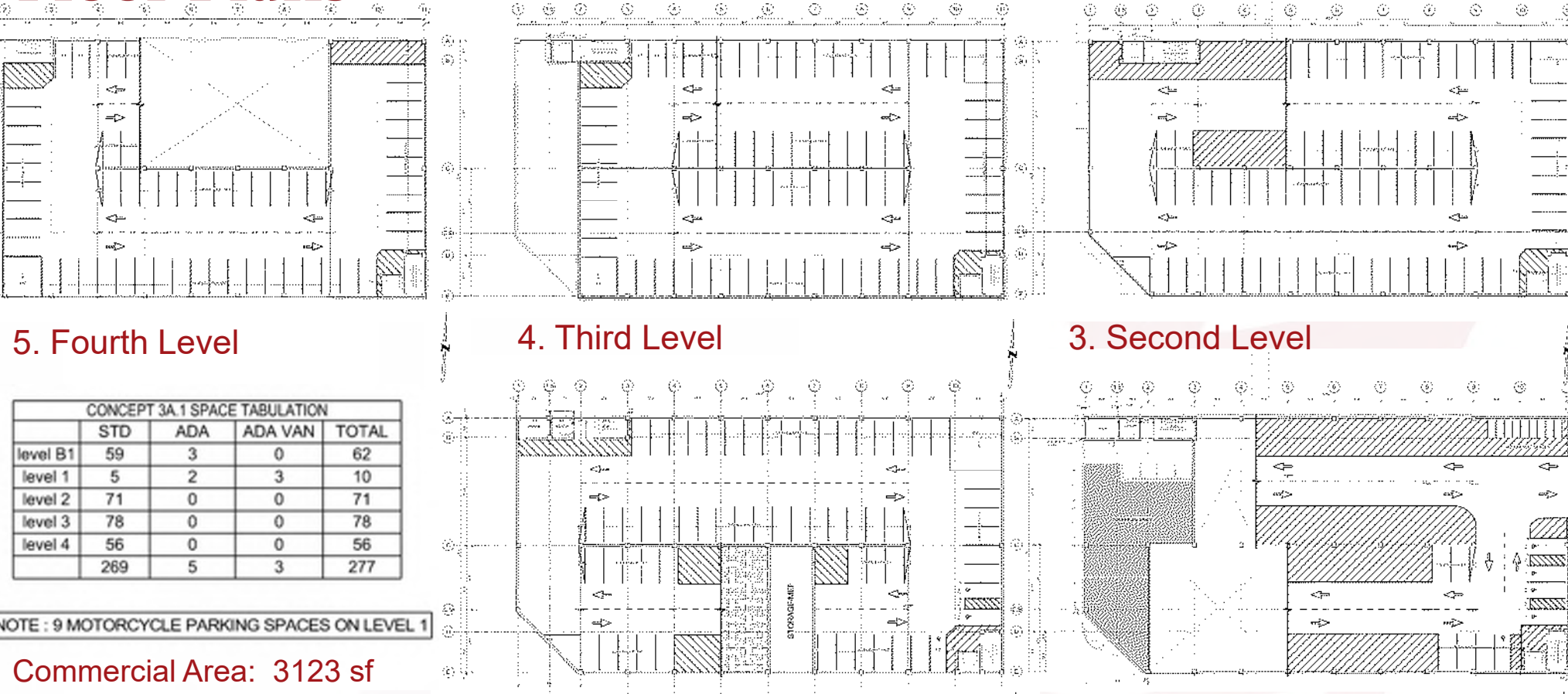
Commercial Area: 3123 sf

4. Third Level

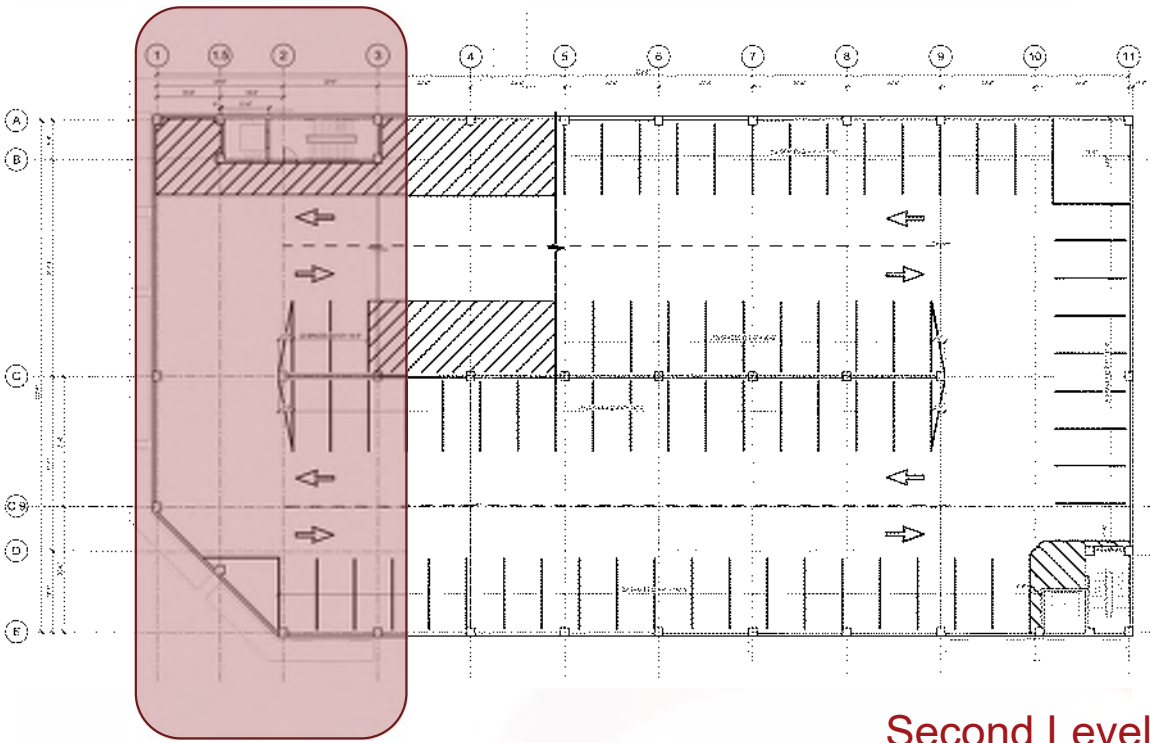
2. Basement Level

3. Second Level

1. Ground (1<sup>st</sup>) Level



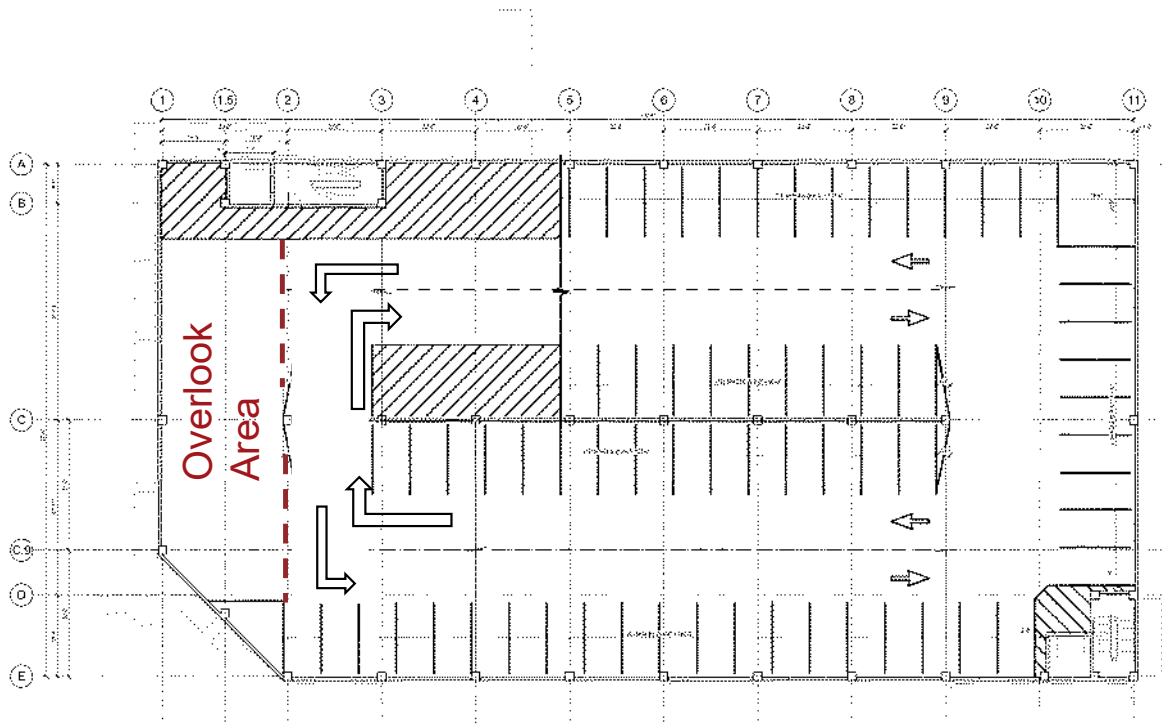
# Austin Ave Overlook



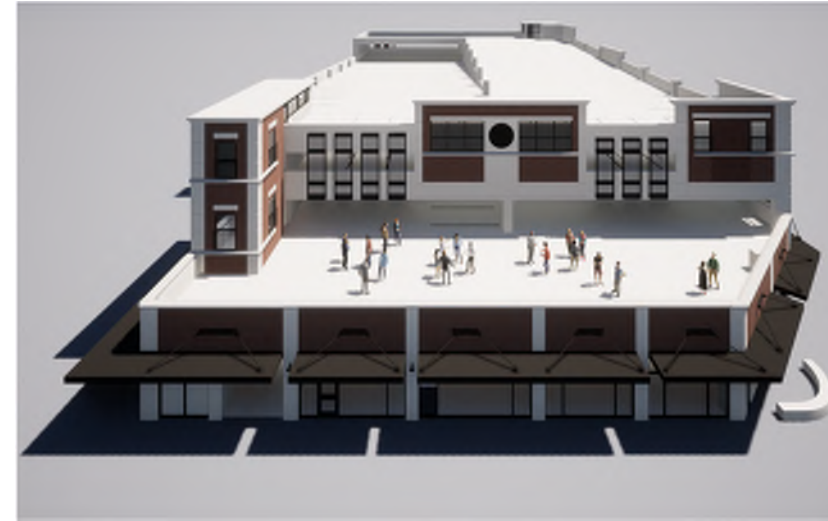
Second Level



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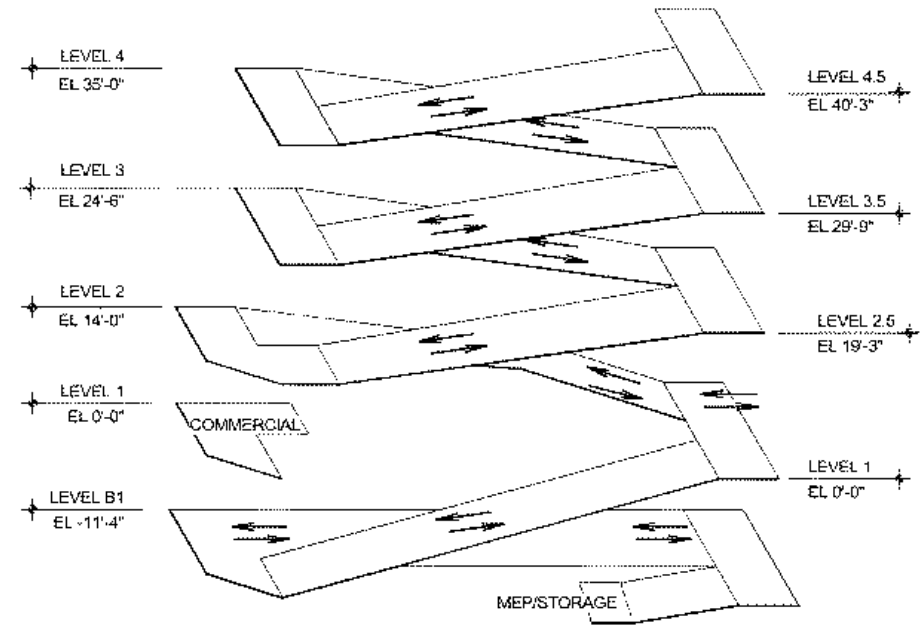
Second Level





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ISOMETRIC VIEW

# Options

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NOTE : 9 MOTORCYCLE PARKING SPACES ON LEVEL 1



Level 4 Elev: 35'-8"  
Level 4.5 Elev: 39'-2"



Level 4 Elev: 35'-0"  
Level 4.5 Elev: 40'-3"

# Project Costs:

## SOFT COSTS:

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

## CONSTRUCTION COSTS:

Concept 3A (5 levels, Commercial)	\$15,037,034
Contingency, Security, Parking Electronics	\$ 1,200,000

Commercial Space = \$130/sf  
Above Grade Parking = \$71/sf  
Below Grade Parking = \$106/sf  
71 spaces = \$1,505,200  
62 spaces = \$1,314,400

**TOTAL COSTS: \$17,337,034**

# Next Steps

- Schematic Design
    - Pre-Application Meeting Complete
    - Submit for HARC Certificate of Appropriateness Complete
    - HARC Conceptual Review 09/22/2022
  - 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 solution
- Recommendations
- Questions

