

**Notice of Meeting for the
Downtown Parking Garage Stakeholder Steering Committee
of the City of Georgetown
January 8, 2020 at 3:00 PM
at City Hall Community Room located at 808 Martin Luther King Jr Street
Georgetown, TX**

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Legislative Regular Agenda

- A Approval of the Downtown Parking Garage Stakeholder Steering Committee Meeting minutes from the December 12, 2019 meeting – Danella Elliott, Committee Liaison
- B Provide update on discussion with WGI representatives at December 12th meeting – Eric Johnson, Facilities Director
- C Review of project costs and selection process for the project site at 6th and Main Streets (Larry Olson and Scott Firth, Downtown Parking Garage Steering Committee Members) – Laurie Brewer, Assistant City Manager and Jackson Daly, Community Services Director
- D Discussion and direction on next steps – Laurie Brewer, Assistant City Manager, Sofia Nelson, Planning Director, and Jackson Daly, Community Services Director

Adjournment

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2020, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Downtown Parking Garage Stakeholder Steering Committee
January 8, 2020

SUBJECT:

Approval of the Downtown Parking Garage Stakeholder Steering Committee Meeting minutes from the December 12, 2019 meeting – Danella Elliott, Committee Liaison

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Danella S. Elliott

ATTACHMENTS:

	Description	Type
□	12.12.2019 Draft Minutes	Backup Material

**Minutes of Meeting of the
Downtown Parking Garage Stakeholder Steering Committee Meeting
City of Georgetown, Texas
December 12, 2019**

The Downtown Parking Garage Stakeholder Steering Committee met on Thursday, December 12, 2019 at 3:00 PM in the Community Room at City Hall, 808 Martin Luther King Jr Street, Georgetown, Texas.

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Board Members Present:

Michael Walton, Co-Chair
Linda McCalla, Co-Chair
Mickie Ross
Scott Firth
Larry Olson
Shawn Hood
Chris Damon

City Staff Present:

Laurie Brewer, Assistant City Manager
Wayne Reed, Assistant City Manager
Sofia Nelson, Planning Director
Eric Johnson, CIP Manager
Danella Elliott, Executive Assistant
Jackson Daly, Assistant to the City Manager
Eric Lashley, Library Director
Travis Baird, Real Estate Coordinator
Trish Long, Facilities Superintendent
Amanda Sill, Arts & Culture Coordinator
Britin Bostick, Historic Planner

Board Members Absent:

Kay Briggs

Others present:

Fabio Serrato, WGI Representative
Rene Teig, Architect

Legislative Regular Agenda

Linda McCalla, Co-Chair, called the meeting to order at 3:01 p.m.

1. Approval of the Downtown Parking Garage Stakeholder Steering Committee Meeting minutes from the November 15, 2019 meeting – Danella Elliott – Committee Liaison

Motion to approve minutes by Larry Olsen; second by Mickie Ross. Approved 7-0. Kay Briggs absent.

2. Discussion on design elements with WGI representative – Eric Johnson, CIP Manager

Eric said that the representatives from WGI were in attendance and would show some options that they have been working on, get feedback and input on likes/dislikes and discuss steps to proceed.

Fabio Serrato, PE, Manager of WGI Parking Solutions introduced himself and also introduced Rene Teig, the Architect/Consultant working on the project. Mr. Serrato explained that WGI had been

working with the City since 2015 and gone through a number of exercises to determine the feasibility of what could or couldn't be done in regard to the parking garage.

Larry asked if the \$5.4M total cost estimate includes design fees and utility fees. Eric said it was for construction only for the "original concept facility" that was completed earlier in December of 2018. He also inquired about an estimate of utility work, and Eric responded that we have not gotten quotes on electric/fiber work, but that Wesley Wright had previously reported to Council that the estimate would be in the tens of thousands. Larry asked for clarification of why the schematic design cost didn't go to Council: the cost was \$49K, under the \$50K threshold. Eric explained that it is called schematic design but is really "proof of concept". We needed to have design concepts to make sure it would fit in the specified location, etc. Larry said that 41 pages is a lot more detailed than any design phase that he had ever seen before. Eric also noted that the design development and construction contract was around \$358K, approved by Council.

Mr. Serrato gave an overview to show the progression from where we started to where we are currently. Eric explained that this was not a proposal, it is just reviewing something that has already been shown, etc.

He showed some renderings with different views and said some of the feedback received was that it should include more coverage so that it doesn't look like a garage (within reason). Some suggestions/ideas were to add more façade, and he noted that they were trying to balance aesthetics with costs. The predominant elevation shown is on Main Street, and depending on comments from today's meeting, the additional elevation designs would be incorporated into the design comments for future review. He also showed some sketches and samplings of different brick and stone materials.

Another comment received was to incorporate and include the "feeling" of more retail, which would actually be display space or art.

6 concept ideas were shown, and the committee gave their opinions, which included:

- *Glad the mansard roofs are gone*
- *Ratio of façade elements to exposed parking structure is better*
- *Dark brown and variegated mottled brick are out of place for downtown Georgetown*
- *At first glance, it fits into downtown aesthetic and cannot be discerned that it is a parking garage...this is a "win"*
- *The more it looks like a parking garage, the more resistance we will have; we have the opportunity to redefine what parking garages look like*
- *Not having gaps looks like it could emulate several different buildings and not be perceived as one large space is a good idea*
- *We are trying to hide garage as much as possible, but the entrance needs to be obvious*
- *The criteria for design guidelines and from the Secretary of State is that new buildings should not be designed or built to look like something historic, but rather "fit in"*
- *Good idea to have more panels; the only issue is that it adds more mass and it just becomes a complete solid structure. It is too massive and too high as it is now.*
- *Survey showed the direction we were headed was to "not" make it look like a parking garage, and that was better*
- *Likes the use of different types of brick to create the vertical separation of the buildings; it still a parking garage but we want to disguise as much as possible*
- *Do not agree with panels wrapping around 3 sections*
- *Likes the 4 windows in the middle; does not like balcony on bottom*
- *Landscaping or planters are needed for aesthetics*

Larry asked for an estimate of February 2020 costs, as the \$5.4M estimate was from December 2018. Mr. Serrato said that an approximate 3 - 4% increase would be reasonable.

Eric said that one of the initial early conversations was the question of the possibility of going below grade. Since the costs would include a fire sprinkler system, maintenance, etc, the cost escalates, but as we continue to get input and requests, costs are escalating now. We reach a point where the cost to go below grade isn't as expensive as adding façade requests, etc. so he asked WGI to provide some information on going below ground.

Mr. Serrato provided a brief overview and answered a few questions on the option of going below ground. Cost data collected from around the country suggests that one level underground costs are about 1.5X, and increase proportionally as you go deeper. Other costs associated with this are maintenance and fire protection. Scott said that he appreciated the information and thanked them for looking into this option.

Scott asked about traffic flows, the 18 ft. parking spaces and the ability to park pick-up trucks, turning around, etc. As a reference point, Eric said that the proposed parking spaces with this garage will be bigger than at the Sheraton. He suggested that the committee members drive through the Sheraton parking garage to get an idea of space size, ability to drive through, etc.

3. Discussion on next steps for public input – Laurie Brewer, Assistant City Manager and Sofia Nelson, Planning Director

Sofia asked for direction on recommendations and how to proceed with the next steps for additional public outreach ideas. Michael suggested that WGI should take the information, ideas, suggestions, etc from today's meeting and update the drawings. He agreed with Larry's idea of showing other façade designs, along with including examples of going one level underground. He feels that reducing the height would make a significant difference to the public, showing that we are able to live within our own guidelines. Shawn feels that the most value is our delivery to public, and this will also address comments to lower the massing and scale, but keep the same number of 150 net new spaces.

Sofia said that the parking garage item is scheduled for the January 14th City Council workshop. The committee would like to meet prior to the Council meeting to review the changes from today's meeting. Chris feels it is important that all committee members are on the same page so that we can enthusiastically recommend something to the public. Scott has concerns with the internal design, including space limitations. He said that given our demographic, he is not comfortable with the difficulty of parking on a slope or maneuvering 3-point turns. He feels that we need to provide more detail and information, and if necessary, look at another location. Mickie said that we have clear direction from Council on the location and doesn't really feel this is an option. She reminded everyone that we are building the garage mainly for our outside visitors, not necessarily for the downtown neighbors, except to keep people from parking in their driveways. She feels it is necessary to get the survey out and receive public input from our out-of-town visitors because their opinions are very important.

Shawn said that we need to be strategic in what we ask the public. The building owner and business community will not contemplate the location of another site and thinks that the path of most resistance would be trying to change the location. He feels that it is not politically advisable to go down that road and feels like there is a separate agenda to push the location to another site. He said that Council's direction was to put the parking garage at the current site, and the committee needs to focus our efforts into making this location the best possible solution and enthusiastically sell it that way. Scott said that he had received unsolicited comments about this location and feels that we owe it to the public to ask to them their opinion. Shawn feels that we owe it to the public to explain to them *why* Council decided on this site and why we can't afford a super structure or go west of

Austin Avenue. Scott and Larry wanted to go on the record and make a motion to include “location“ in future outreach. *The agenda was not posted for such action, but this statement will be included in these minutes.* Larry asked how the city determined this particular location, as the 2015 report did not recommend putting the garage on that site. They recommended that the City do an analysis to look at both City and private locations for it.

Sofia said that we could do a refresher and put together some background history on what has been done and what has changed since 2015 and bring and information bring to committee prior to the 14th.

Larry asked if there is a way to increase number of handicap spots and include 5 per level vs 7 total.

The committee was reminded that WGI builds parking garages all over the country and will work on some of the requested ideas, but the committee’s main function is to provide recommendations for the façade, not the functionality of the flow, etc.

4. Discussion on follow up questions from the November 15, 2019 Downtown Parking Garage Stakeholders Committee Meeting – Jackson Daly, Assistant to the City Manager

Jack reminded everyone that we sent out the raw data from the survey and followed up to make sure everyone received it. Scott said that it was very much appreciated.

Jack also mentioned that the mainstreet.georgetown.org website is the main repository for the Downtown Parking Garage project information. Danella will send out link to everyone and feel free to share.

It was decided that the next meeting will be on January 8th at 3:00 p.m., prior to the January 14th Council Meeting.

The meeting adjourned at 4:25 p.m.

Michael Walton
Board Co-Chair

Linda McCalla
Board Co-Chair

Date

City of Georgetown, Texas
Downtown Parking Garage Stakeholder Steering Committee
January 8, 2020

SUBJECT:

Provide update on discussion with WGI representatives at December 12th meeting – Eric Johnson, Facilities Director

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Eric Johnson, Facilities Director

City of Georgetown, Texas
Downtown Parking Garage Stakeholder Steering Committee
January 8, 2020

SUBJECT:

Review of project costs and selection process for the project site at 6th and Main Streets (Larry Olson and Scott Firth, Downtown Parking Garage Steering Committee Members) – Laurie Brewer, Assistant City Manager and Jackson Daly, Community Services Director

ITEM SUMMARY:

Committee members, Scott Firth and Larry Olson asked for this item to be placed on the agenda to review project costs using March 2020 as the construction start date, so the current construction estimate of \$5.4 million that was done in November 2018 reflects a March 2020 project cost. Project costs should also include Architectural/Engineering consultant expenses (past and projected for the future) for all phases of work, estimates of any utility relocation work that is outside of the construction cost estimate and any other related project cost completed since 2018 or planned in the future.

Review of how the proposed project site at 6th & Main Streets was selected for the initial Schematic Design work since that location was never recommended for a parking garage in the Downtown Master Plan (Nore Winters) or the 2015 Parking Study by Carl Walker (now WGI). This review should include results of any site analysis done by the City or their consultants. Also included in this item is any site selection presentations and/or criteria reviewed or discussed in a public meeting with City Council.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Laurie Brewer, Assistant City Manager and Jackson Daly, Community Services Director

City of Georgetown, Texas
Downtown Parking Garage Stakeholder Steering Committee
January 8, 2020

SUBJECT:

Discussion and direction on next steps – Laurie Brewer, Assistant City Manager, Sofia Nelson, Planning Director, and Jackson Daly, Community Services Director

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Laurie Brewer, Assistant City Manager and Sofia Nelson, Planning Director and Jackson Daly, Community Services Director

City of Georgetown, Texas
Downtown Parking Garage Stakeholder Steering Committee
January 8, 2020

SUBJECT:

Adjournment

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY: