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
• 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)
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)