



Downtown Structured Parking Facility

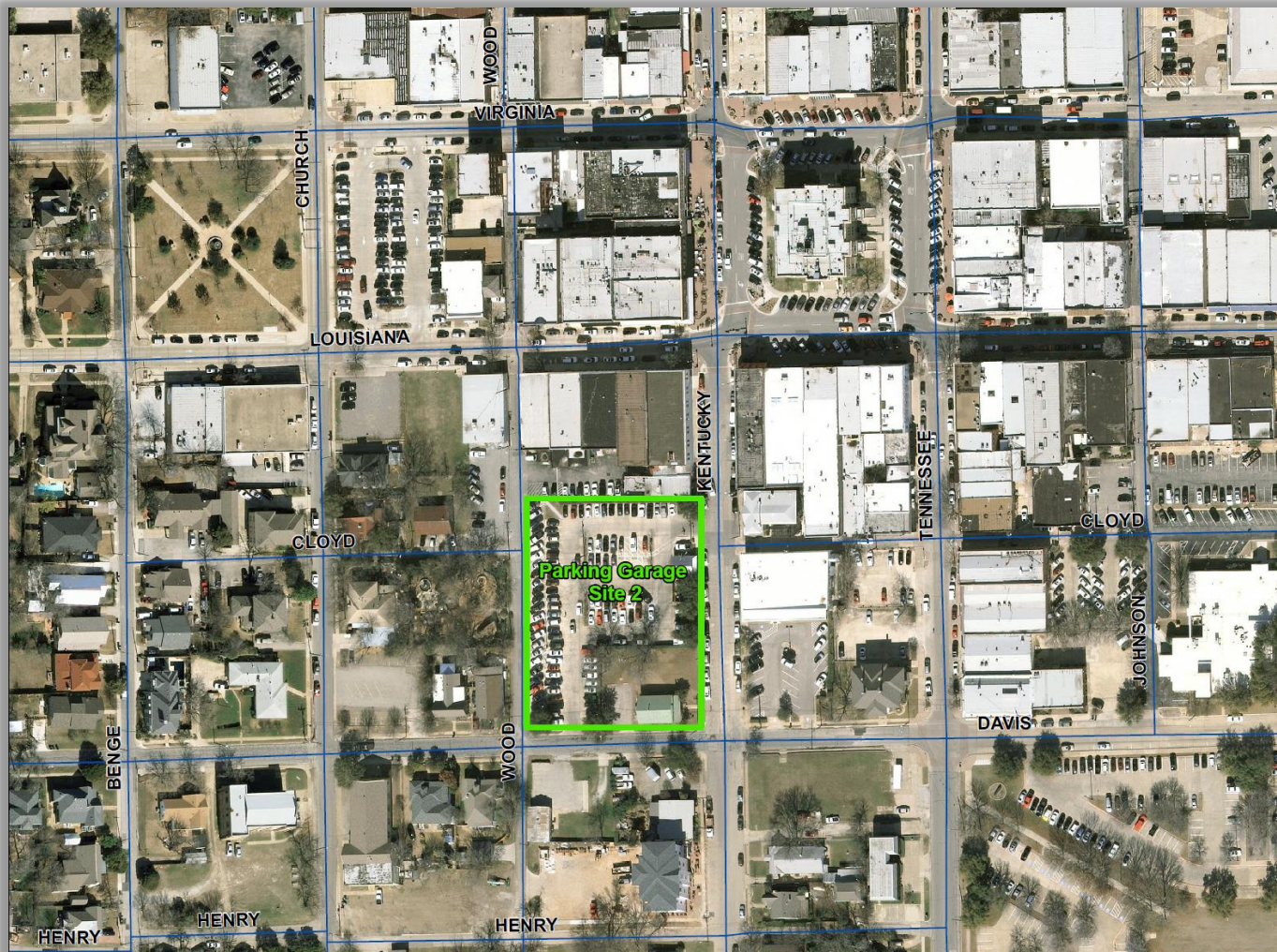
Topics Requiring Evaluation

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Parking Garage Location



- On August 18, 2014, City Council gave Staff consensus to further evaluate Site 2 for a future structured parking facility



Parking Garage Topics to Evaluate



1. A new, feasible structured parking facility design is required in order to generate more realistic construction estimates... *a professional services contract is recommended.*
2. Estimated construction costs including, but not limited to **land acquisition, utility relocation**, adjacent roadway improvements, garage construction
3. Long-term maintenance and operation costs and obligations
4. Traffic impact to existing roadway network... improvements needed?
5. **Garage to be 3 stories or 4 stories?**
6. **Garage wrapped with non-residential uses or not?**
7. **Garage to be wrapped with an architectural finish/skin?**
8. Garage to be manned or un-manned?
9. **Paid or free parking offered within?**
10. **Variances/waivers/design exceptions to MTC Zoning required?**
11. **Variances/waivers to other applicable regulations required?**

*Staff has been able to evaluate topics detailed in **green**. Items in **black** warrant additional evaluation from an industry professional.*

Parking Garage Topics to Evaluate



2. Estimated construction costs including, but not limited to **land acquisition, utility relocation**, adjacent roadway improvements, garage construction

• Relocation of Utilities

○ Electric Service – Oncor Estimate	\$100,000
○ Gas Service – Atmos Estimate	\$120,000
○ Cable Service – Time Warner Estimate	\$ 25,000
○ Fiber Optics – CAPCO Estimate	\$ 25,000
○ <u>Water & Sanitary Service – COM Estimate</u>	<u>\$140,000</u>
○ TOTAL UTILITIES RELOCATION ESTIMATE	\$410,000

• Street Repairs / Renovations

○ <u>Davis Street (West Only) – COM Estimate</u>	<u>\$700,000</u>
○ TOTAL STREET REPAIRS ESTIMATE	\$700,000

• Land Acquisition

○ 130 Kentucky Street – IRR Appraisal	\$225,000
○ Market Adjustments – COM Estimate	\$ 50,000
○ <u>Relocation Costs – COM Estimate</u>	<u>\$ 25,000</u>
○ TOTAL LAND ACQUISITIONS ESTIMATE	\$300,000

• **TOTAL** **\$1,410,000**

Other costs and factors should be evaluated by an industry professional once a conceptual design is generated

Parking Garage Topics to Evaluate



5. Garage to be 3 stories or 4 stories?

- Staff's recommendation would be that a parking garage on Site 2 be limited to 3 stories in height due to the close proximity to adjacent single family residential uses.

Parking Garage Topics to Evaluate



6. Garage wrapped with non-residential uses or not?

- A City Government's primary area of expertise is not typically property management or the leasing of non-residential floor space. As such, Staff would recommend not wrapping a parking facility with non-residential uses unless said floor space could be utilized as offices for City personnel and services. In the case of the latter, Staff would recommend wrapping a future parking garage with non-residential uses.

Parking Garage Topics to Evaluate



7. Garage to be wrapped with an architectural finish/skin?

- Staff strongly recommends that any future structured parking facility be wrapped with an architectural finish so as to help the garage assimilate into the architectural character which currently exists in Downtown McKinney, to the extent possible.
- Doing so will add cost to the overall construction estimates. This additional cost could be approximately \$5,000 per parking space but additional research would be needed to establish a more firm number.

Parking Garage Topics to Evaluate



- **Types of Architectural Facades for Parking Garage**



Parking Garage Topics to Evaluate



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Parking Garage Topics to Evaluate



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Parking Garage Topics to Evaluate



9. Paid or free parking offered within?

- Staff **strongly** recommends that a comprehensive downtown parking rate structure be thoroughly evaluated and adopted. Without a comprehensive rate structure, a structured parking facility may not be used to its maximum capacity and downtown parking may become a costly burden on the City in the future.
- For example:
 - If use of the parking garage requires payment of a fee but other surface parking is free, users will likely bypass it in favor of free parking elsewhere.
 - If premium surface and on-street parking spaces require payment, turnover will be forced thereby giving a feeling of more parking. These collected fees could be used to cover portions of the garage's maintenance and operation costs thereby making free parking in the garage slightly more feasible.
 - If the parking garage is free and surface parking is free, maintenance and operation costs of the garage will likely become a significant burden on the City in the future.

Parking Garage Topics to Evaluate



10. Variances/waivers/design exceptions to “MTC” – McKinney Town Center Zoning District required?

- Matt Robinson, AICP, Town Center Development Coordinator/Planning Manager has preliminarily evaluated a potential structured parking facility’s conformance with the “MTC” – McKinney Town Center form-based zoning district’s requirements.
- He has identified a number of variances/waivers/design exceptions that may be necessary.



Questions or Discussion?