

OTK PH II Parking Garage Conceptual

City Council Work Session

December 6, 2022



Agenda

OTK Parking Overview

Parking Garage Location

Review Concept Options

Renderings

Architectural Ideas

Concept Summary

Staff Recommendation





OTK Parking Overview

OTK PH I and PH II Parking

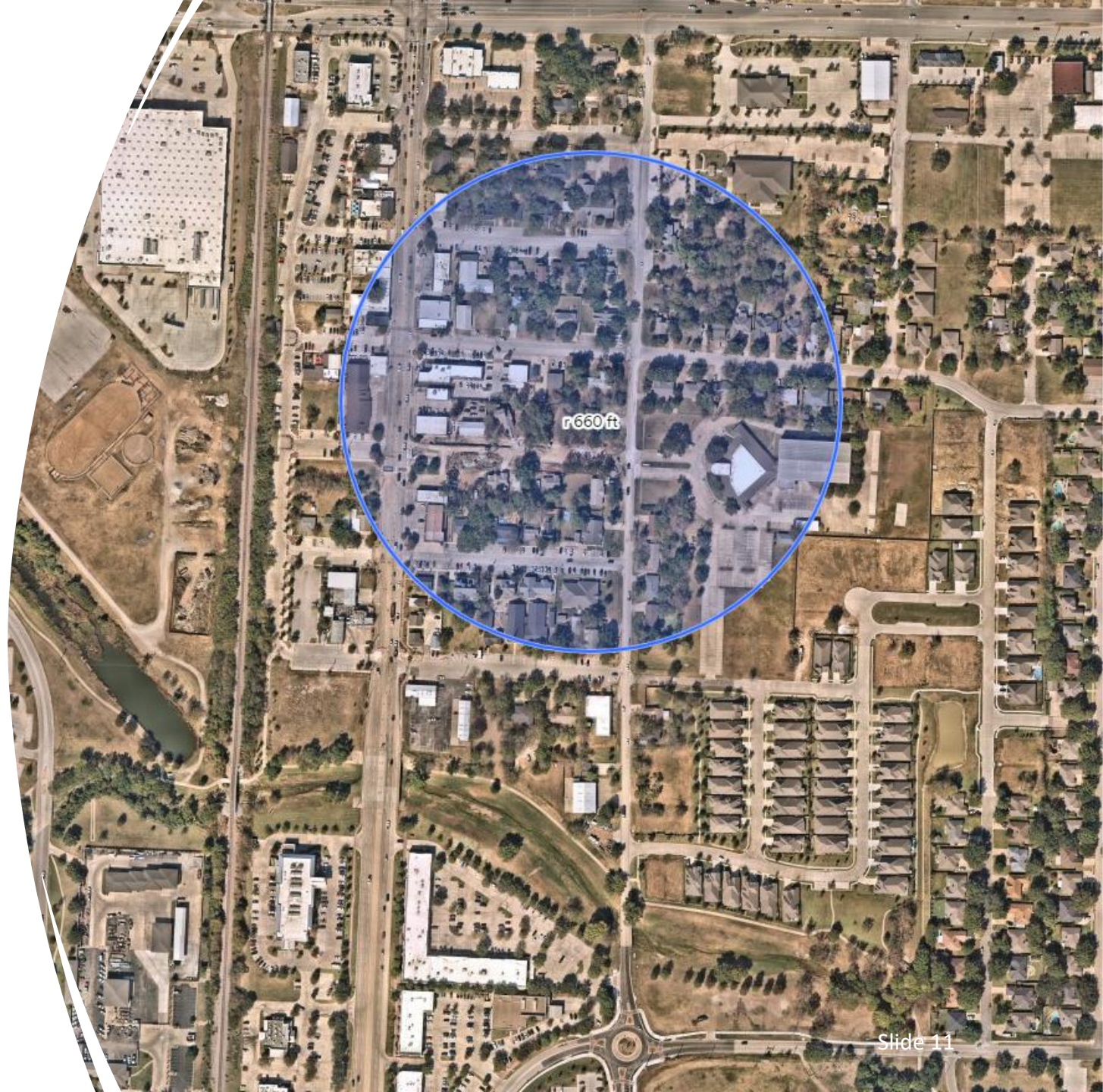
	Need	Proposed	Difference	% of Need Met
OTK PH I (West)	570	352	218	62%
OTK PH II (East)	1,840	380	1,460	21%
Total	2,410	732	1,678	31%



Parking Garage Location

Location within Old Town

- Centrally Located
- Easy Access to PHB
- ¼ Mile Diameter Walking Distance
 - Covers most of PH II
 - Extends to PH I



E VINE STREET

129 LF

Garage Footprint

- Lot Size: 25,800 SF
- Parking Garage Size: 24,360 SF

200 LF

BATES STREET PARK

BATES STREET

SELM STREET



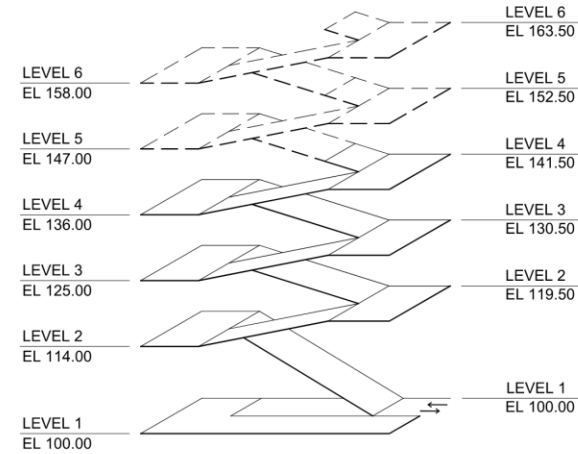
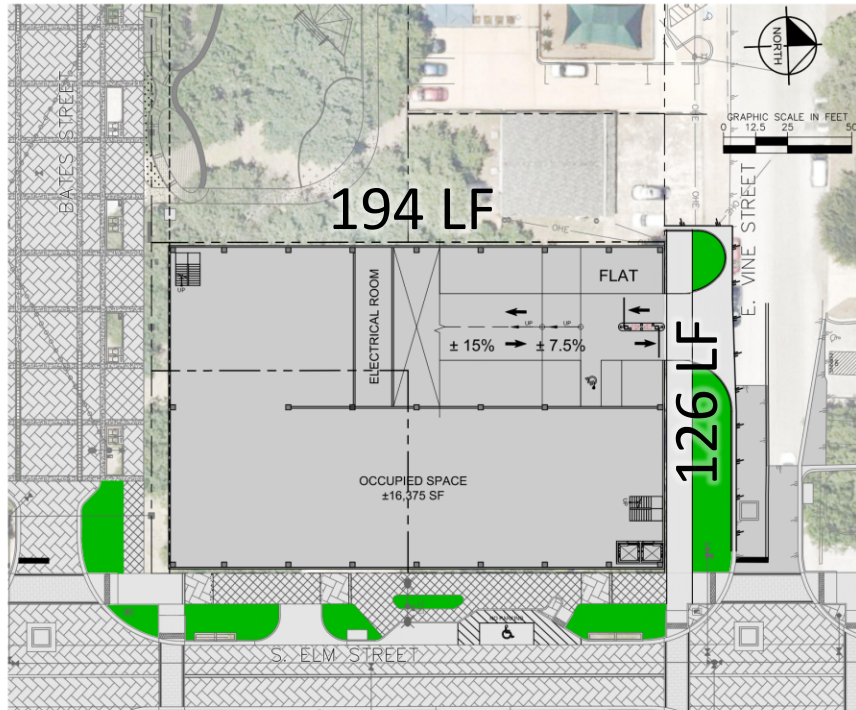


Parking Garage Option 1

Maximum Ground Level Occupied/Leasable Space

Option 1:

Maximum Ground Level Occupied/Leasable Space



PARKING ISOMETRIC

PARKING SPACE TABULATION CHART - 4 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	-	-	-	2	2	5,394
2	54	-	2	-	56	23,936
3	67	-	2	-	69	23,936
4	64	-	-	-	64	22,965
TOTAL	185	-	4	2	191	76,231

PARKING EFFICIENCY = 399 SF/CAR

PARKING SPACE TABULATION CHART - 5 LEVEL

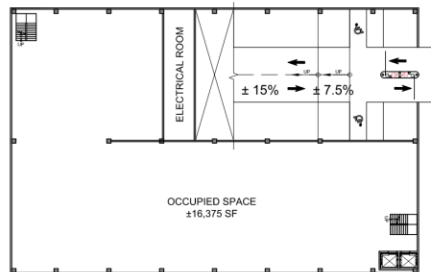
LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	-	-	-	2	2	5,394
2	54	-	2	-	56	23,936
3	67	-	2	-	69	23,936
4	68	-	1	-	69	23,936
5	64	-	-	-	64	22,965
TOTAL	253	-	5	2	260	100,167

PARKING EFFICIENCY = 385 SF/CAR

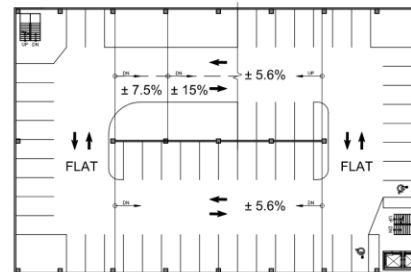
PARKING SPACE TABULATION CHART - 6 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	-	-	-	2	2	5,394
2	54	-	2	-	56	23,936
3	67	-	2	-	69	23,936
4	67	-	2	-	69	23,936
5	69	-	-	-	69	23,936
6	64	-	-	-	64	22,965
TOTAL	321	-	6	2	329	124,103

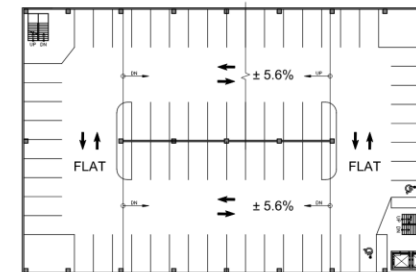
PARKING EFFICIENCY = 377 SF/CAR



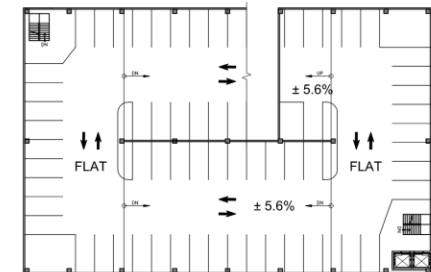
LEVEL 1



LEVEL 2

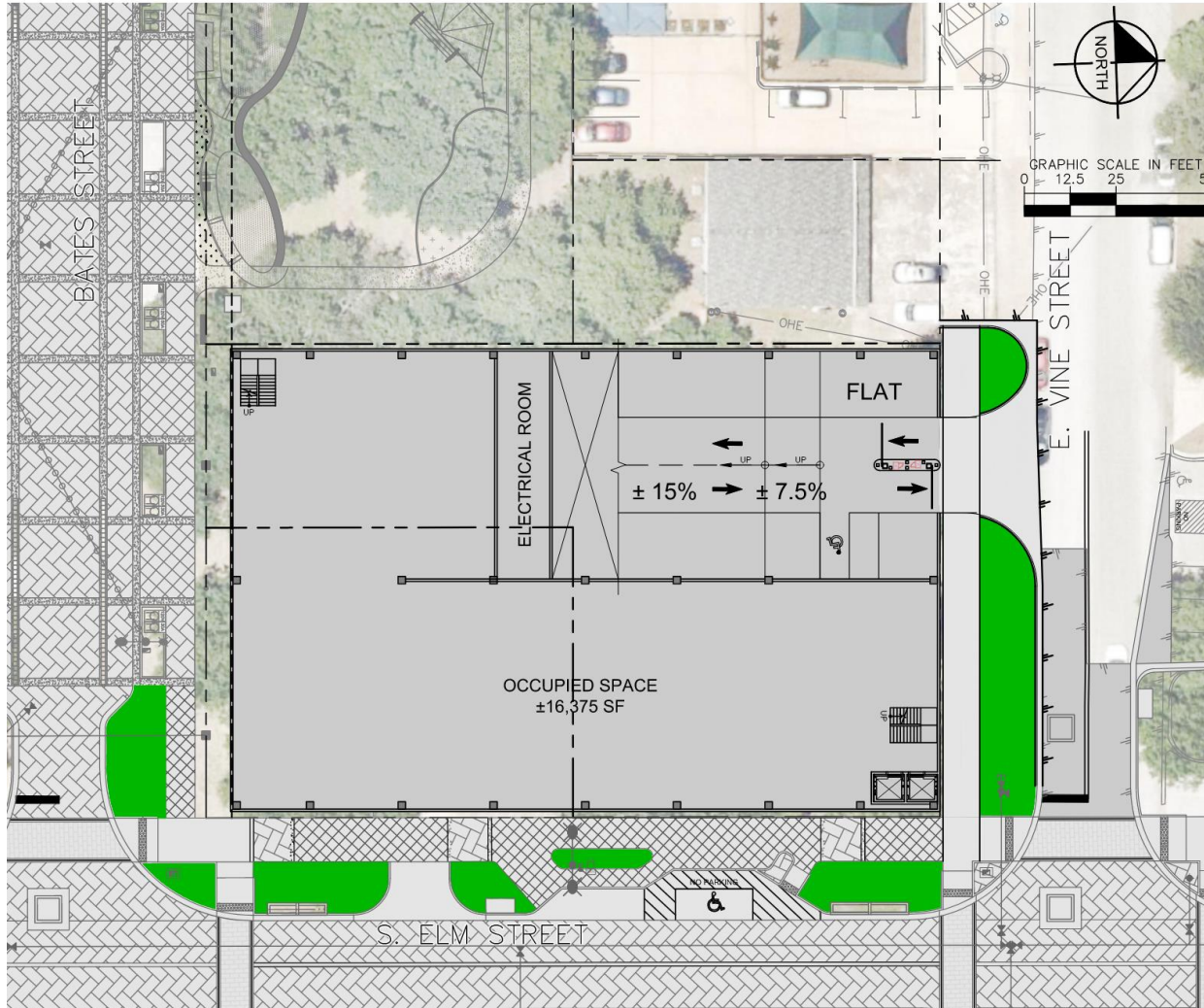


LEVEL 3, 4 OR 5



LEVEL 4, 5 OR 6

Option 1 Details



PARKING SPACE TABULATION CHART - 4 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	-	-	-	2	2	5,394
2	54	-	2	-	56	23,936
3	67	-	2	-	69	23,936
4	64	-	-	-	64	22,965
TOTAL	185	-	4	2	191	76,231

4 Levels: 185 Standard, 4 ADA, 2 Van ADA (191 Total)

PARKING SPACE TABULATION CHART - 5 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	-	-	-	2	2	5,394
2	54	-	2	-	56	23,936
3	67	-	2	-	69	23,936
4	68	-	1	-	69	23,936
5	64	-	-	-	64	22,965
TOTAL	253	-	5	2	260	100,167

5 Levels: 253 Standard, 5 ADA, 2 Van ADA (260 Total)

PARKING SPACE TABULATION CHART - 6 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	-	-	-	2	2	5,394
2	54	-	2	-	56	23,936
3	67	-	2	-	69	23,936
4	67	-	2	-	69	23,936
5	69	-	-	-	69	23,936
6	64	-	-	-	64	22,965
TOTAL	321	-	6	2	329	124,103

6 Levels: 321 Standard, 6 ADA, 2 Van ADA (329 Total)

Option 1: Opinion of Cost

Levels	Total Project Cost	Total Parking Spaces
4 Levels	\$8,500,000	191
5 Levels	\$10,600,000	260
6 Levels	\$12,700,000	329



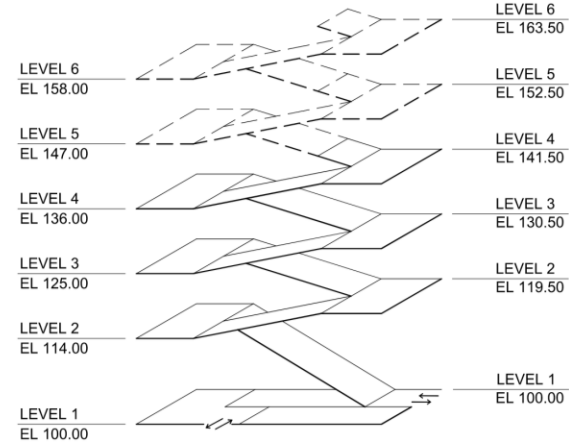
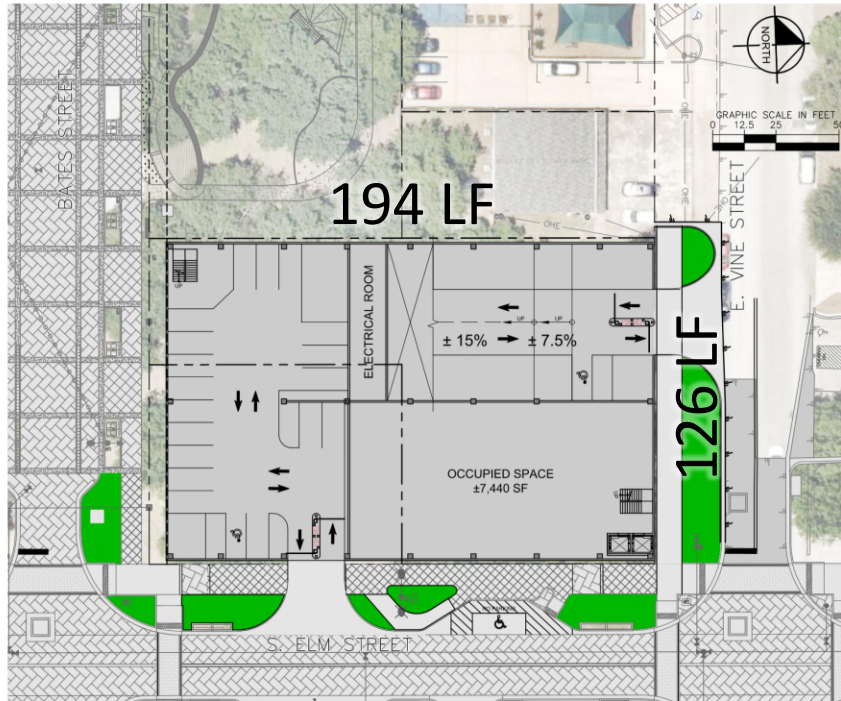


Parking Garage Option 2

Balanced Ground Level Occupied/Leasable Space

Option 2:

Maximum Ground Level Occupied/Leasable Space



PARKING SPACE TABULATION CHART - 4 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	18	-	-	3	21	14,345
2	54	-	2	-	56	23,936
3	67	-	2	-	69	23,936
4	64	-	-	-	64	22,965
TOTAL	203	-	4	3	210	85,182

PARKING EFFICIENCY = 406 SF/CAR

PARKING SPACE TABULATION CHART - 5 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	18	-	-	3	21	14,345
2	54	-	2	-	56	23,936
3	67	-	2	-	69	23,936
4	69	-	-	-	69	23,936
5	64	-	-	-	64	22,965
TOTAL	272	-	4	3	279	109,118

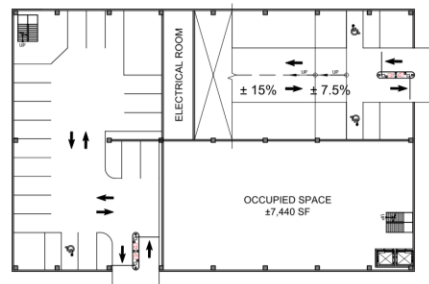
PARKING EFFICIENCY = 391 SF/CAR

PARKING SPACE TABULATION CHART - 6 LEVEL

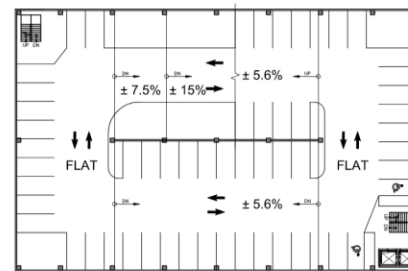
LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	18	-	-	3	21	14,345
2	54	-	2	-	56	23,936
3	67	-	2	-	69	23,936
4	68	-	1	-	69	23,936
5	69	-	-	-	69	23,936
6	64	-	-	-	64	22,965
TOTAL	340	-	5	3	348	133,054

PARKING EFFICIENCY = 382 SF/CAR

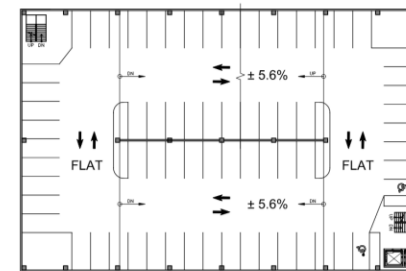
PARKING ISOMETRIC



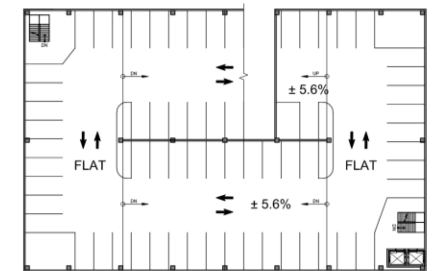
LEVEL 1



LEVEL 2

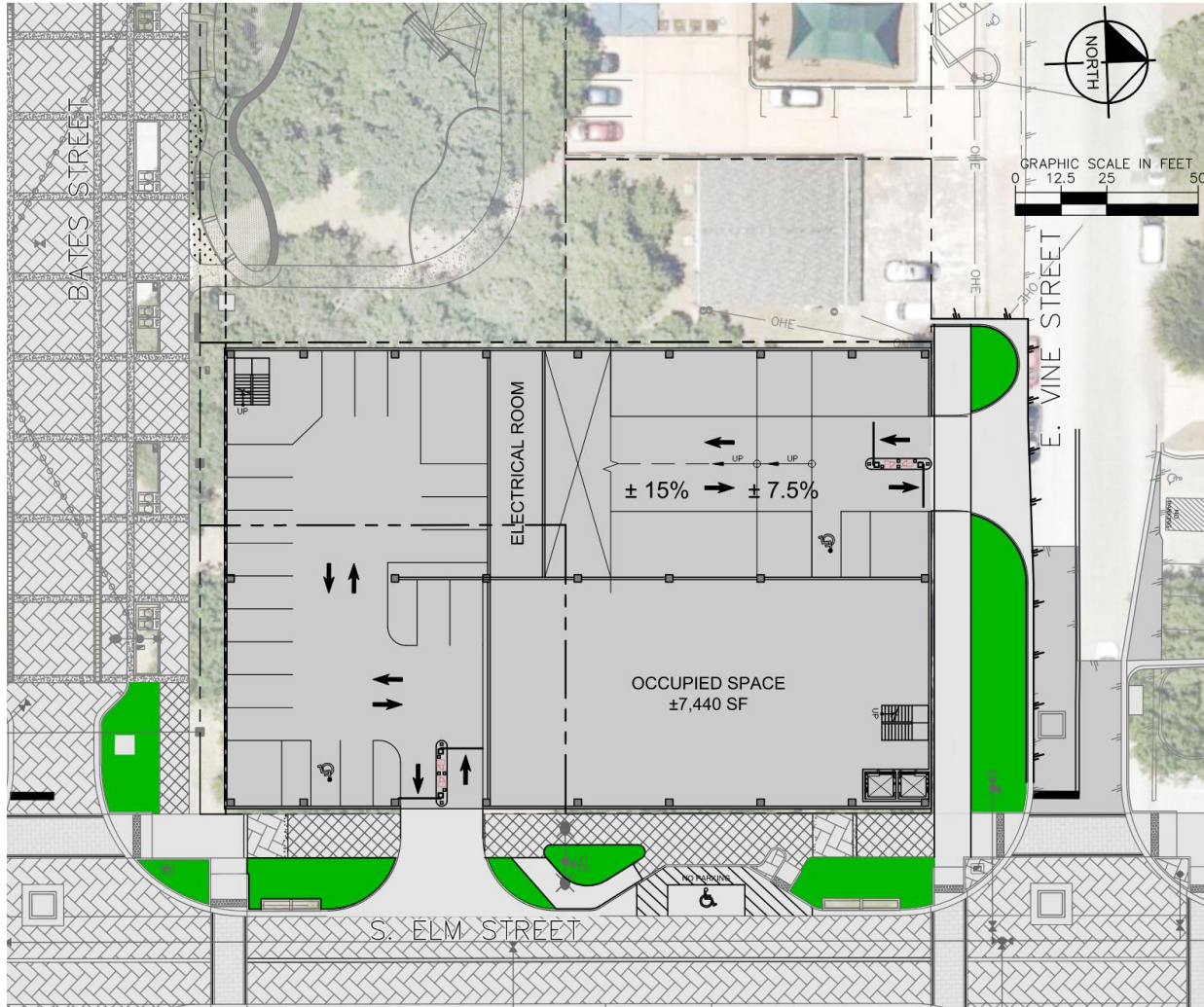


LEVEL 3, 4 OR 5



LEVEL 4, 5 OR 6

Option 2 Details



PARKING SPACE TABULATION CHART - 4 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	18	-	-	3	21	14,345
2	54	-	2	-	56	23,936
3	67	-	2	-	69	23,936
4	64	-	-	-	64	22,965
TOTAL	203	-	4	3	210	85,182

4 Levels: 203 Standard, 4 ADA, 3 Van ADA (210 Total)

PARKING SPACE TABULATION CHART - 5 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	18	-	-	3	21	14,345
2	54	-	2	-	56	23,936
3	67	-	2	-	69	23,936
4	69	-	-	-	69	23,936
5	64	-	-	-	64	22,965
TOTAL	272	-	4	3	279	109,118

5 Levels: 272 Standard, 4 ADA, 3 Van ADA (279 Total)

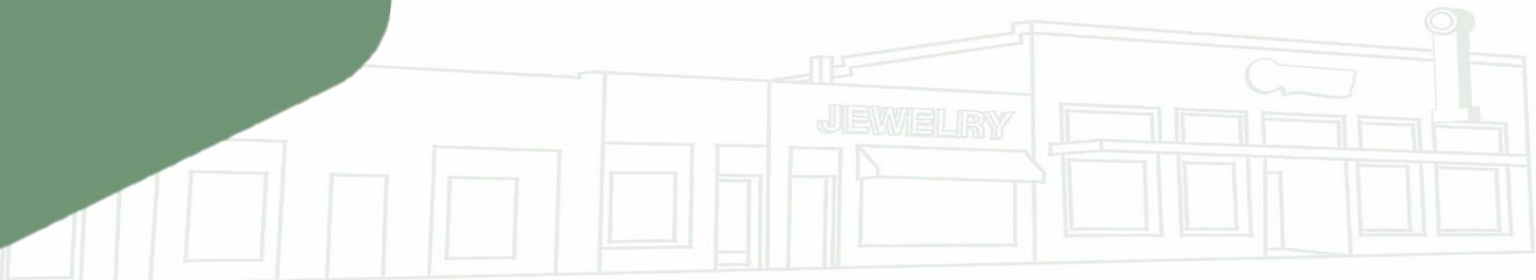
PARKING SPACE TABULATION CHART - 6 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	18	-	-	3	21	14,345
2	54	-	2	-	56	23,936
3	67	-	2	-	69	23,936
4	68	-	1	-	69	23,936
5	69	-	-	-	69	23,936
6	64	-	-	-	64	22,965
TOTAL	340	-	5	3	348	133,054

6 Levels: 340 Standard, 5 ADA, 3 Van ADA (348 Total)

Option 2: Opinion of Cost

Levels	Total Project Cost	Total Parking Spaces
4 Levels	\$7,600,000	210
5 Levels	\$9,700,000	279
6 Levels	\$11,800,000	348



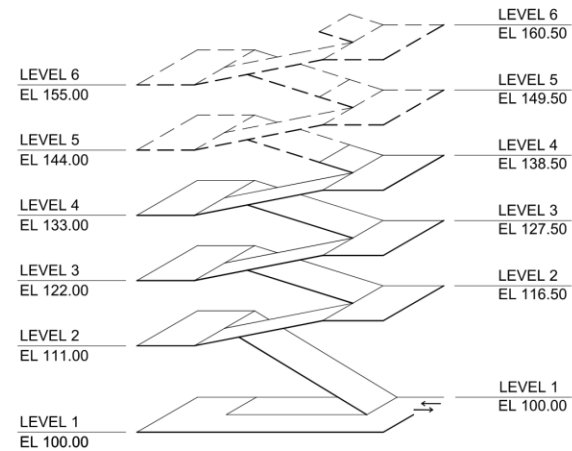
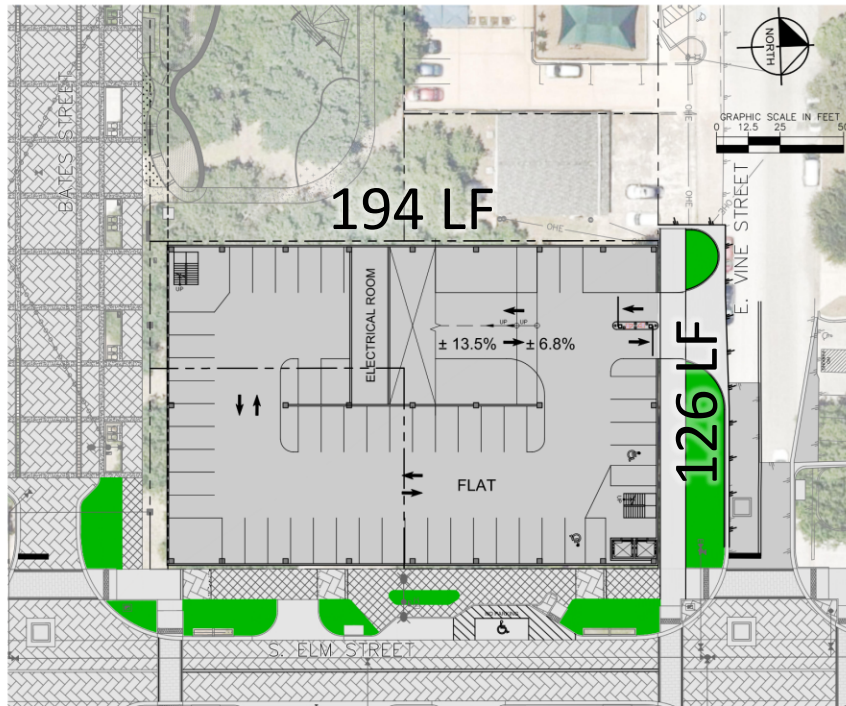


Parking Garage Option 3

Maximum Ground Level Parking

Option 3:

Maximum Ground Level Parking



PARKING ISOMETRIC

PARKING SPACE TABULATION CHART - 4 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	44	-	-	3	47	22,520
2	59	-	2	-	61	23,936
3	67	-	2	-	69	23,936
4	64	-	-	-	64	22,965
TOTAL	234	-	4	3	241	93,357

PARKING EFFICIENCY = 387 SF/CAR

PARKING SPACE TABULATION CHART - 5 LEVEL

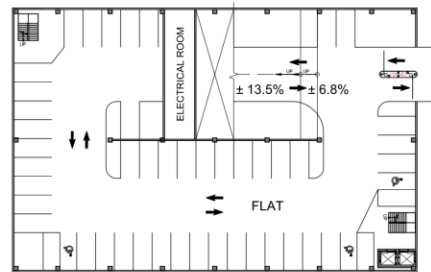
LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	44	-	-	3	47	22,520
2	59	-	2	-	61	23,936
3	67	-	2	-	69	23,936
4	68	-	1	-	69	23,936
5	64	-	-	-	64	22,965
TOTAL	302	-	5	3	310	117,293

PARKING EFFICIENCY = 378 SF/CAR

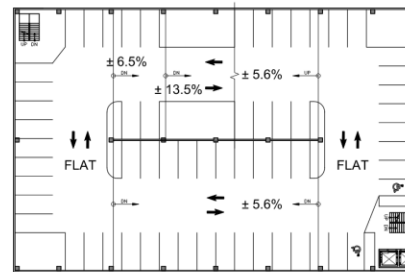
PARKING SPACE TABULATION CHART - 6 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	44	-	-	3	47	22,520
2	59	-	2	-	61	23,936
3	67	-	2	-	69	23,936
4	68	-	1	-	69	23,936
5	69	-	-	-	69	23,936
6	64	-	-	-	64	22,965
TOTAL	371	-	5	3	379	141,229

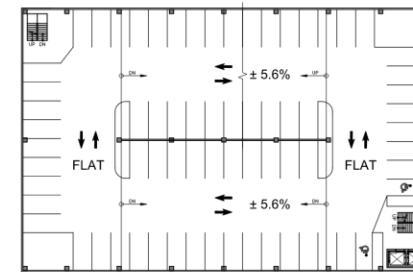
PARKING EFFICIENCY = 373 SF/CAR



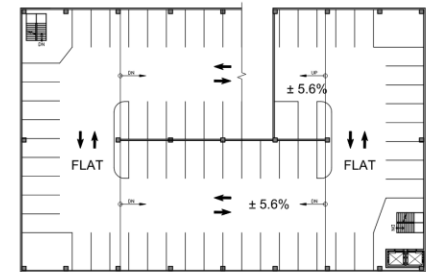
LEVEL 1



LEVEL 2

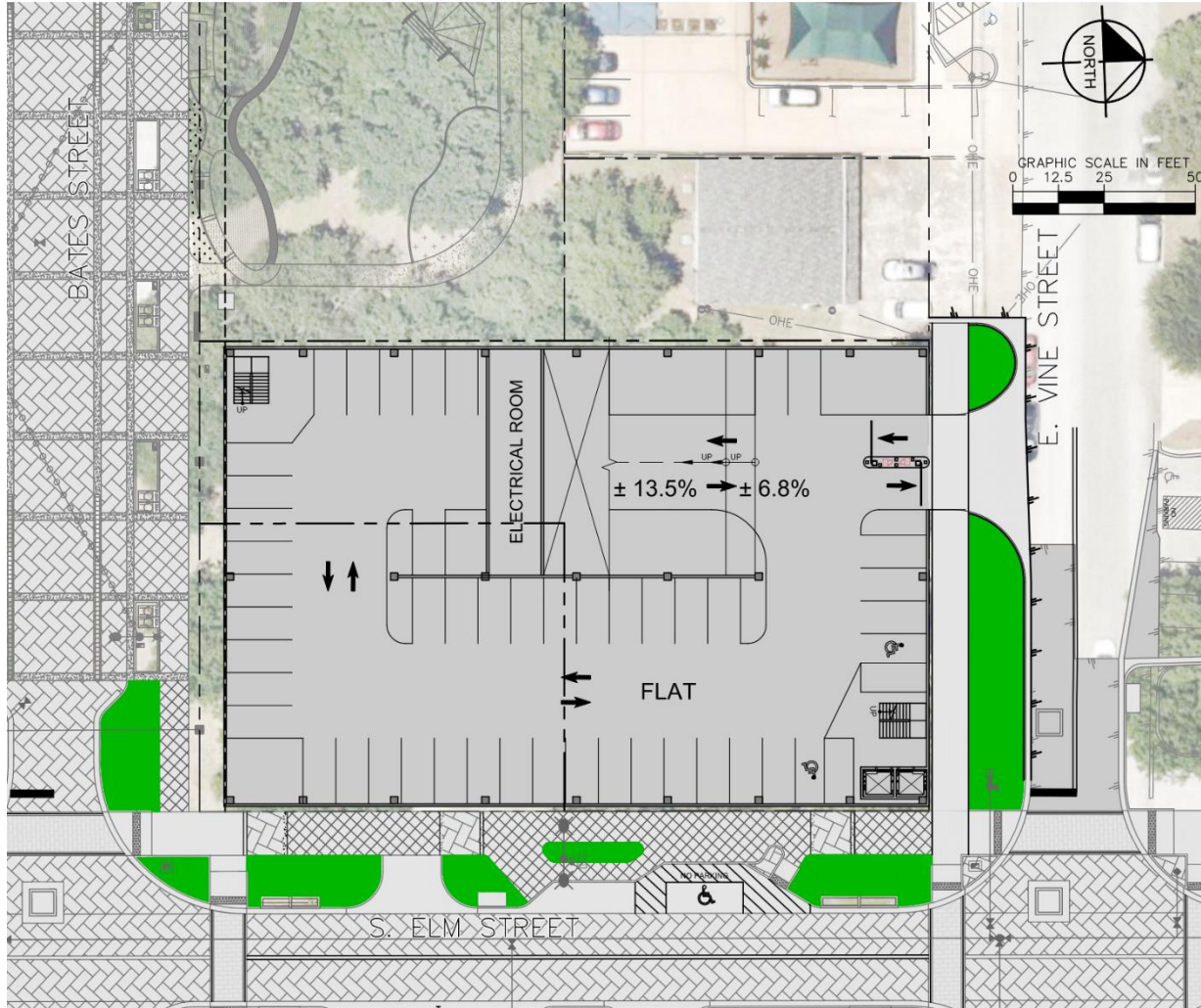


LEVEL 3, 4 OR 5



LEVEL 4, 5 OR 6

Option 3 Details



PARKING SPACE TABULATION CHART - 4 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	44	-	-	3	47	22,520
2	59	-	2	-	61	23,936
3	67	-	2	-	69	23,936
4	64	-	-	-	64	22,965
TOTAL	234	-	4	3	241	93,357

4 Levels: 232 Standard, 4 ADA, 3 Van ADA (241 Total)

PARKING SPACE TABULATION CHART - 5 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	44	-	-	3	47	22,520
2	59	-	2	-	61	23,936
3	67	-	2	-	69	23,936
4	68	-	1	-	69	23,936
5	64	-	-	-	64	22,965
TOTAL	302	-	5	3	310	117,293

5 Levels: 302 Standard, 5 ADA, 3 Van ADA (310 Total)

PARKING SPACE TABULATION CHART - 6 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	44	-	-	3	47	22,520
2	59	-	2	-	61	23,936
3	67	-	2	-	69	23,936
4	68	-	1	-	69	23,936
5	69	-	-	-	69	23,936
6	64	-	-	-	64	22,965
TOTAL	371	-	5	3	379	141,229

6 Levels: 371 Standard, 5 ADA, 3 Van ADA (379 Total)

Option 3: Opinion of Cost

Levels	Total Project Cost	Total Parking Spaces
4 Levels	\$6,900,000	241
5 Levels	\$9,000,000	310
6 Levels	\$11,100,000	379





Renderings

Options 1, 2, and 3 with 6 Levels



Parking Graphical Representation

Balanced Ground Level Occupied/Leasable Space

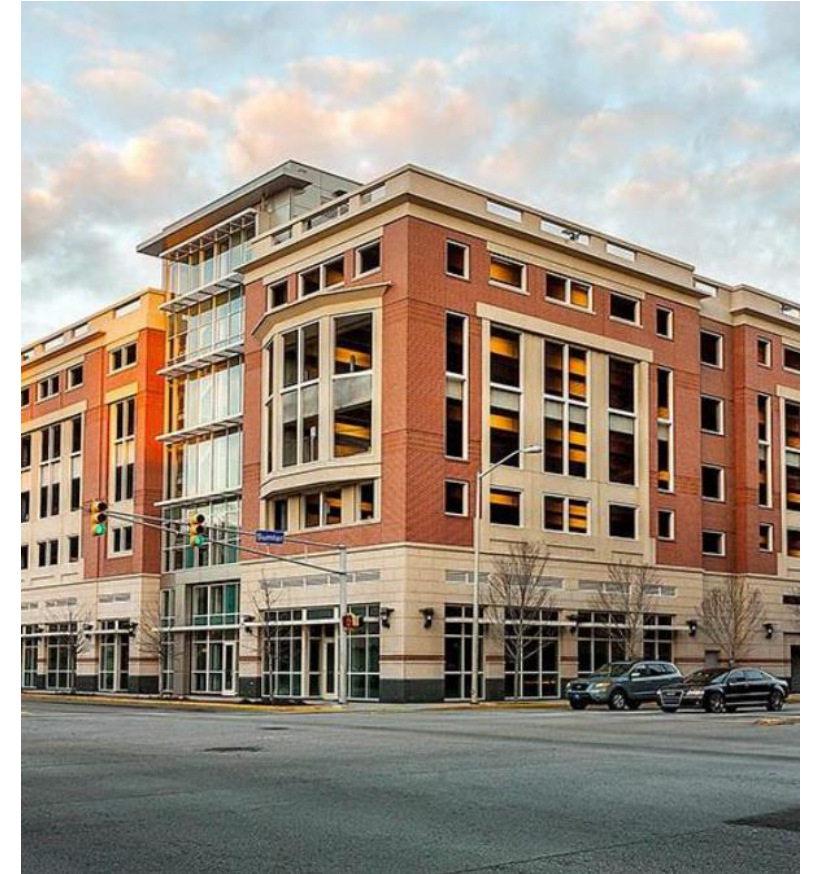




Architectural Ideas

Architectural Ideas

- Ideas for future discussions
- Reflects Opinion of Cost Shown



Architectural Ideas

- Masonry Only
- Lowers Cost (5%-7% cost reduction)



Architectural Ideas

- Statement Features
- Increase in Cost (10% Cost Increase)





Concept Summary



	Option 1
4 Levels	\$8,500,000, 191 Stalls
5 Levels	\$10,600,000, 260 Stalls
6 Levels	\$12,700,000, 329 Stalls

	Option 2
4 Levels	\$7,600,000, 210 Stalls
5 Levels	\$9,700,000, 279 Stalls
6 Levels	\$11,800,000, 348 Stalls

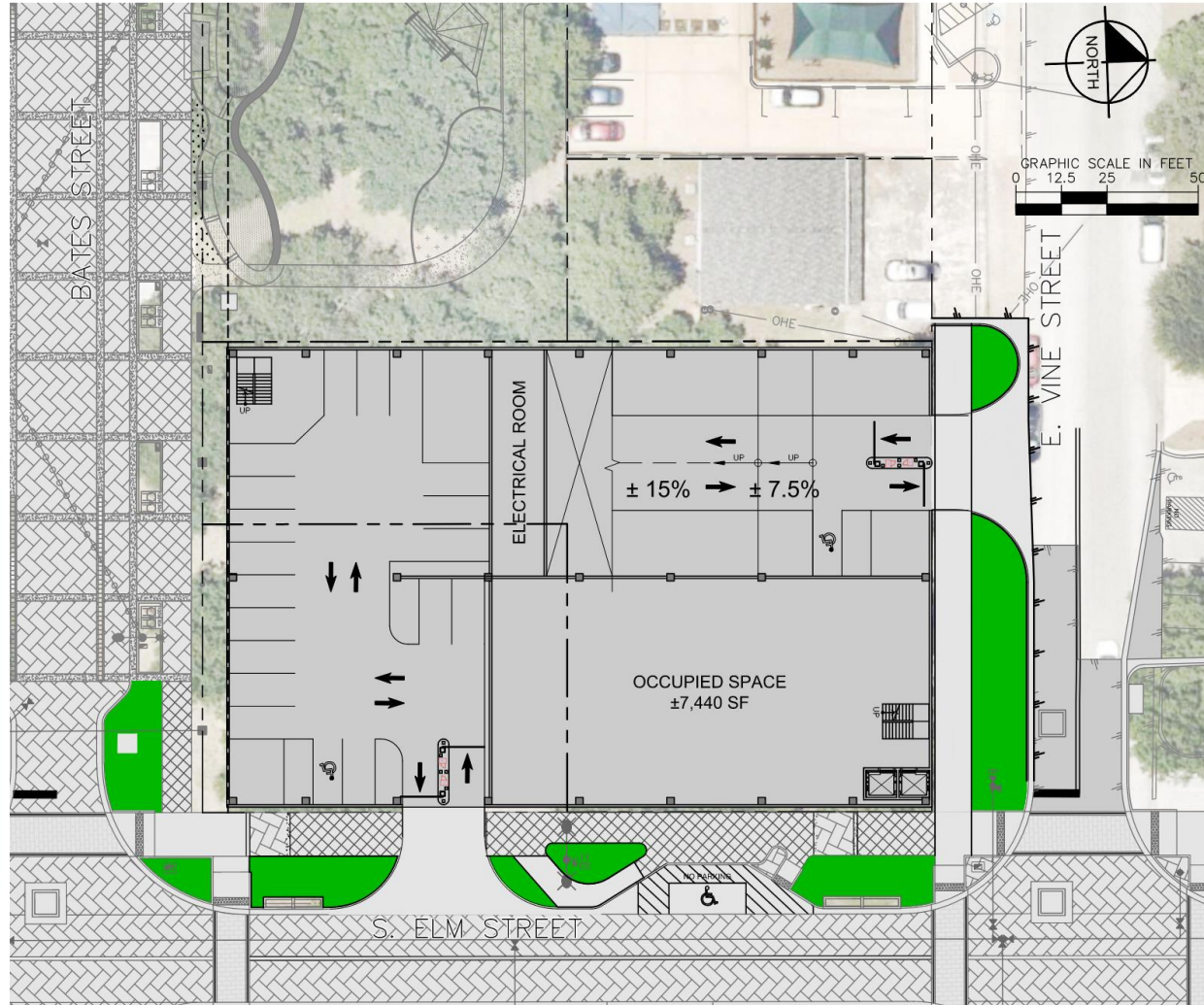
	Option 3
4 Levels	\$6,900,000, 241 Stalls
5 Levels	\$9,000,000, 310 Stalls
6 Levels	\$11,100,000, 379 Stalls

Concept Summary



Staff Recommendation

Option 2 Details



PARKING SPACE TABULATION CHART - 6 LEVEL

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	18	-	-	3	21	14,345
2	54	-	2	-	56	23,936
3	67	-	2	-	69	23,936
4	68	-	1	-	69	23,936
5	69	-	-	-	69	23,936
6	64	-	-	-	64	22,965
TOTAL	340	-	5	3	348	133,054

6 Levels: 340 Standard, 5 ADA, 3 Van ADA (348 Total)

Parking Graphical Representation

Balanced Ground Level Occupied/Leasable Space



OTK PH I and PH II Parking

	Need	Proposed	Difference	% of Need Met
OTK PH I (West)	570	352	218	62%
OTK PH II (East)	1,840	380	1,460	21%
Total	2,410	732	1,678	31%

	Opinion of Cost	Parking Garage Stalls	Parking Total (Garage and Public/On-Street)	% of Need Met
4 Levels	\$7,600,000	210 Stalls	942	39%
5 Levels	\$9,700,000	279 Stalls	1,011	42%
6 Levels	\$11,800,000	348 Stalls	1,080	45%

Staff Recommendation

- Occupied/Leasable Space Direction
 - **Option 2: Balanced Ground Level Occupied/Leasable Space**
- Number of Floors/Levels
 - **Option 3: 6 Floors/Levels**
- Next Steps
 - Continue Property Negotiations
 - Continue S. Elm St Road Project

