PRESTON CENTER PARKING GARAGE STUDY

Public Open House: January 31, 2019
TONIGHT’S AGENDA

Presentation—Context and Background, Findings and Alternatives

Questions and Answers

Open House—Share Your Input At Your Leisure

1: Northwest Highway Area Plan: Parking Vision
   Security Elements
   Technology Elements
   Design and Architecture Elements
   Conceptual Renderings

2: Community Park
   Visual Listening
1. Project Context
PROJECT CONTEXT:
NORTHWEST HIGHWAY AND PRESTON ROAD AREA PLAN

• Completed in December 2016
• Developed a vision for the study area
• Set forth recommendations for parking-related improvements in Preston Center
• Particular focus on a new, multi-purpose underground parking structure to replace the 60-year-old Preston Center Parking Garage
PROJECT CONTEXT:
NORTHWEST HIGHWAY AND PRESTON ROAD AREA PLAN

- Underground garage with community park above was preferred design option.
- Area Plan included very limited study of design specifics, project feasibility, cost, and integration with road networks and bicycle/pedestrian connections.
- Further evaluation was recommended.
OTHER REGIONAL TRANSPORTATION ACTIVITY

Dallas North Tollway (DNT): Walnut Hill Ramps
• Continuing conversations with public agencies on next steps.
• City of Dallas will take the lead on public involvement.
• Cost-benefit analysis complete; additional work will be based on community input needed and property impact review to be completed.

DNT: Texas U-turn (northbound to southbound) & other potential interchange intersection improvements
• NCTCOG to advance initial feasibility study; partnering with City of Dallas, NTTA, TxDOT.

Northwest Highway: Grade Separation/Context-Sensitive Design
• TxDOT retaining a consultant to evaluation initial feasibility of various transportation options such as grade separation/underpass and four-lane context-sensitive design boulevard.
• The goal of all options will be to incorporate landscaping, sidewalks, stormwater improvements, median safety, & street lighting.

Short Term Improvements
• TxDOT intersection work and signal retiming complete.
• NCTCOG and City of Dallas to discuss possible sidewalk project locations.

Drawing is for illustrative purposes only.
2. Project Objectives, Scope, and Schedule
PROJECT OBJECTIVES AND STUDY AREA

1. Take the parking garage-related elements of the *Northwest Highway and Preston Road Area Plan* from vision to action.

2. Identify and vet solutions for the Preston Center Parking Garage, including design considerations, constraints, and costs.

3. Review interim options related to technology, garage access, and phased approach, including analysis of safety concerns, connected land uses, and business access during construction.
PROJECT SCOPE AND SCHEDULE

COMMUNITY INTEREST, INNOVATION, EXPLORATION, AND POSSIBLE DESIGN OUTCOMES:
JUNE 2018 – MAY 2019
NEXT PUBLIC MEETING ANTICIPATED IN APRIL 2019

PHYSICAL INVENTORY/ DATA COLLECTION:
JUNE 2018 - DECEMBER 2018

STRATEGIC PATH FORWARD:
JANUARY 2019 - MARCH 2019

REPORTING AND DOCUMENTATION:
MARCH 2019– MAY 2019
3. Work To-Date
Observation of **structural and design issues in the existing garage** (structural issues further documented by City-commissioned structural engineer).

In a digital survey, **the majority of respondents found the overall appearance of the existing garage inadequate**, and also found that other key functionality features, like signage, could be improved.
WORK TO-DATE: CORE FOCUS
UNDERGROUND PARKING STRUCTURE WITH COMMUNITY PARK

Walker is studying the technical feasibility of the underground parking structure with a community park identified by the *Northwest Highway and Preston Road Area Plan* as a top priority.

What are the quantitative and qualitative benefits? What design considerations are key to the success of an underground parking structure and park? What is the probable cost? How long will it take to build? How can we mitigate issues that may arise during construction of the underground parking structure and park?
WORK TO-DATE: CORE FOCUS
UNDERGROUND PARKING STRUCTURE WITH COMMUNITY PARK

Quantitative and Qualitative Benefits

**Underground Parking:**
- Positive aesthetic impact on the community
- Opportunity to include active uses at the street level and above
- Added safety and security due to ability to control access and limit access points
- Protection of vehicles from inclement weather impacts

**Community Parks:**
- Proven to increase quality of life and healthy living practices for citizens
- Typical property value increases of over $80 per square foot*
  
  *Per Study by the National Recreation and Park Association, 2018
WORK TO-DATE: CORE FOCUS
UNDERGROUND PARKING STRUCTURE WITH COMMUNITY PARK

Key Design Considerations

- Passive/Active Security
- Strong Lighting
- Navigable Functional Design
- Simple and Safe Access
- Tech That Helps Drivers
WORK TO-DATE: CORE FOCUS
UNDERGROUND PARKING STRUCTURE WITH COMMUNITY PARK

Probable Cost

UNDERGROUND PARKING STRUCTURE (1,005 SPACES at 3 Levels- need based on 2016 and 2018 inventory occupancy counts, adjustment for 100% occupancy)

<table>
<thead>
<tr>
<th></th>
<th>Construction and Basic Needs: $28,000,000 - $32,000,000</th>
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<tbody>
<tr>
<td></td>
<td>Garage Design: $2,000,000 - $3,000,000</td>
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<tr>
<td></td>
<td>Technology: $700,000 - $1,000,000</td>
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<tr>
<td>TOTAL:</td>
<td>$30,700,000 - $36,000,000</td>
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</tbody>
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COMMUNITY PARK

| Design and Construction: | $7,000,000 - $8,000,000 |
| TOTAL:                   | $7,000,000 - $8,000,000 |

GRAND TOTAL: $37,700,000 - $44,000,000
WORK TO-DATE: CORE FOCUS
UNDERGROUND PARKING STRUCTURE WITH COMMUNITY PARK

Probable Cost
UNDERGROUND PARKING STRUCTURE (1,200 SPACES at 3 Levels - need based on 2016 and 2018 inventory occupancy counts, adjustment for 100% occupancy, and additional capacity based on community feedback for circulation and customer service)

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost Range</th>
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<tbody>
<tr>
<td>Construction and Basic Needs:</td>
<td>$32,000,000 - $36,000,000</td>
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<tr>
<td>Garage Design:</td>
<td>$2,500,000 - $3,000,000</td>
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<tr>
<td>Technology:</td>
<td>$700,000 - $1,000,000</td>
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<tr>
<td>TOTAL:</td>
<td><strong>$34,200,000 - $40,000,000</strong></td>
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COMMUNITY PARK

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<th>Description</th>
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<tbody>
<tr>
<td>Design and Construction:</td>
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<tr>
<td>TOTAL:</td>
<td><strong>$7,000,000 - $8,000,000</strong></td>
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GRAND TOTAL:  
$41,200,000 - $48,000,000
WORK TO-DATE: CORE FOCUS
UNDERGROUND PARKING STRUCTURE WITH COMMUNITY PARK

Probable Cost

UNDERGROUND PARKING STRUCTURE (1,600 SPACES at 4 Levels - no. of spaces envisioned in Northwest Highway and Preston Road Area Plan)

<table>
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<tr>
<th>Category</th>
<th>Probable Cost Range</th>
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<tr>
<td>Construction and Basic Needs</td>
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<tr>
<td>Garage Design</td>
<td>$2,750,000 - $3,250,000</td>
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<tr>
<td>Technology</td>
<td>$900,000 - $1,200,000</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$49,650,000 - $54,450,000</strong></td>
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COMMUNITY PARK

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<tr>
<td>Design and Construction</td>
<td>$7,000,000 - $8,000,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$7,000,000 - $8,000,000</strong></td>
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**GRAND TOTAL:** $56,650,000 - $62,450,000
WORK TO-DATE: CORE FOCUS
UNDERGROUND PARKING STRUCTURE WITH COMMUNITY PARK

Construction Schedule and Timeline

23-MONTH ACTIVE CONSTRUCTION PERIOD (SHOWN IN RED)
17 MONTHS FOR GARAGE, 6 MONTHS FOR PARK
29 MONTHS FROM START-UP TO OFFICIAL OPENING

Garage Planning and Design Months 1-6
Garage Construction Months 6-23
Interior Work Months 23-29
Garage Opening Month 29

Park Design Months 15-23
Park Construction Months 23-28
Park Opening Month 29
WORK TO-DATE: CORE FOCUS

Potential Issues During Construction Period

Primary Issue: Maintaining access to parking and efficient circulation throughout Preston Center during a 23-month active construction schedule.
Potential Issues During Construction Period

Shared Parking Agreements with nearby office buildings, churches, and other institutions.
WORK TO-DATE: CORE FOCUS

Potential Issues During Construction Period

**Partnerships** with Uber/Lyft, valet parking, and light vehicle alternatives.
Potential Issues During Construction Period

Maintain business access through clear signage, promotions, and thoughtful staging.
WORK TO-DATE: SECONDARY FOCUS
POSSIBLE ALTERNATIVES

What (if any) alternatives are possibilities for the Preston Center community?

“Hybrid” Option: Residential Building with Elevated Community Park and Public Parking

- Requires additional coordination between Community, Preston Center West Corporation and City of Dallas.
- No additional analysis as part of this study; however, feedback from community members will be shared with the City and the developer
- Key Issues: May not be eligible for public funding
- Secondary Issues: Size and design of and access to elevated park amenity
WORK TO-DATE: IN SUMMARY

In summary...

• The Northwest Highway and Preston Road Area Plan vision for an underground parking structure with a park on top is technically viable and partially funded with an estimated $14,000,000 to $20,000,000 gap for the garage. Methods to fill this gap are being explored.

• Implementation of an underground parking structure with a community park will require thoughtful design considerations, as well as a suite of initiatives to maintain business access and maximize convenience during construction.

• Implementation of an underground parking structure with a community park will also require a detailed plan laying out initiatives to mitigate issues during the construction period, and who is responsible for developing, funding, and managing these initiatives.
4. Next Steps
NEXT STEPS/ WORK IN PROGRESS

Make decisions about key elements of the parking structure and park based on technical evaluation and community feedback.

Finalize evaluation of the preferred design alternative(s) for the parking structure and park.

Develop a report summarizing evaluation.
PROJECT SCOPE AND SCHEDULE

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MARCH 2019– MAY 2019
5. Your Role Today
YOUR ROLE TODAY

SHARE YOUR INPUT!

**Northwest Highway Area Plan—Parking Vision:** Share your thoughts on preliminary garage design concepts.

**Community Park:** Share your thoughts on what a community park should look like and feel like.
YOUR ROLE TODAY: SHARE YOUR INPUT!

Northwest Highway Area Plan—Parking Vision:
Share your thoughts on preliminary garage design concepts.

Security Elements: Use a green sticker to mark your two highest priorities for safety and security in and around the underground parking structure. Please mark two priorities in total, rather than per board.

Technology Elements: Use a green sticker to mark your two highest priorities for technology for drivers in and around the parking structure. Please mark two priorities in total, rather than per board.

Design and Architecture Elements: Place a green sticker on the two photos you like best. Please mark two photos total, rather than per board.

Conceptual Renderings: Use Post-It notes to share your thoughts on these conceptual renderings of the parking structure and community park.
YOUR ROLE TODAY  

SHARE YOUR INPUT!

Share your thoughts on what a community park should look and feel like.

**Visual Listening:** Use green stickers to mark the three images you like best and/or would most like to see in a community park in Preston Center. Use red stickers to mark the three images you dislike most and/or would least like to see in a community park in Preston Center.
GET INFORMATION AND PROVIDE INPUT

PROVIDE WRITTEN COMMENT
Provide your written comments at the Comment Station or leave at the Sign-In Desk.

GET INFORMATION
For updates on the project, visit https://www.nctcog.org/planningstudies.
PROJECT CONTACTS

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Coleman and Associates (Landscape Architecture and Urban Design)
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Teal Engineering (Vehicular Access and Circulation)

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