



PLANNING AND BUDGET OFFICE
TRAVIS COUNTY, TEXAS

314 W. 11th Street
P.O. Box 1748
Austin, Texas 78767

MEMORANDUM

July 13, 2010

TO: Members of the Commissioners Court

FROM: Belinda Powell, Strategic Planning Manager
Leslie Stricklan, AIA, Sr. Project Manager, Facilities Management Department

SUBJECT: Discuss the Parking Assessment findings from Broaddus & Associates for the Travis County Central Campus Master Plan and take any appropriate action.

Broaddus and Associates has been working to develop a Parking Needs Assessment for the 25 year planning horizon as a part of the Phase II Master Plan development for the central campus. Although this first part of the analysis is a Needs Assessment for parking it was not a part of the Phase I work as the parking analysis needed to follow the demand generated by the Phase I findings. As a part of the discussion an overview of the parking assessment will be presented that will include:

- A. An analysis of existing conditions for both parking and transit systems and plans
- B. A benchmarking analysis related to parking and what the other 5 urban counties in the state provide
- C. Preliminary need projections to meet the demand at each planning horizon, 2015, 2025 and 2035.
- D. Key planning assumptions for the 25 year planning horizon.

The Commissioners Court will be asked to approve a series of planning assumptions under item D that will inform the Broaddus Team's work in developing specific Master Plan scenarios that will accommodate the parking demands that relate to the service growth forecast in Phase I. These scenarios will be presented in late August. Examples of planning assumptions to be discussed will include:

1. Off-street parking will be provided for all staff (FTE's), including shift workers.
2. Off-street parking will be provided for jurors.
3. Off-street parking will be provided for other visitors.
4. Staff parking permits will be issued for a particular off-street "Zone" (section of a lot or a garage), instead of permits for reserved parking spaces.

Action on these and related parking planning assumptions is not intended to be a policy decision. The Parking Committee will bring policy recommendations and implementation strategies forward to the Commissioners Court for action at a later date. The project management team will continue to be of assistance to the Parking Committee and the Commissioners Court as needed for the development of specific parking policy. The Broaddus Team is available as a technical resource to the Parking Committee as discussions continue.

Honorable John K, Dietz, 250th District Court
Honorable Bob Perkins, 331st District Court
Honorable Lora Livingston, 261st District Court
Honorable Brenda Kennedy, 403rd District Court
Honorable Eric Shepperd, County Court-at-Law #2
Honorable Michael Denton
Honorable Guy Herman, Probate Court
Bruce Elfant, Constable Pct., 5
Peg Liedtke, Civil Court Administration
Amalia Rodriguez-Mendoza, District Clerk
Rosemary Lehmberg, District Attorney
Dolores Ortega-Carter, Travis County Treasurer
Cyd Grimes, Travis County Purchasing Agent
Rodney Rhoades, Executive Manager Planning & Budget
Danny Hobby, Executive Manager Emergency Services
Roger Jefferies, Executive Manager Justice & Public Safety
Sherri Fleming, Executive Manager Health & Human & Veterans' Services
Joe Gieselman, Executive Manager Transportation & Natural Resources
Roger El Khoury, Director Facilities Management Department
Joe Harlow, Chief Technology Officer
Deece Eckstein, Intergovernmental Relations Coordinator
Steven Broberg, Director of Records Management
Todd Osburn, HRMD
Dan Mansur, HRMD

Honorable David Crain, Court-at-Law #3
Honorable Herb Evans, JP, Pct.5

Debra Hale, Criminal Court Administration
Sheriff Greg Hamilton
Dana DeBeauvoir , County Clerk
David Escamilla, County Attorney
Susan Spataro, Travis County Auditor

TRAVIS COUNTY CENTRAL CAMPUS STUDY

FOR STRATEGIC NEEDS ANALYSIS & FACILITIES MASTER PLAN



**BROADDUS
& ASSOCIATES**
INNOVATIVE PROJECT MANAGEMENT AND PLANNING

RICCI GREENE ASSOCIATES
WIGINTON HOOKER JEFFRY
ARCHITECTS

DRAFT PARKING PROJECTIONS

TRAVIS COUNTY CENTRAL CAMPUS STUDY



PARKING POLICY

Policy will determine the number and type of spaces required.

- Current reality
 - Reserved spaces under utilize existing inventory
 - 650 people wait up to 7 years for a parking space
 - 2% of employees use SOV alternative
 - Policy Decisions
 - **Over-issue permits for zoned parking ?(120/100 common)**
 - Assign permits based on proximity, seniority, mobility, security
 - Manage permits issued to maintain buffer (5% recommended)
 - **Provide off-street parking for Jurors and/or Visitors?**
 - Juror Call v Jury Requirements (490/145)
 - Visitor Requirements (6-10% of FTE)
 - **FLEX Hours or add spaces?**
 - 700 Lavaca (phase in 700 spaces)
 - Optimize Inventory (to be evaluated)
 - **Incentivize utilization of SOV Alternatives ?**
 - Transportation Polices (+3% max)
 - Paid parking (with Federal Tax benefits)
-

CURRENT REALITY

- Peak Day Observations

| Friday, 16 APR | Supply | Used | TOTAL | Source |
|-----------------------|--------|------|-------------|-----------------------|
| County (off-street) | 2017 | 81% | 1634 | Observed |
| Juror (on-street) | 917 | 61% | 558 | Calculated |
| Visitor (on-street) | 917 | 11% | 102 | Assumed (6.2% FTE) |
| TOTAL | | | 2294 | Observed |
| | | | | |
| Monday, 19 APR | Supply | Used | TOTAL | Units |
| County (off-street) | 2017 | 77% | 1553 | Observed |
| Juror (on-street) | 917 | 53% | 490 | Provided |
| Visitor (on-street) | 917 | 11% | 97 | Calculated (6.2% FTE) |
| TOTAL | | | 2140 | Observed |

DRAFT PROJECTED REQUIREMENTS

| 2010 | Criteria | 2015 | 2025 | 2035 |
|--------------------------|--------------------------|--------------------------|-----------------------------------------|----------------------------|
| | 5yr Growth Rate | 123% ³ | 121% ³ | 119% ³ |
| 1,820¹ | FTE | 2,240¹ | 2,713¹ | 3,238¹ |
| 650 ¹ | Waiting List | | | |
| 2,017 ² | Existing Off-Street | | | |
| 2,667³ | Total Permits | 3,282⁷ | 3,975.6⁷ | 4,744.9⁷ |
| 1.32 ⁴ | Permits/space | 1.20 ⁴ | 1.2 ⁴ | 1.2 ⁴ |
| 133 ³ | Public on-street | 164 ⁶ | 199 ⁶ | 237 ⁶ |
| 527 ⁵ | County on-street | | | |
| 1,634 ² | County off-street | 2,872 ⁹ | 3,479 ⁹ | 4,152 ⁹ |
| 2,294² | Total Parked | 3,036⁶ | 3,678 | 4,389 |
| 917 ² | On-Street | 871 ⁸ | 828 ⁸ | 786 ⁸ |
| 2,017 ² | Off-Street | 2,767 ¹⁰ | 2,967 ¹¹ | 3,067 ¹² |
| 2,934² | Total Available | 3,638³ | 3,795³ | 3,853³ |
| 257 ³ | On-street | 707 ³ | 629 ³ | 549 ³ |
| 383 ³ | Off-Street | (105) ³ | (512) ³ | (1,085) ³ |
| 640³ | Adequacy | 602³ | 117³ | (536)³ |
| 1 | Provided | 7 | Permits Available | |
| 2 | Observed | 8 | 5% loss to Transit & GS | |
| 3 | Calculated | 9 | Avaialable less 5% buffer | |
| 4 | Permits/off street space | 10 | Ex + 500 Lavaca+ 250 opt (10% of owned) | |
| 5 | Presence factor | 11 | Add 200 Lavaca | |
| 6 | 5 yr growth | 12 | Add 100 @ Lavaca Drive thru | |

CONCLUSIONS

- Spaces needed can be further reduced by dis-incentivizing SOV trips (paid-parking)
 - Permits per space can be increased with professional management
 - Inventory optimization can be incrementally implemented
 - Terminating leases will require an additional 225 spaces
 - Flex hours for 20% of FTE's can make off-street parking available during jury calls and high visitation on Mondays and Fridays
 - Future availability will vary as projects displace and add spaces
-

QUESTIONS & DISCUSSION

TRAVIS COUNTY CENTRAL CAMPUS STUDY



JUROR CALL PARKING

| MORNING | | | Jurors/Ct | Current | 2015 | 2025 | 2035 |
|--------------|----------|---------------------|------------|-------------|-------------|-------------|-------------|
| Criminal | District | Courts | | 9 | 11 | 14 | 17 |
| | | Jurors | 60 | 540 | 660 | 840 | 1020 |
| | County | Courts | | 6 | 8 | 10 | 12 |
| | | Jurors | 22 | 132 | 176 | 220 | 264 |
| Civil | District | Courts | | 13 | 15 | 17 | 20 |
| | | Jurors | 50 | 650 | 750 | 850 | 1000 |
| | County | Courts | | 2 | 3 | 4 | 5 |
| | | Jurors | 22 | 44 | 66 | 88 | 110 |
| TOTAL | | Courts | | 30 | 37 | 45 | 54 |
| | | Jurors | | 1366 | 1652 | 1998 | 2394 |
| | | DDF | | 36% | 36% | 36% | 36% |
| | | Design Day | | 490 | 593 | 717 | 859 |
| | | SOV % | | 98% | 97% | 95% | 95% |
| Subtotal | | Vehicles | | 480 | 575 | 681 | 816 |
| | | 5% Buffer | | 504 | 604 | 715 | 857 |
| TOTAL | | Spaces Req'd | Say | 500 | 600 | 715 | 860 |

JUROR PARKING

| AFTERNOON | | | Jurors/Ct | Current | 2015 | 2025 | 2035 |
|--------------|----------|---------------------|---------------|------------|------------|------------|------------|
| Criminal | District | Courts | | 9 | 11 | 14 | 17 |
| | | Jurors | 14 | 126 | 154 | 196 | 238 |
| | County | Courts | | 6 | 8 | 10 | 12 |
| | | Jurors | 12 | 72 | 96 | 120 | 144 |
| Civil | District | Courts | | 13 | 15 | 17 | 20 |
| | | Jurors | 14 | 182 | 210 | 238 | 280 |
| | County | Courts | | 2 | 3 | 4 | 5 |
| | | Jurors | 12 | 24 | 36 | 48 | 60 |
| TOTAL | | Courts | | 30 | 37 | 45 | 54 |
| | | Jurors | | 404 | 496 | 602 | 722 |
| | | DDF | | 36% | 36% | 36% | 36% |
| | | Design Day | | 145 | 178 | 216 | 259 |
| | | SOV % | | 98% | 97% | 95% | 95% |
| Subtotal | | Vehicles | | 142 | 173 | 205 | 246 |
| | | 5% Buffer | | 149 | 181 | 215 | 258 |
| TOTAL | | Spaces Req'd | Say | 135 | 165 | 195 | 235 |
| | | | | | | | |
| | | SHIFT Work | Spaces | 365 | 435 | 520 | 625 |

FUTURE PROJECTIONS

| PLANNING HORIZON | 2,010 | 2,015 | 2,025 | 2,035 |
|----------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| County FTE | 1,820 | 2,240 | 2,713 | 3,238 |
| TOTAL Needed | 2,760 ¹ | 3,363 ² | 3,951 ³ | 4,715 ³ |
| Spaces (off-street) | 2,017 | 2,017 | 2,417 | 2,717 |
| Add 700 Lavava | | 400 ⁴ | 300 ⁴ | 100 ⁵ |
| Optimize inventory | | | | 250 ⁶ |
| TOTAL County Spaces | | 2,417 | 2,717 | 3,067 |
| Total Permits | | 2,900 ⁷ | 3,260 ⁷ | 3,680 ⁷ |
| Public (on-street) | 917 | 871 ⁸ | 828 ⁸ | 786 ⁸ |
| TOTAL Provided | 2,934 | 3,772 | 4,088 | 4,467 |
| AVAILABLE | 174 | 409 | 137 | (249) |

¹ observed (inc.2% transit)+ wait list

⁵ Convert Drive-thru

² 1% SOV reduction phased in

⁶ 10% of 2493 owned

³ 3% max SOV reduction

⁷ 1.2 over-issue

⁴ Phased occupancy of 700 Lavaca

⁸ 5% reduction to Transit & Great Street

DRAFT INVENTORY REQUIREMENTS

| DRAFT Off-Street Inventory Requirements | | | | |
|------------------------------------------------|------------------|------------------|-------------|------------------|
| | 2010 | 2015 | 2025 | 2035 |
| County-Owned Spaces | 1,792 | 1,792 | 1,792 | 1,792 |
| 700 Lavaca Phased-in | | 400 | 699 | 799 ¹ |
| Leased Spaces | 225 ² | | | |
| Gains – 10% Optimization | | 249 ³ | 249 | 249 |
| TOTAL OFF-STREET INVENTORY | 2,017 | 2,441 | 2,740 | 2,840 |
| | | | | |
| TOTAL OFF-STREET DEMAND | 1,946 | 2,278 | 2,710 | 3,239 |
| TOTAL SURPLUS / DEFICIT | 71 | 163 | 30 | (399) |

1. Assumes that lower-level can be converted from drive-through bank teller to garage.
2. Assumes that County will no longer lease spaces in 2015.
3. Assumes that all 699 of 700 Lavaca Spaces, excluding the lower-level bank teller floor, will be optimized in 2015 for a one-time gain of appx. 69 spaces.

PROJECTED PARKING DEMAND

| DRAFT Off-Street Parking Demand Projections | | | | |
|----------------------------------------------------------------------|--------------|--------------|--------------|--------------|
| | 2010 | 2015 | 2025 | 2035 |
| Projected # of County FTEs | 1,822 | 2,235 | 2,713 | 3,238 |
| Transit % - Phased-in | 2% | 3% | 5% | 5% |
| # of Permits Issued to FTEs | 1,786 | 2,168 | 2,577 | 3,076 |
| # of SPACES (85% ave. daily use of permits / 120% over-issue) | 1,581 | 1,843 | 2,190 | 2,614 |
| | | | | |
| Projected Jury & Shift Workers¹ | 365 | 435 | 520 | 625 |
| Visitors/Others (6% of FTEs) | 109 | 134 | 163 | 194 |
| TOTAL OFF-STREET DEMAND | 2,055 | 2,412 | 2,872 | 3,433 |

1. Includes Average # of Afternoon Jurors & Shift Workers. Assumes that a typical jury call/Monday morning demand can be accommodated by implementation of flexible schedules and lengthening time-periods for on-street parking nearest to the Courthouses.

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| | | | | |
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| TOTAL SURPLUS / DEFICIT | (38) | 29 | (132) | (593) |

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