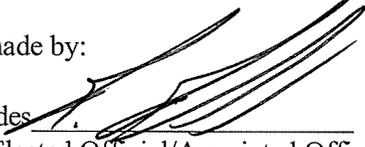


Travis County Commissioners Court Agenda Request

Voting Session **August 10, 2010**

I. A. Request made by:

Rodney Rhoades  Phone # 854-8679

Signature of Elected Official/Appointed Official/Executive Manager/County Attorney

B. Requested Text:

Discuss and take appropriate action related to Planning Assumptions to be used by Broaddus & Associates for the development of the Travis County Central Campus Master Plan including:

- a. parking permits and zoned parking will be used to maximize county assets by up to a 20% increase in utilization in the future;
- b. Travis County will, overtime, reach a 5% reduction in demand for parking through the use of alternative modes of transportation;
- c. existing resources throughout the area will be maximized to offset the need to build additional structure parking for visitor and juror parking in the Central Campus.
- d. parking structures developed for visitor and juror parking will be pay to park operations constructed through partnerships that serve the area of the potential garage, not a single use garage.

C. Approved by: _____

Signature of Commissioner(s) or County Judge

II. A. Backup memorandum and exhibits should be attached and submitted with this Agenda Request (Original and eight copies of agenda request and backup).

B. Please list all of the agencies or officials names and telephone numbers that might be affected or be involved with the request. Send a copy of this Agenda Request and backup to them:

Honorable John K, Dietz, 250th District Court	854-9312
Honorable Bob Perkins, 331 st District Court	854-9443
Honorable Lora Livingston, 261 st District Court	854-9309
Honorable Brenda Kennedy, 403 rd District Court	854-9808
Honorable Eric Shepperd, County Court-at-Law #2	854-9248
Honorable David Crain, County Court-at-Law #3	854-9243
Honorable Michael Denton	854-9896
Honorable Guy Herman, Probate Court	854-9258
Honorable Herb Evans, Justice of the Peace, Pct.5	854-9050
Bruce Elfant, Constable Pct., 5	854-9100
Debra Hale, Criminal Court Administration	854-9244
Peg Liedtke, Civil Court Administration	854-9364
Sheriff Greg Hamilton	854-9770
Amalia Rodriguez-Mendoza, District Clerk	854-9737
Dana DeBeauvoir , County Clerk	854-9188
Rosemary Lehmborg, District Attorney	854-9400
David Escamilla, County Attorney	854-9415
Dolores Ortega-Carter, Travis County Treasurer	854- 9365
Susan Spataro, Travis County Auditor	854-9125
Cyd Grimes, Travis County Purchasing Agent	854-9700
Danny Hobby, Executive Manager Emergency Services	854-9367
Roger Jefferies, Executive Manager Justice & Public Safety	854-4415
Sherri Fleming, Executive Manager Health & Human & Veterans' Services	854-4100
Joe Gieselmann, Executive Manager Transportation & Natural Resources	854-9383
Sydnia Crosbie, Chair Travis County Parking Committee	854-9383
Roger El Khoury, Director Facilities Management Department	854-4579
Joe Harlow, Chief Technology Officer	854-9175
Deece Eckstein , Intergovernmental Relations Coordinator	854-9754
Steven Broberg, Director of Records Management	854-9575
Todd Osburn, HRMD	854-9165
Dan Mansur, HRMD	854-9165
Rodney Rhoades, Executive Manager Planning & Budget	854-8679
Belinda Powell, Strategic Planning Manager	854-9106
Leslie Stricklan, AIA, Sr. Project Manager	854-4778

III. Required Authorizations: Please check if applicable:

- Planning and Budget Office (854-9106)
- Additional funding for any department or for any purpose
- Transfer of existing funds within or between any line item budget
- Grant
- Human Resources Department(854-9165)
- A change in your department's personnel (reclassifications, etc.)
- Purchasing Office (854-9700)
- Bid, Purchase Contract, Request for Proposal, Procurement
- County Attorney's Office (854-9415)
- Contract, Agreement, Policy & Procedure

AGENDA REQUEST DEADLINE: This Agenda Request complete with backup memorandum and exhibits should be submitted to the County Judge's Office no later than 5:00 PM on Tuesday for the following week's meeting. Late or incomplete request may be deferred to the next subsequent meeting.



PLANNING AND BUDGET OFFICE
TRAVIS COUNTY, TEXAS

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

MEMORANDUM

August 10, 2010

TO: Members of the Commissioners Court

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

SUBJECT: Discuss Planning Assumptions to be used by Broaddus & Associates for the development of the Travis County Central Campus Master Plan including:

- a. parking permits and zoned parking will be used to maximize county assets by up to a 20% increase in utilization in the future;
- b. Travis County will, over time, reach a 5% total additional reduction in demand for parking through the use of alternative modes of transportation;
- c. existing resources throughout the area will be maximized to offset the need to build additional structured parking for visitor and juror parking in the Central Campus;
- d. parking structures developed for visitor and juror parking will be pay to park operations constructed through partnerships that serve the area of the potential garage, not a single use garage.

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. In order to complete the assessment and determine an appropriate level of parking to be included in the Central Campus Master Plan, the Commissioners Court is asked to approve a series of planning assumptions. These assumptions 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 for Travis County offices and departments in the Phase I Needs Assessment. The parking options developed will be presented in late September as an integrated part of the Master Plan Scenarios prepared for further discussion and community in-put.

In the mean time, more specific information related to the "demand" driven by the county's forecast growth can be developed once a more defined set of parameters have been identified. Given best

practices for planning in the industry the Broaddus team recommends the following assumptions be used when calculating parking demand for single occupant vehicles in the Central Campus:

- a) **Parking permits for a particular parking zone will be issued to county employees parking their vehicles in the Central Campus area.** Industry research of this practice and an analysis of the county’s current assets indicate an increase in utilization of approximately 20% should be planned if this assumption is used.

The following information is provided to address questions related to the impact of using a planning assumption that continues the practice of assigned parking for every Travis County employee rather than zoned parking. The table shown below indicates the size of the additional parking structures that would need to be added to the Travis County inventory. This information does not include where the structures might be located or what the impact of any replacement parking structures needed where current garage sites might be used to develop new buildings. These issues will be developed with the specific Master Plan Scenarios after a planning assumption/direction is adopted by the Commissioners Court.

	Current	2015	2025	2035
Inventory of County owned parking	1093	1093	1093	1093
Incremental occupancy of 700 Lavaca garage	301	574	659	699
TOTAL	1394	1667	1752	1792
County FTE Per Broaddus Phase I Assessment				
General Government	625	800	967	1188
Courts Related	1298	1548	1874	2195
TOTAL	1923	2348	2841	3383
TOTAL Parking Deficit	-529	-681	-1089	-1591
Demand Reduced by 25% (assumption A & B)	1442	1761	2131	2537
TOTAL Parking Deficit w/ reduction	-48	-94	-379	-745

700 Lavaca Garage - 699 spaces
 Granger Garage - 372 spaces
 San Antonio Garage - 378 spaces

- b) **Travis County will over time reach a 5% total additional reduction in demand for parking through the use of alternative modes of transportation.** This assumption will reduce the planned demand figures by an additional 5%. The county realizes a 2% demand reduction through our current efforts to promote mass transit use. Industry findings are that a successful program can reach a 5% reduction in demand. This is consistent with the findings of the Downtown Austin Alliance’s (DAA) Transportation Management Association (TMA) analysis for the Austin Central Business District. The Central Campus is targeted by Capitol Metro and the City of Austin to become a “transit rich corridor.” The Broaddus team believes that the continuation of the County’s promotion of alternative transit methods to the single occupant vehicle and the addition of resources to the Central Campus area makes a 5% reduction in demand a reasonable planning target for the Travis County Master Plan.

- c) **Existing resources throughout the area will be maximized to offset the need to build additional structure parking for visitor and juror parking in the Central Campus.** As the City of Austin and Capitol Metro continue to evaluate changes to transit patterns, streetscapes, parking ordinances and requirements, inventory of on-street parking resources as well as off-street resources available in the Central Business District this will inevitably change the access to parking resources. Recognizing that the demand for visitor, particularly juror, parking fluctuates significantly throughout the week, the Broaddus team recommends that alternatives to additional structured parking for this demand factor be used as a base planning assumption. This will allow the Commissioners Court to meet this recognized demand in a fashion that can use a variety of solutions such as consideration for remote parking with shuttle services as was used in the past from Palmer Auditorium, continuing the agreement with the City of Austin for the use of metered spaces, or other remote parking options that might become available through discussions with other entities.

The attached pages from the Bexar County and Tarrant County web sites show that they offer visitors and jurors several travel and parking options to accommodate access for their civic service. The Harris County web page attached allows jurors to see where there is parking available to them around the various justice facilities. This assumption would plan for Travis County to have the same sort of practices related to visitor and juror access and parking as these other Texas counties.

- d) **Parking structures developed for visitor and juror parking will be pay to park operations constructed through partnerships that serve the area of the potential garage, not just as a single use garage.** According to research provided by the District Judges' Office, in FY '08-'09 Bexar County realized \$193,691 over the cost of operation for a pay to park central garage that supports their court system. Harris County realized combined earnings for FY '10, ending Feb. 2010, of \$1,449,566 from their pay to park visitor garage and their Jury Assembly garage. It is clear that offering customers options for access to the court systems in other urban counties still generates enough demand for single occupant vehicle parking that garages are required. However, benchmarking performed by the Broaddus team also indicates the other large urban counties in Texas not only provide some level of parking for visitors and jurors among the options for access, but that they are pay to park operations. Adopting similar planning assumptions for the Travis County Master Plan will allow the Commissioners Court to evaluate the best partnerships and arrangements to accommodate juror and visitor pay to park structures as a resource, while assuring the community that every effort will be made in ensure that more large parking structures are not developed in the Central Business District that will "go dark" after 5:00 p.m. at night, but will serve other uses that support community businesses, activities, events, etc.

With these recommended directions from the Commissioners Court the Broaddus team will finalize a parking assessment report for review and comment. The employee parking assumptions can be incorporated into the scenarios currently under development and those assumptions related to visitor parking and juror parking which are dependant on the development of on-going partnerships, inter-local agreements, or other contractual relationships will be noted but not necessarily shown on the Master Plan scenario diagrams moving forward.

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Honorable Bob Perkins, 331st District Court
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Honorable Brenda Kennedy, 403rd District Court
Honorable Eric Shepperd, County Court-at-Law #2
Honorable Michael Denton
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