



# City of Austin

City Hall, 301 W. 2<sup>nd</sup> Street, Suite 2030, Austin, TX 78701

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Carol Drennan  
(CM Spelman)  
Chair

## **Robert Mueller Municipal Airport Plan Implementation Advisory Commission 20140513004A**

Michael Jones  
(MPT Cole)  
Vice-Chair

Date of Approval: 5/13/14  
Record of the vote: Unanimous on a 5-0 vote

Rick Krivoniak  
(Mayor Leffingwell)

### **MEMORANDUM**

James Dwyer  
(CM Martinez)

**TO: Mayor Leffingwell and the Austin City Council**

Jim Walker  
(CM Morrison)

**DATE: May 15, 2014**

Corky Hilliard  
(CM Riley)

**RE: May 22, 2014 City Council Draft Agenda Item 43 - Mueller Pilot  
Parking Management District**

Jerry Perkins  
(CM Tovo)

Mayor and Council Members,

Pam Hefner  
Staff Liaison  
EDD

Staff recently informed members of the Robert Mueller Municipal Airport (RMMA) Plan Implementation Advisory Commission (PIAC) of the upcoming City Council Draft Agenda Item regarding a Mueller Pilot Parking Management District.

Jill Fagan  
Staff Liaison  
EDD

We want to let you know that a coordinated planning effort has been underway for over eighteen months between the City of Austin Transportation Department (ATD), Economic Development Department (EDD), and Catellus and their consultant Nelson Nygaard to study and plan for public parking needs at Mueller. The study included robust public outreach to residential and commercial stakeholders via focus group meetings, a public workshop, and several surveys. Our Commission's most recent briefing was on May 13, 2014, and at least two of our members participated in many of the prior events.

Out of this work came the recommendation to create a Parking & Transportation Management District (PTMD) to comprehensively address those needs at Mueller. The PTMD would initially be comprised of representatives from the City, including Parking Enterprise, ATD and EDD, and Catellus, Mueller's master developer, and would oversee the phased implementation of various parking and related transportation management tools, including many of which are already currently implemented across Austin, such as:

Parking Enforcement

On-street parking management

Residential Permit Parking

Car & bike sharing

Metered Parking with shared revenue

Public & private off-street parking coordination

Way-finding & signage

We thank the Council in recognizing the importance of a PTMD at Mueller. In anticipation of your directing the City Manager to implement this program, the Commission would like to note a couple of vital points.

Of considerable concern is access to Mueller's parks. Currently, a very demographically and ethnically diverse population of non-Mueller residents heavily use the parks, especially Lake Park and the Northwest Greenway. Special effort must be made to allow the general public access to free or low-cost parking for these areas until further park development in north and east Austin occurs.

Also urgent is that the pilot program include a shared revenue arrangement, so that a substantial portion of the funds from paid parking spaces are set aside for improvements at Mueller. Signage, way-finding and directions to parking are critical for several years to come, as unfamiliarity and continuing construction will persist at Mueller, potentially confusing non-local visitors in locating facilities like the Dell Children's Medical Center and the coming AISD Performing Arts Center.

Sincerely,

The Robert Mueller Municipal Airport Plan Implementation Advisory Commission

Carol Drennan, Chair  
(CM Spelman)

Michael Jones, Vice-Chair  
(MPT Cole)

Rick Krivoniak  
(Mayor Leffingwell)

James Dwyer  
(CM Martinez)

Jim Walker  
(CM Morrison)

Corky Hilliard  
(CM Riley)

Jerry Perkins  
(CM Tovo)

Attachments:

May 13, 2014 RMMA PIAC Mueller Parking Study, Recommendations & PTMD Briefing

# MUELLER PARKING STUDY, RECOMMENDATIONS & PILOT PTMD

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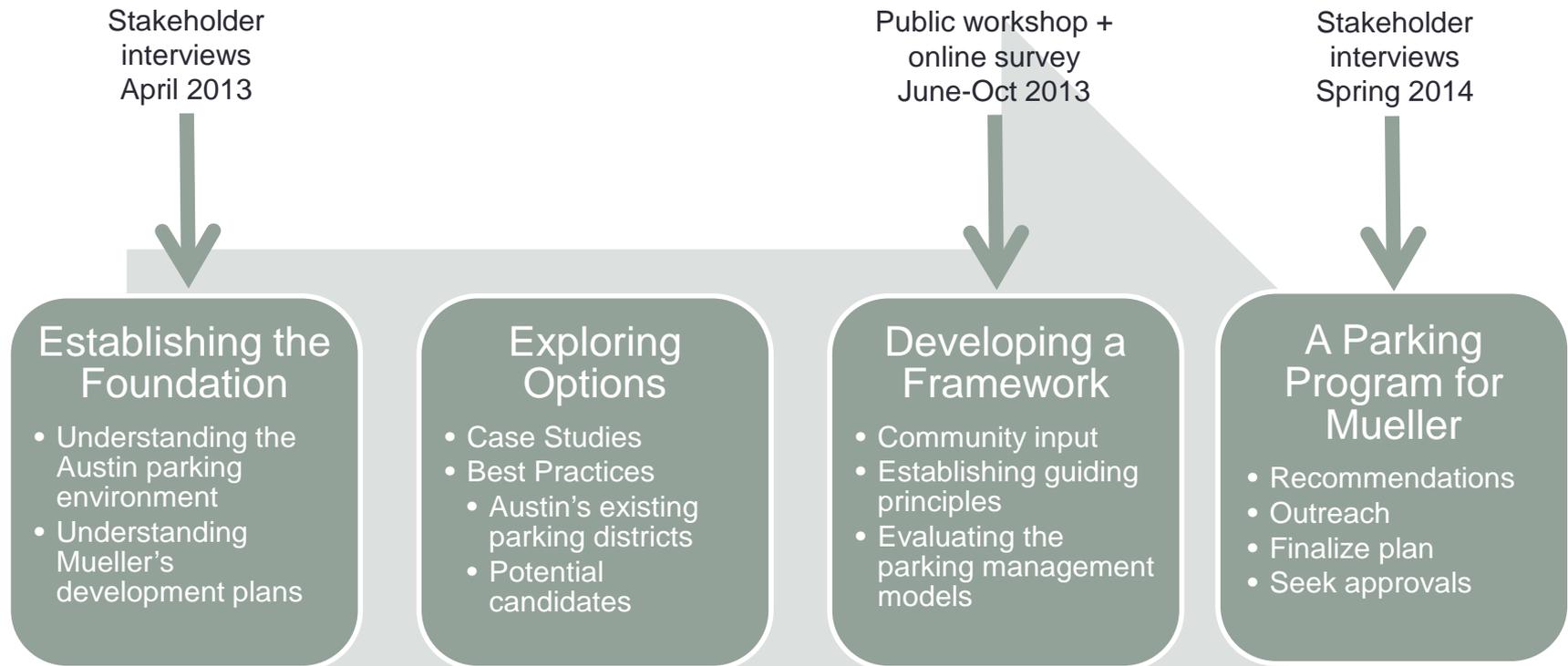
*Parking and Transportation Management District*

RMMA PIAC Briefing  
Tuesday, May 13, 2014

# MUELLER PARKING STUDY & RECOMMENDATIONS

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# Mueller Parking Study - Project Schedule



# Current and Future Development Program



**Residential**

**Commercial**

**Institutional**

**Retail**

**Greenspace**

**Infrastructure**

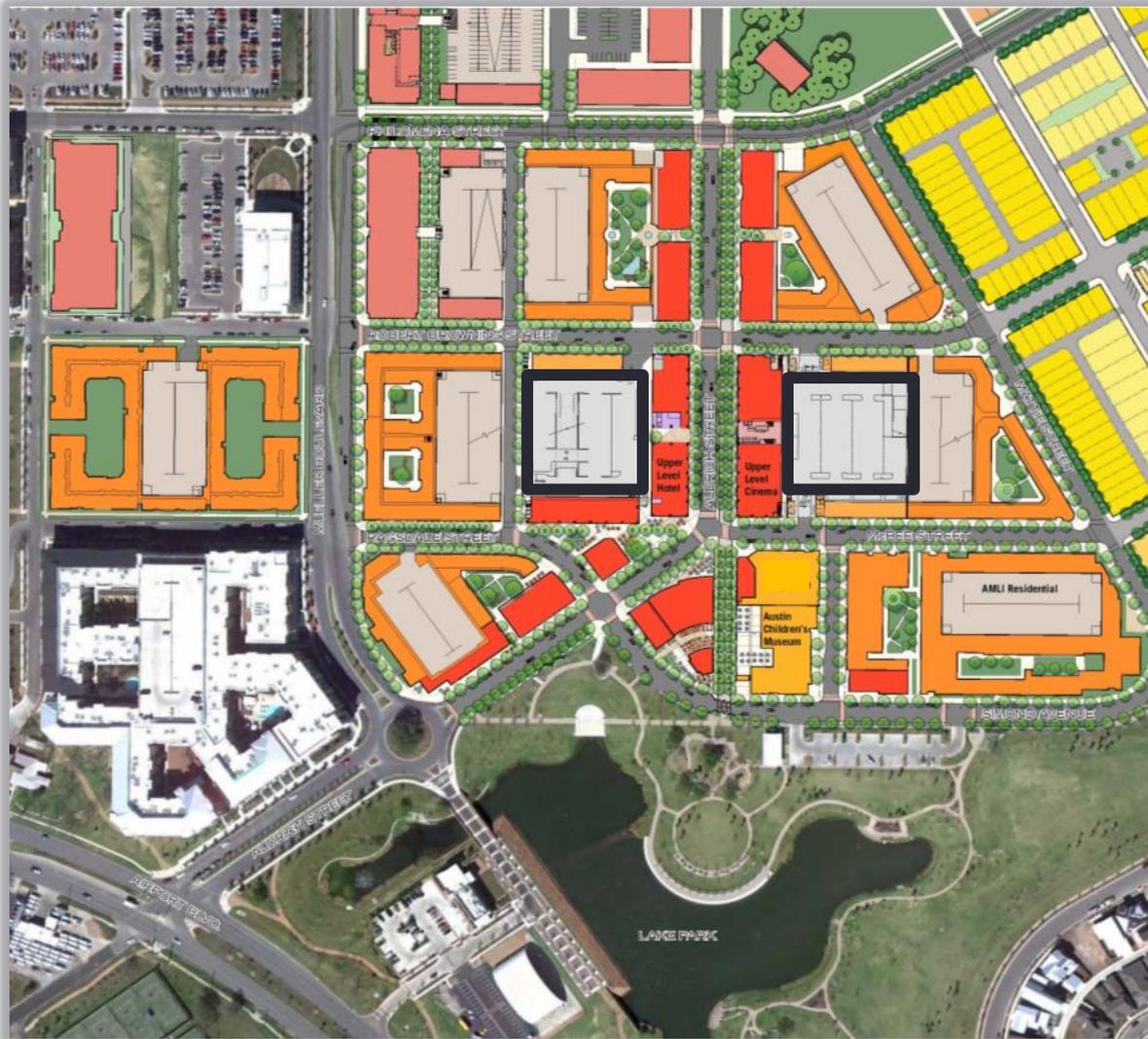
	Today	Build-Out
Residential	1,900 dwelling units (3,600 residents)	5,900 dwelling units (13,000 residents)
Commercial/Institutional	1.3 million square feet (3,900 employees)	3.5 million square feet (13,000 employees)
Retail	500,000 square feet	710,000 square feet
Parks	75 acres	140 acres
Trails	4.75 miles	13+ miles



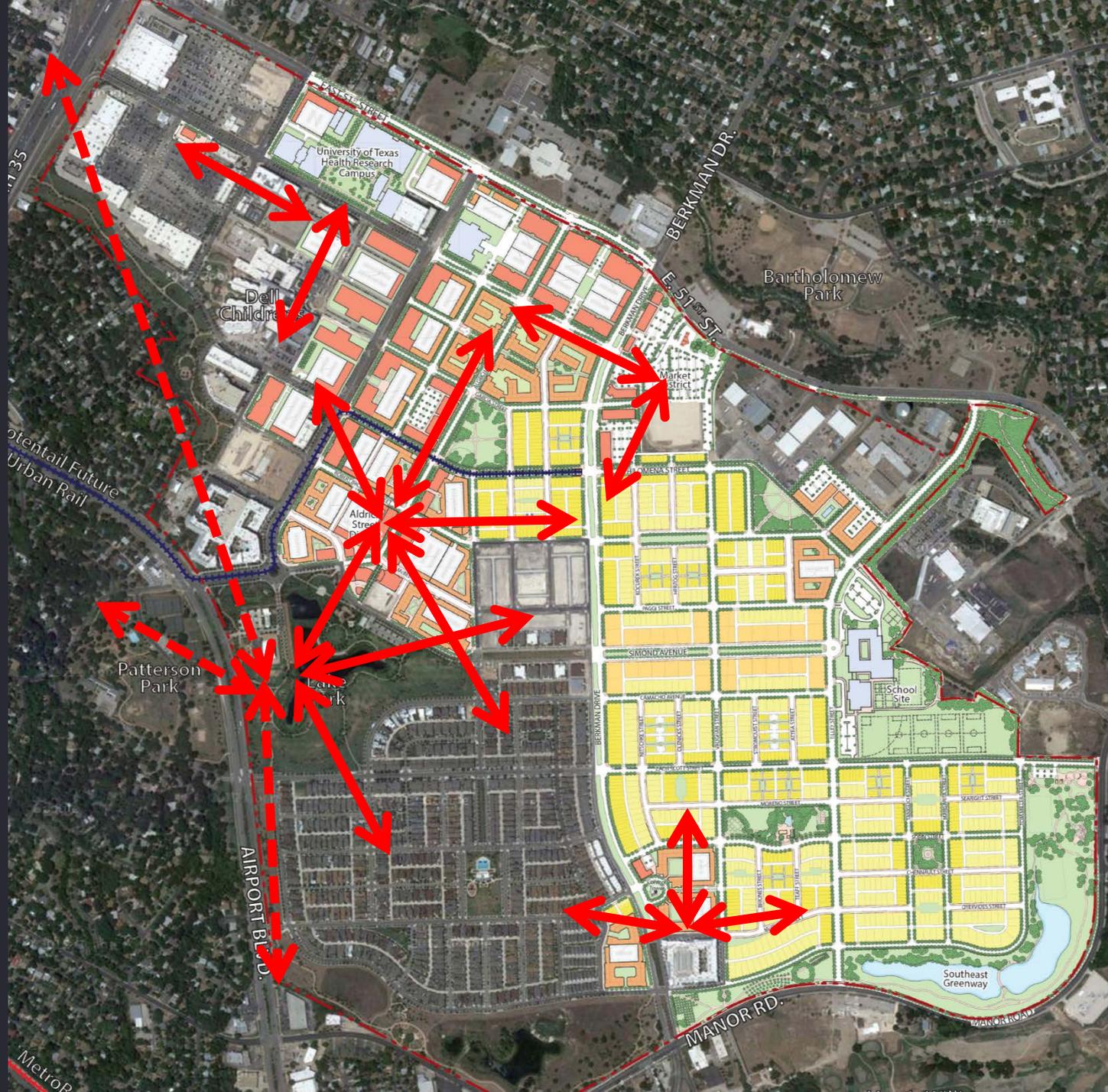
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# Town Center Parking Needs



- Residential and office blocks have dedicated parking
- Public district parking
  - The Thinkery
  - Movie theater
  - Retail
  - Restaurants
  - Hotel
  - Mixed-use residential and office
- Lake Park and other park parking



135

Potential Future  
Urban Rail

MetroB

University of Texas  
Health Research  
Campus

Dell  
Children's

BERKMAN DR.  
E. 51<sup>ST</sup> ST.

Bartholomew  
Park

Market  
Street

Aldine  
Street

WENK STREET

Patterson  
Park

Clark  
Park

School  
Site

AIRPORT BLVD.

MANOR RD.

Southeast  
Greenway

Source  
Nelson  
Nygaard

# Mueller Parking Program Implementation

- Parking Management Best Practices:
  - **Plan ahead**
  - **Coordinate** with stakeholders
  - **Balance** diverse needs
- Build on existing local parking tools and resources
- Create PTMD to comprehensively and proactively plan for and manage public parking at Mueller
- Implement PTMD as pilot at Mueller

# Mueller PTMD Opportunities

- Administer RPP and revenue-sharing metered parking program
- Monitor on- and off-street parking
- Coordinate with residents, tenants, owners, and neighbors on parking and transportation issues and opportunities
- Event parking and transportation coordination
- Coordinate with the COA, Capital Metro, and Project Connect on supportive transportation measures
- Coordinate other tools as needed, including validated parking, valet parking, interim construction parking, wayfinding, and trip reduction strategies

MUELLER PILOT PTMD  
*PARKING AND TRANSPORTATION  
MANAGEMENT DISTRICT*

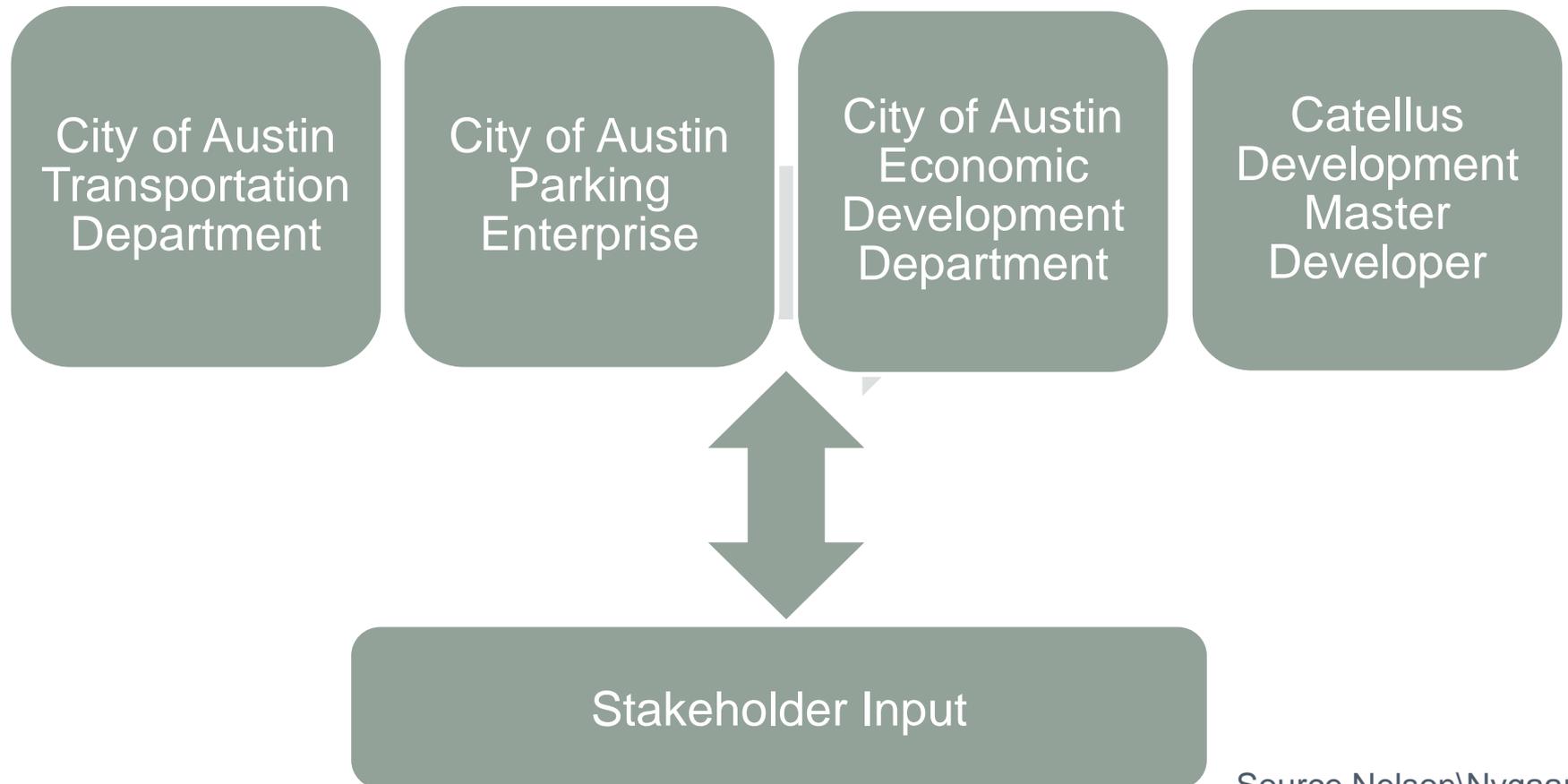
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# Mueller Pilot PTMD

- Anticipated Council Action on May 22
  - Draft Item: Approve a resolution directing the City Manager to create a pilot parking management district for the Mueller development.
- This would set up the structure for the work to proceed

# Mueller PTMD

## Planning and Implementation Team



# City of Austin Current Parking Tools

- Parking Enforcement
- Residential Permit Parking
- Metered Parking with shared revenue or Parking Benefits District
- Wayfinding and signage
- On-street parking management for safety and visibility
- Car and bike sharing
- Coordination of public and private off-street parking
- Bike parking and corrals



# Mueller Pilot PTMD Opportunities

- Parking
  - Residential Parking Permits simplified process
  - Coordination of shared parking (office & retail)
  - Future meter revenue profit-sharing for district improvements
  - Management for safety and visibility (e.g. Designating No Parking spaces)
- Designation of Zones
  - Paid or short-term parking (e.g. 2-hour)
  - Customer / Commercial Service
  - Valet
  - Car sharing
  - Ground Transportation (taxi, bus, pedicab)
  - Bus loading/unloading



# Mueller Pilot PTMD Additional Opportunities

- Special Events Parking
  - May require event / day permits
  - Coordination of off-site parking
- Transportation
  - Bus: Cap Metro & Passenger for groups/tours
  - Project Connect/Urban Rail
  - Traffic calming
- Other Transit/Supportive Measures
  - Wayfinding and signage – vehicle & pedestrian
  - Bike corrals and share programs
  - Electric vehicle car charging stations
  - Support for employer trip reduction programs

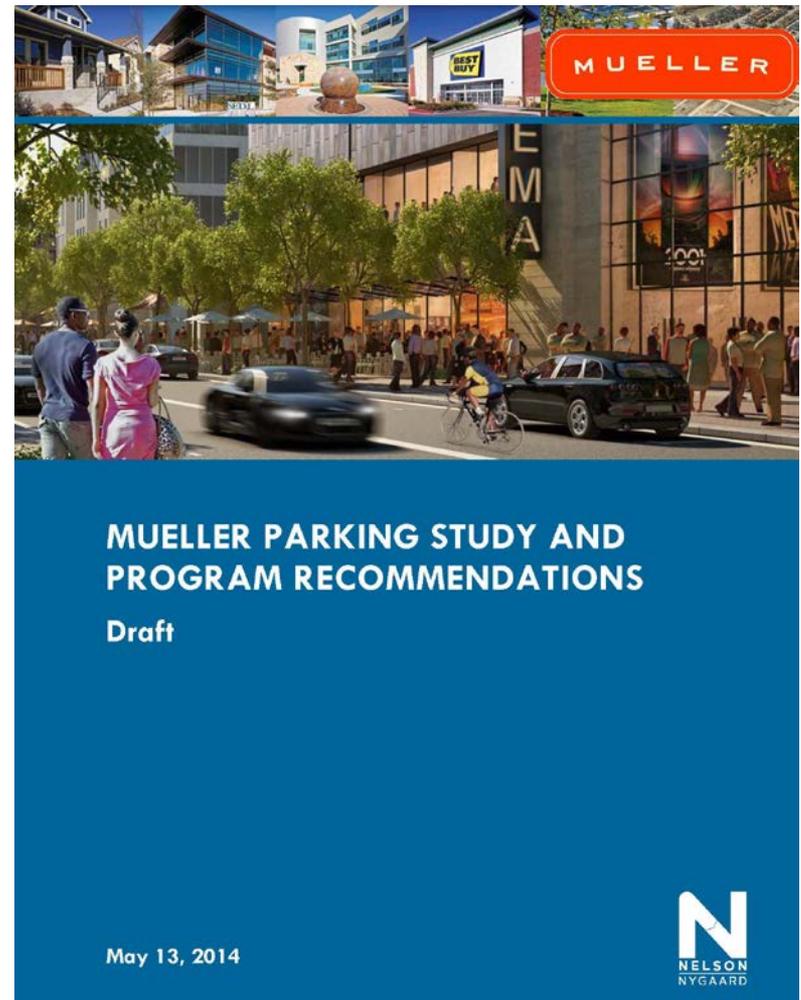


# Mueller Pilot PTMD

- Coordination between City, Catellus and stakeholders
- Phased program implementation
- Flexible program
- Responsive to on-going development and changing conditions
- Parking enforcement key
- Evaluation

# Mueller PTMD / Parking Next Steps

- Finalize Parking Study and Program Recommendations
- Draft initial PTMD guidelines
- Continue stakeholder outreach and feedback



# Questions and Discussion