




MEMORANDUM

TO: Mayor and Council Members

CC: Spencer Cronk, City Manager
Jim Smith, Interim Assistant City Manager

FROM: Robert Spillar, P.E., Director
Austin Transportation Department 

DATE: April 4, 2019

SUBJECT: Resolution No. 20180614-063, Downtown Construction Worker Parking (CIUR 2041)

The purpose of this memo is to provide an update on our response to Council Resolution No. 20180614-063 (CIUR 2041), regarding parking management for construction sites downtown. After meeting internally and with several construction industry stakeholders, we believe an appropriate next step is to assess an upcoming construction project and use our assessment as a basis for developing recommendations to appropriately address parking, while not penalizing construction workers on job sites.

The identified “Pilot Project” is located at 405 Colorado Street, which is being developed and constructed by Brandywine and JE Dunn Construction. Our pilot project will begin the first week of April 2019 and will run through February of 2020. At the peak of construction, we anticipate over 150 employees will be onsite at any given time, giving us ample opportunity to study the issue and propose sustainable solutions.

Our observations will inform recommended revisions to City Code and enforcement practices. The proposal will likely include a requirement that developments of a certain size, in specific locations, and with a certain length of construction time be required to submit a Construction Personnel Parking Mitigation Plan.

Pilot Requirements to Achieve Deliverable

We will need data to understand how construction personnel typically commutes to the job site for a large-scale downtown construction project, and their willingness and/or ability to change commute/parking behavior. To do this we will offer the following surveys in English and Spanish:

- Survey JE Dunn construction personnel and concrete crews on site twice—once in early May when the bulk of these employees start, and again in December to see if there were any changes in commute/parking behavior.
- Survey the HR contacts for each subcontractor on the project by May 1st to understand what kind of commute/parking benefits they offer to different trades, as well as their understanding of their employees' parking and commute habits, and willingness to provide certain commute benefits.

Next Steps

The Downtown Alliance and Movability are meeting with JE Dunn and Brandywine April 5 to refine questions for subcontractor employers and start work on survey questions for on-site construction personnel. After that, the team will meet periodically throughout the duration of the pilot project to download observations, lessons learned and to propose new ideas.

We are excited to evaluate a large-scale project in real time, to propose code changes or program enhancements that will have a positive affect on downtown mobility, while staying mindful of the individuals that build them. This program is in line with the City's transportation demand management (TDM) goals and presents a great opportunity to manage parking and positively impact congestion in Austin.

Should you have any questions, please feel free to contact Jason Redfern, Parking Enterprise Manager at Jason.redfern@austintexas.gov or by phone at (512) 974-7020.