




## MEMORANDUM

**TO:** Mayor and Council Members

**CC:** Spencer Cronk, City Manager  
Gina Fiandaca, Assistant City Manager

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

**DATE:** January 2, 2020

**SUBJECT:** **Downtown Construction Workers Parking Pilot**  
(Council Resolution No. 20180614-063, CIUR 2041)

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[Council Resolution No. 20180614-063](#) directed the City Manager to “propose ordinance changes or recommendations that would establish off-street parking requirements for workers at construction sites during the construction phase of development, as well as provide incentives to workers to reduce their parking impact through provision of shuttle services, carpool and vanpool coordination, daily parking cash-out, etc.” The resolution applied only to the downtown area and required that the City’s recommendations “not result in costs or fees being paid by workers on a construction site.”

In response, the City convened a group of stakeholders, including the Downtown Austin Alliance, Movability, the Association of General Contractors, labor representation, developers and general contractors (together, the “Taskforce”) to collaborate on potential solutions. The Taskforce determined that more information was needed and identified a large-scale project located at 405 Colorado (a Brandywine and JE Dunn construction project just getting underway in downtown), where the Taskforce could administer surveys to both the construction personnel and their employers over the course of a few months to better understand commute and parking patterns to the site. The results of those surveys are attached.

Based on the survey results, the Taskforce proposes the City run at least a 2-3 year pilot (or similar time period based on the typical timeline for a large-scale construction project) to test the effectiveness of the pilot program, while simultaneously surveying all of the employees of the participating projects to determine not only their commute and parking behavior to the site, but also whether such behavior changes as a result of the pilot program.

In a [previous communication to Council in response to the resolution](#), we stated that it was our intent to bring forward recommended ordinance changes to address some of the challenges associated with the construction-related parking. However, after further consultation with the Taskforce, we believe this pilot effort will offer benefit to help guide what ordinance changes – if any – may be needed in the future. Therefore, at this time, staff will pursue the pilot effort, in lieu of ordinance changes.

As part of the Construction Personnel Parking Pilot Program, the general contractor for a Large Project (defined below) will submit during the City's Right of Way Permit process, a "Construction Personnel Parking Mitigation Plan" in accordance with the following:

- "Large-Scale Project" is defined as a construction project within downtown Austin with a project cost of over \$7.5M, with a construction timeline of one (1) year or longer, and with at least thirty (30) construction personnel on site during the course of construction.
- The Construction Personnel Mitigation Plan shall include the following:
  1. Construction site location and number of projected construction personnel.
  2. Identification of off-street parking facilities with projected number of off-street spaces needed for project (see below re coordination with city spaces).
    - Draft agreement(s) (if applicable) with private parking operators to be executed prior to use of such spaces.
    - General contractor shall cover the cost of the spaces and may pass through such costs to personnel only to the extent such spaces do not exceed the cost of parking on-street, and shall include incentives for carpooling (i.e., discounted or free spaces for carpoolers).
  3. Transportation plan to/from off-street facilities:
    - Partnerships with dockless companies for discounted rides,
    - Shuttle services, or
    - Transit options.
  4. Provision of specified number of free transit passes for construction personnel.
- The City shall provide the following:
  1. On-street parking permits to designate loading and unloading zones, for large/heavy equipment and vehicles registered as "commercial";
  2. Upon commencement of the Pilot Program:
    - A term sheet for parking operator contract for general contractor to enter into, once right of way permit acquired;
    - 30-40 spaces in at least two City-owned or operated lots in or adjacent to downtown Austin; and
    - A map of privately-operated parking facilities in the four corners of downtown, including owner and operator contact information and any available garage capacity data.
- Downtown Austin Alliance and Movability can assist with the Pilot, including administration of further surveys, and work with the City to refine any requirements established after the Pilot concludes.

Austin Transportation Department staff will continue coordinating with all stakeholders during the pilot program and if the program is successful, will implement it.

Should you have any questions, please do not hesitate to contact Jason Redfern, Parking Enterprise Manager at [Jason.redfern@austintexas.gov](mailto:Jason.redfern@austintexas.gov) or by phone at (512) 974-7020.