



 **TRAVIS COUNTY**
CIVIL & FAMILY COURTHOUSE

Downtown Commission
Civil and Family Courthouse
February 18, 2015

Importance of the Court System



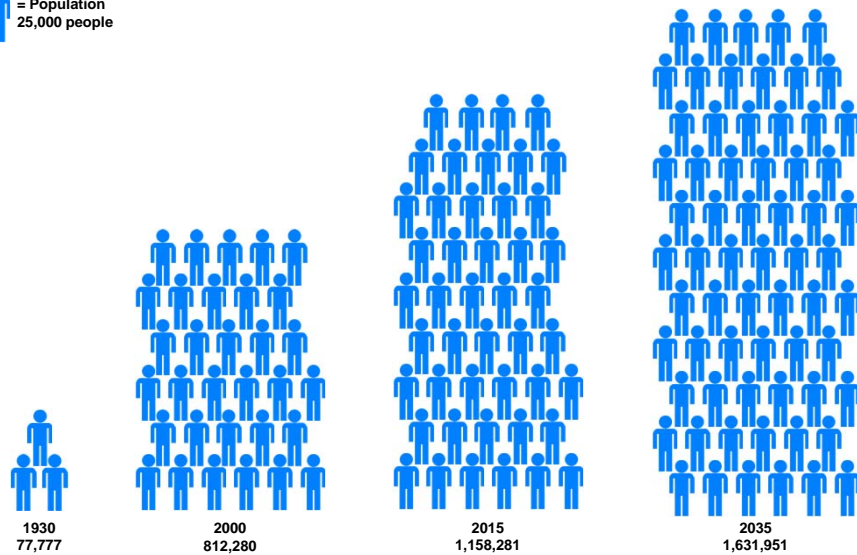
**The first duty of
society is justice.**

-Alexander Hamilton

The provision of **safe, secure, accessible** and
functional facilities to house the Courts is a
mandated obligation of the Commissioners Court.

Growth Demands – Travis County

 = Population
25,000 people



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Heman Marion Sweatt (HMS) Courthouse

Opened in 1931

Three expansions since opening

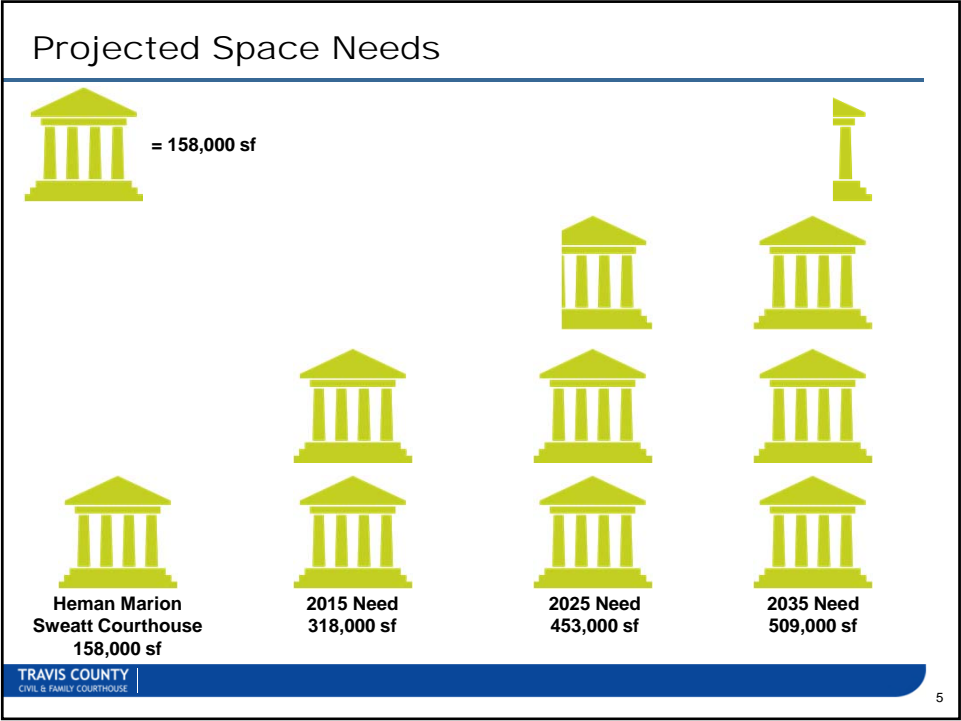
- 1958, 1962, and 1964


The building still has *significant* deficiencies.



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The Search for a Site

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Timeline

- **2006 - 2008 – County contracted an analysis of 4 sites between 11th Street, 9th Street, San Antonio and Lavaca**
 - Capital View Corridors have major impact on construction height
 - Legislative relief from View Corridors discussed in multiple sessions
- **2009 – County contracted for Central Campus (Downtown) Master Plan**
 - Oct. 2009 – Community Charrettes indicated no site for a Civil & Family Courthouse
- **Dec. 2010 – Site acquired**
- **Nov. 2011 – Central Campus Master Plan approved by Commissioners Court**



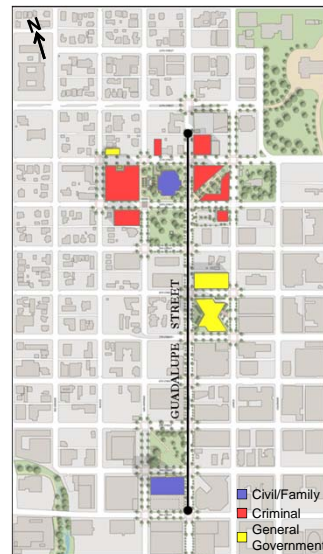
Master Planning Charrette



Composite Capital View Corridors

Central Campus Master Plan

- **Those functions not required to be downtown moved to North Campus**
- **Central Campus reserved for Justice and “the Seat of County Government” aka Commissioners Court**
 - Civil Justice
 - Criminal Justice
 - Family Justice





North Campus (Airport Blvd.) Site Discussion

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Airport Fit Analysis

4 Courts Per Floor

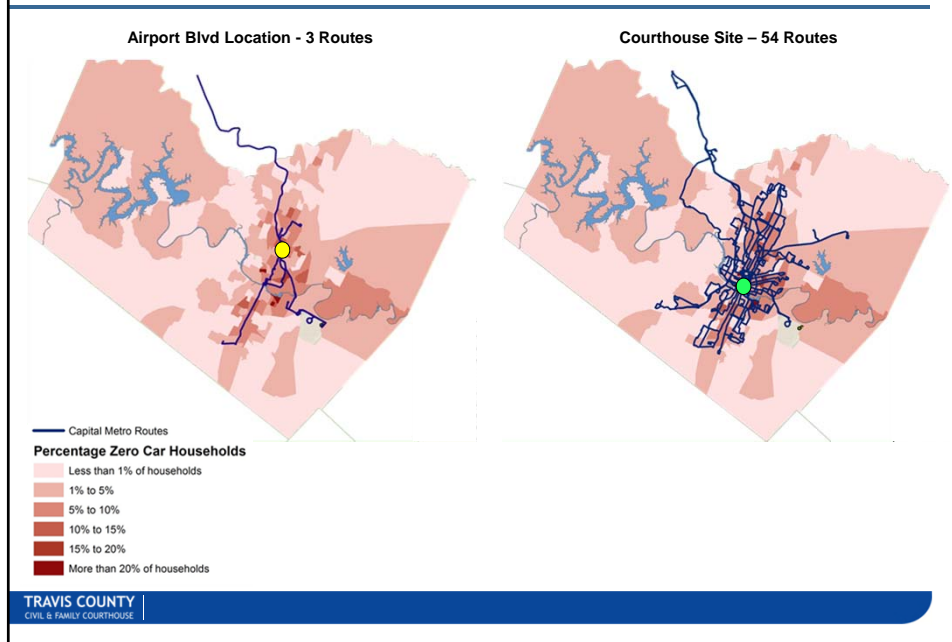


6 Courts Per Floor



- **RED** – Represents volume of Court that would exceed height restrictions.
- Height restriction exceeded by:
 - Approx. 200 ft. (4 courts per floor)
 - Approx. 120 ft. (6 courts per floor)

Accessibility Constraints – Airport Location



North Campus (Airport Blvd.) Challenges for CFCH

- Loss of affordable housing opportunity at the site
- Site is less accessible
 - Fewer Cap Metro bus lines
 - Limited access to Cap Metro Rail
 - Not accessible by most bicycles or pedestrians
- Loss of parking garage revenue potential
- City of Austin established height restrictions grossly exceeded
- Disconnection from other core Travis County functions decreases system efficiency
- Increased TCSO transit costs due to additional route and length of time
- No reduction in construction cost
- Additional costs for modified circulation pattern (6 courts)

Current Mixed-Use Plans for Airport Blvd

- **Offices:** 80,000 square feet for Tax Office & HHSVS
- **Housing:** 175-200,000 square feet of housing, affordable & market rate options, plus community amenity space
- **Retail:** 10-20,000 square feet on ground floor
- **Parking:** 300-500 parking spaces (a net increase of 150-350 spaces)



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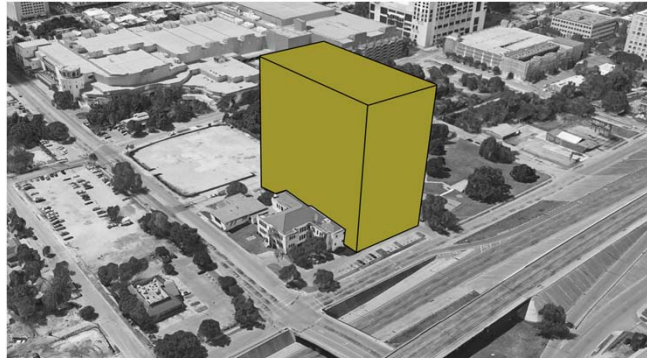
Palm School Site Discussion

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Palm School Site Fit Analysis

- Historic structure on site is a significant design challenge
- Parking limited to Judicial and In-Custody movement
- No Staff or Public Parking

4 Courts Per Floor



Note - 6 Courts Per Floor not Possible on Site

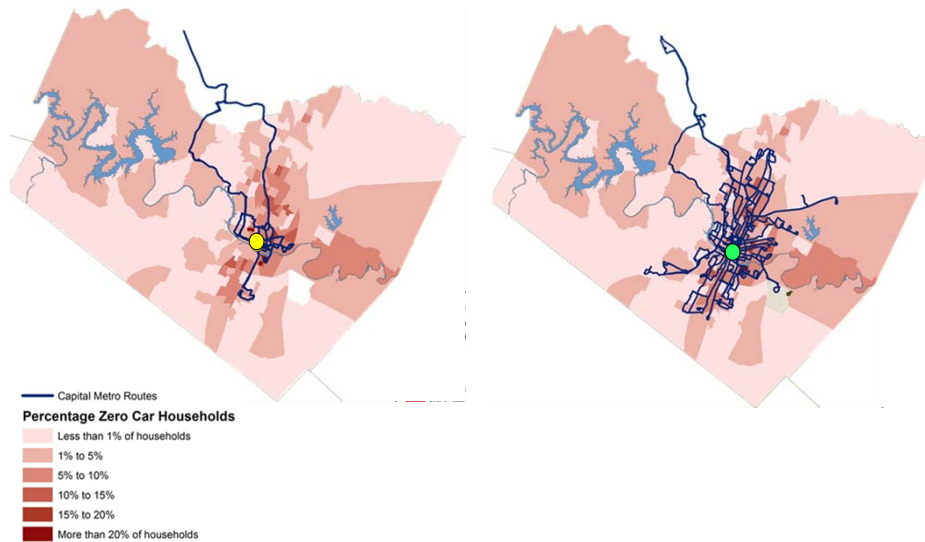
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Accessibility Constraints – Palm School Location

Palm School Location - 8 Routes

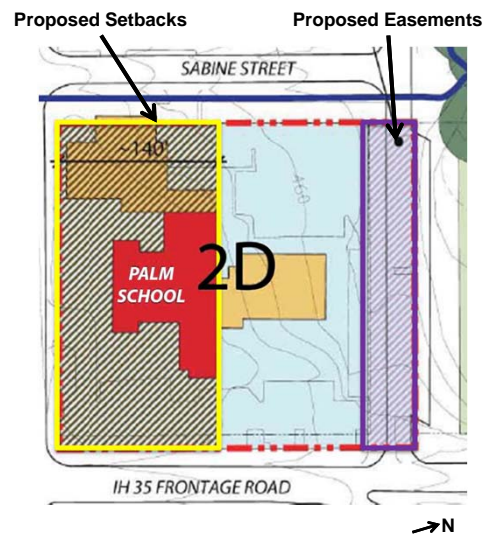
Courthouse Site – 54 Routes



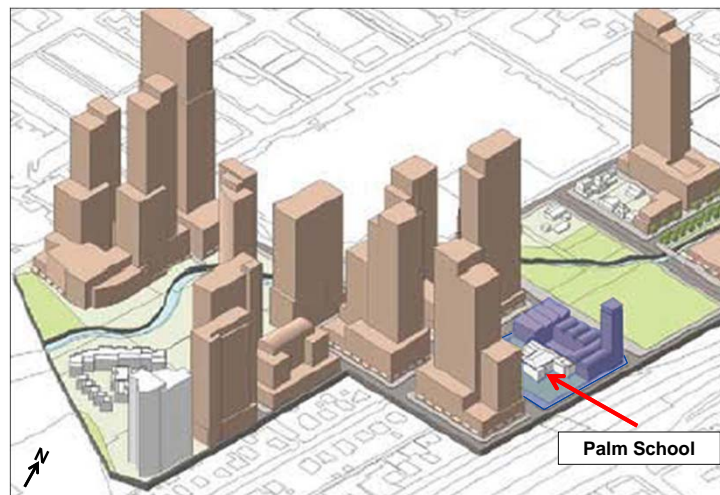
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Palm School Challenges


- Site is less accessible
 - Fewer Cap Metro Bus Lines
 - Limited access to public parking
 - No staff parking available
 - Complicated vehicle access
- No revenue opportunity from parking
- No development potential for expansion beyond initial courts structure
- Proposed setbacks & easements for 2nd Street and Sabine support mixed use pedestrian oriented street frontages
- Historic structure will be costly to design around for a Courts structure



Palm School – COA Approved Waller Creek Plan




Model of Waller Creek District, Showing Potential Build-Out



Why Downtown?

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Current Site Selection



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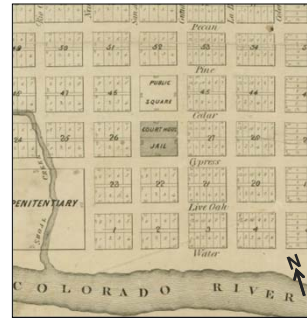
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Historic Location

- The Civil & Family Courthouse will be on site originally planned to house the Courthouse dating back to 1839
- The first Courthouse occupied the site with a jail from 1855 to 1874



2015 Proposed Travis County Civil & Family Courthouse



1839 Plan of the City of Austin – the 'Waller Plan'

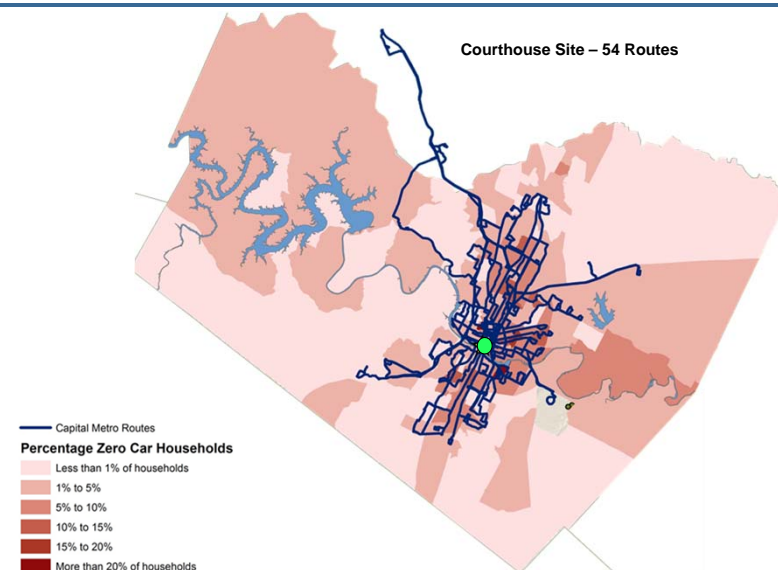


1855 Travis County Courthouse on CFCH site

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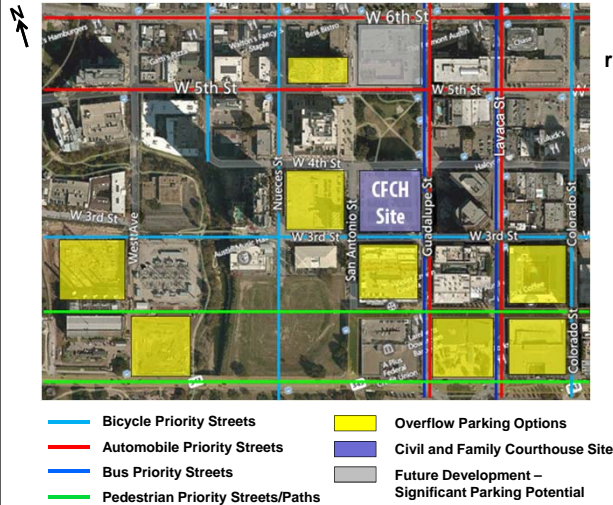
Accessibility



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Accessibility

The CFCH location is one of the most accessible locations in all of Travis County.



Every major CapMetro bus route through downtown, stops at or near the site.

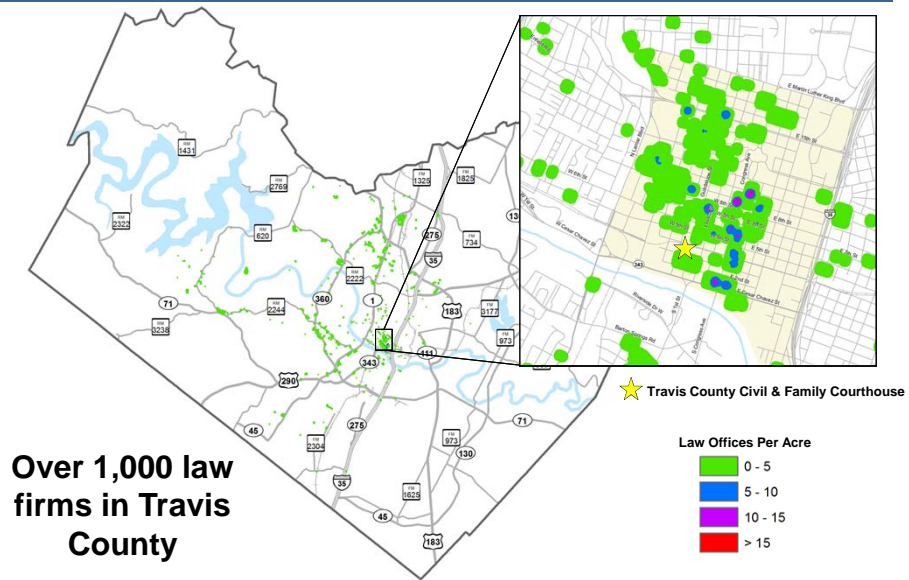


The Lance Armstrong Bikeway along 3rd Street (south side of site) is projected to be completed in 2016.

Why Downtown?

- Law Firms represent 32.1% of Class A office space
- 6729 Attorneys Practicing in Travis County
- Half of all practicing attorneys are downtown
- Top 25 Law Firms – 21 in 78701
- Need substantial support: law firm employees, Court Reporters, and other legal vendors
- Approximately 350 Travis County employees
- Courthouse draws large number of daytime patrons
 - 250,000+ annually
 - Encourages demand for commercial office space
- Texas counties with pop. > 1M have courthouse in CBD (Central Business District)

Density of Law Firms in Austin



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Older Courthouses



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Newer Courthouses



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Concept

Courthouse Concept



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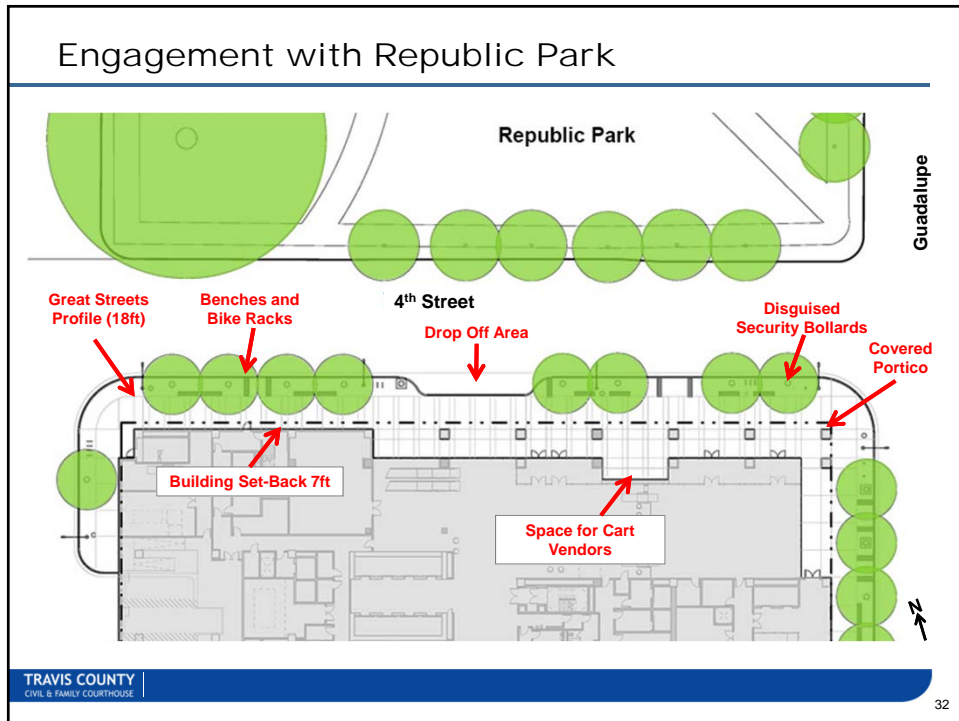
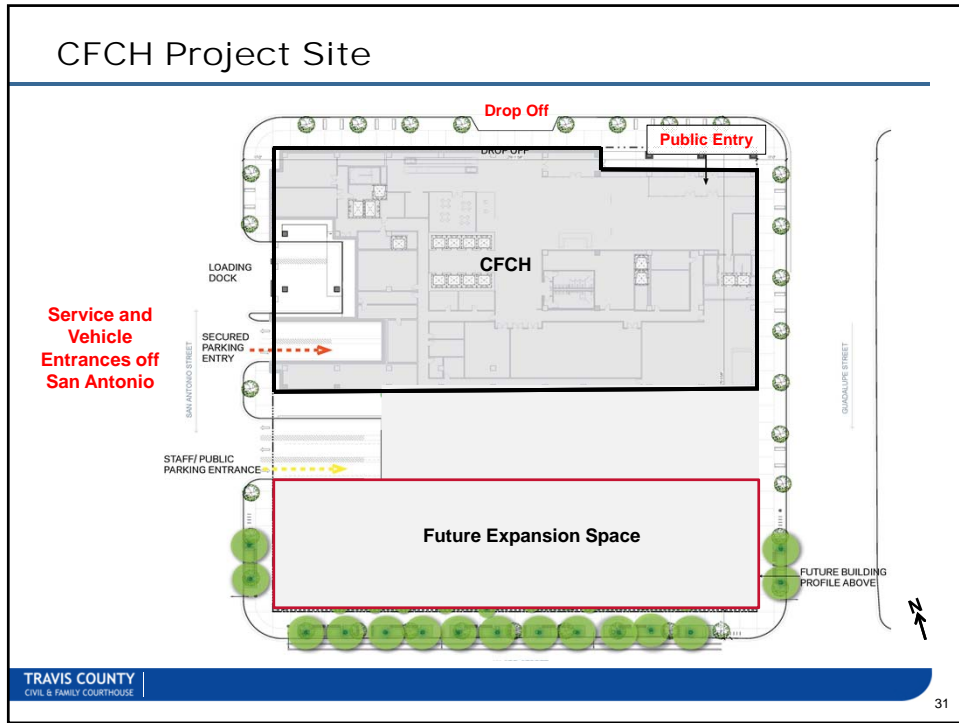
Occupants

- **Departmental Space Program approved by Commissioners Court**
 - October 14, 2014
- **Provides definition for space needs in building thru 2035**
- **14 stories**
 - Bottom 7 floors (departmental)
 - Top 7 floors (court floors)
- **28 Courtrooms (Initial build out); 33 Courtrooms (2035)**
- **Offices for 35 Judicial Officers**
- **Higher trafficked departments on lower floors**

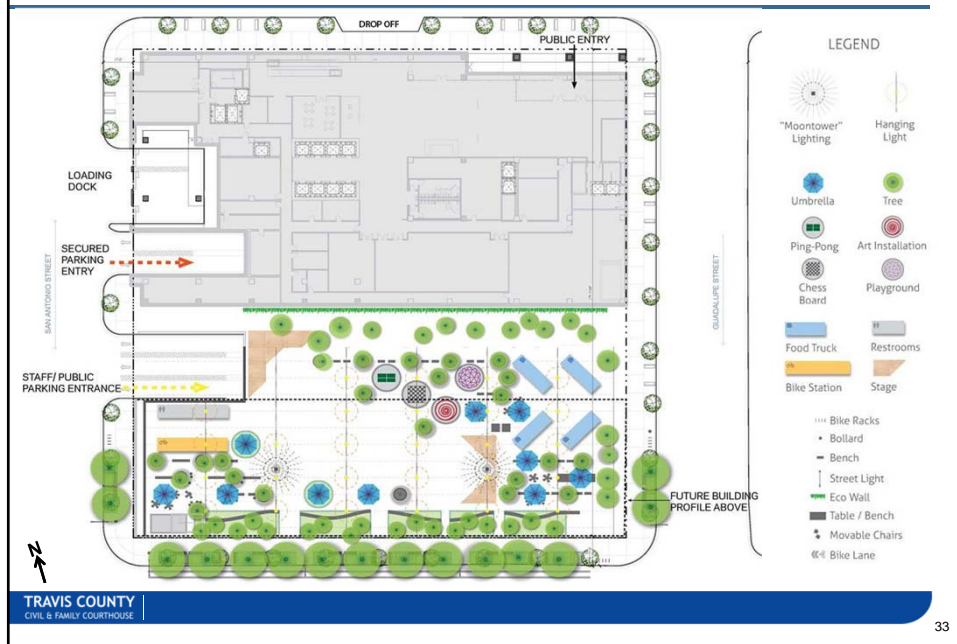
FLOOR	COURT OFFICES / DEPARTMENTS	
14	Civil and Family Courts	
13	Civil and Family Courts	
12	Civil and Family Courts	
11	Civil and Family Courts	
10	Civil and Family Courts	
9	Civil and Family Courts	
8	Civil/Family Courts	District Attorney
7	Domestic Relations Office	County Attorney
6	County Clerk	Child Drop Off
5	District Clerk	Court Admin
4	Probate Court	County Clerk Mental Health
3	IV-D Associate Judge's Courts	Office of Child Representation
2	Law Library / Self Help Center	
1	Security	Info Booth
P1	Sheriff Transport & Staging	Public Parking

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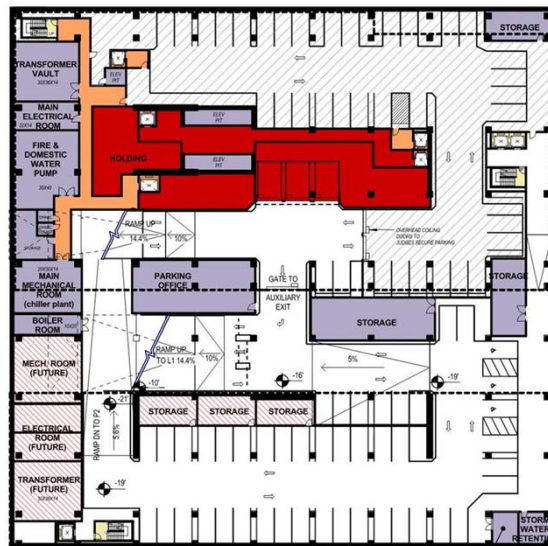


Interim Space



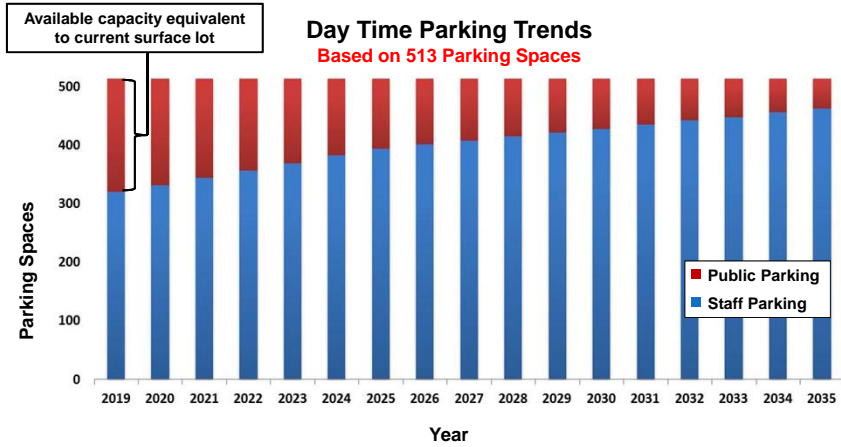
Parking Level - P1

Level	Secure	Standard
Level P1	35	49
Level P2	0	142
Level P3	0	161
Level P4	0	161
Total	35	513



Parking

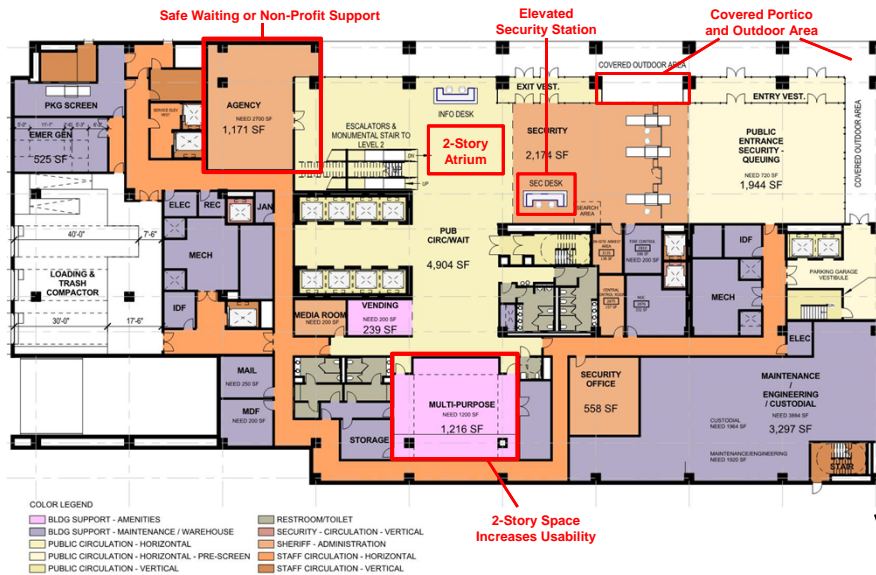
- Revenue Streams
 - Evening and night parking
 - Special event parking
- Annual revenue potential exceeds \$1 Million



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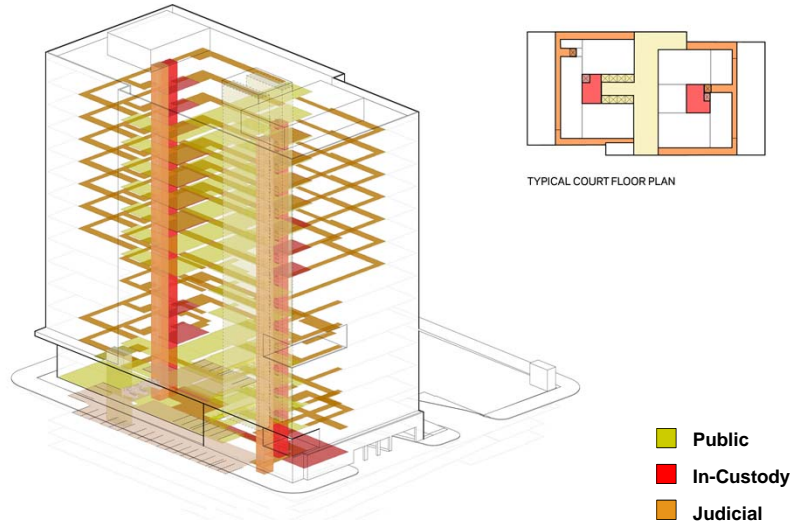
CFCH Level - 01



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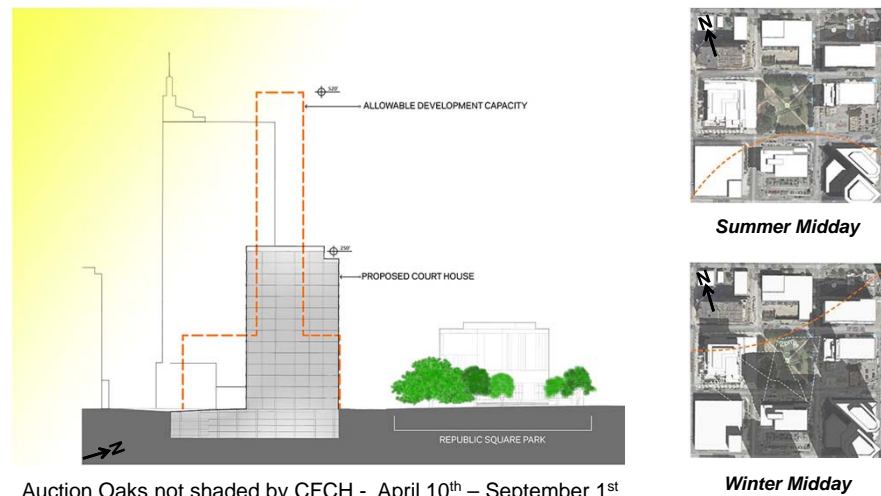
Circulation Zones



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Shading Analysis

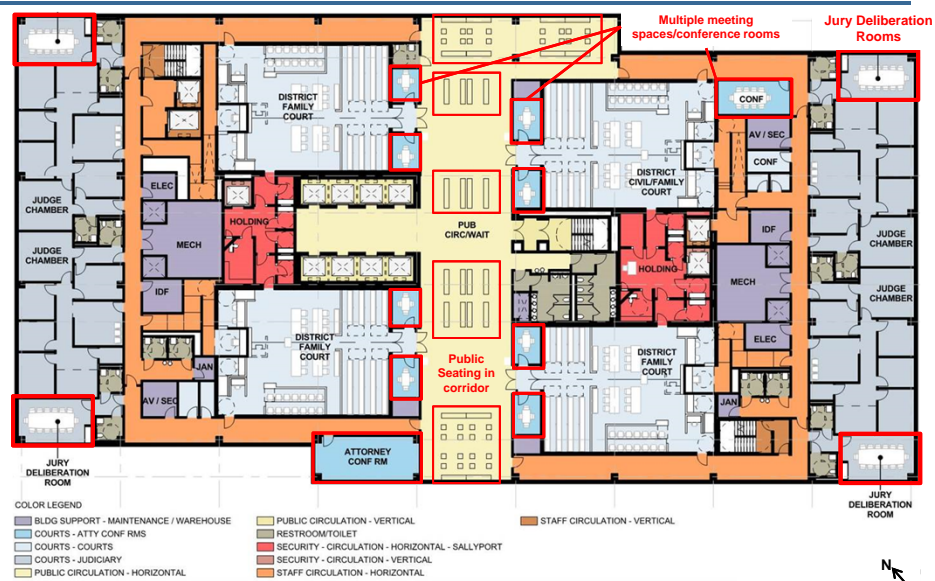


- Auction Oaks not shaded by CFCH - April 10th – September 1st
- 6-hrs of continuous sunlight - March 10th – October 12th
- **Only impact occurs during winter months when trees are dormant**

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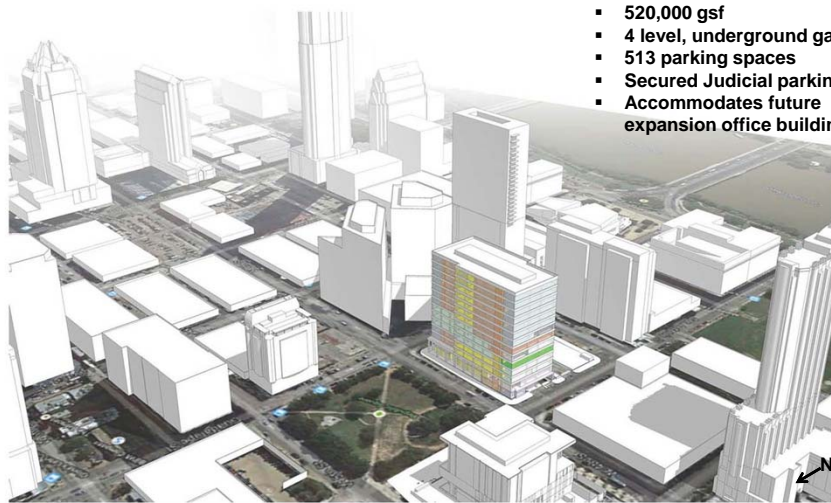
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Typical Court Floor



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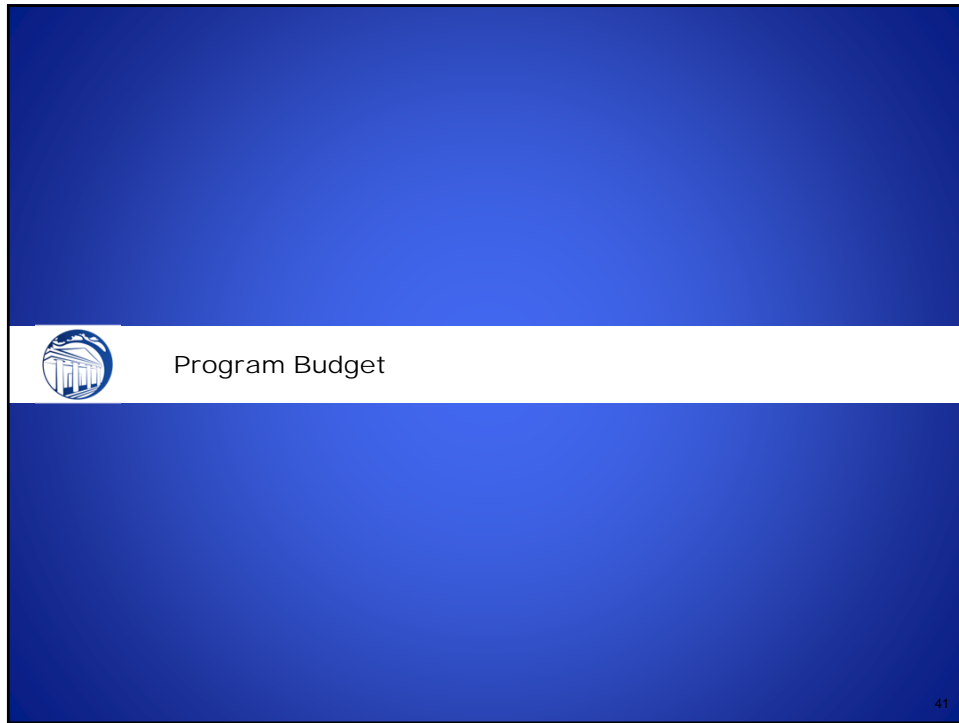
Concept



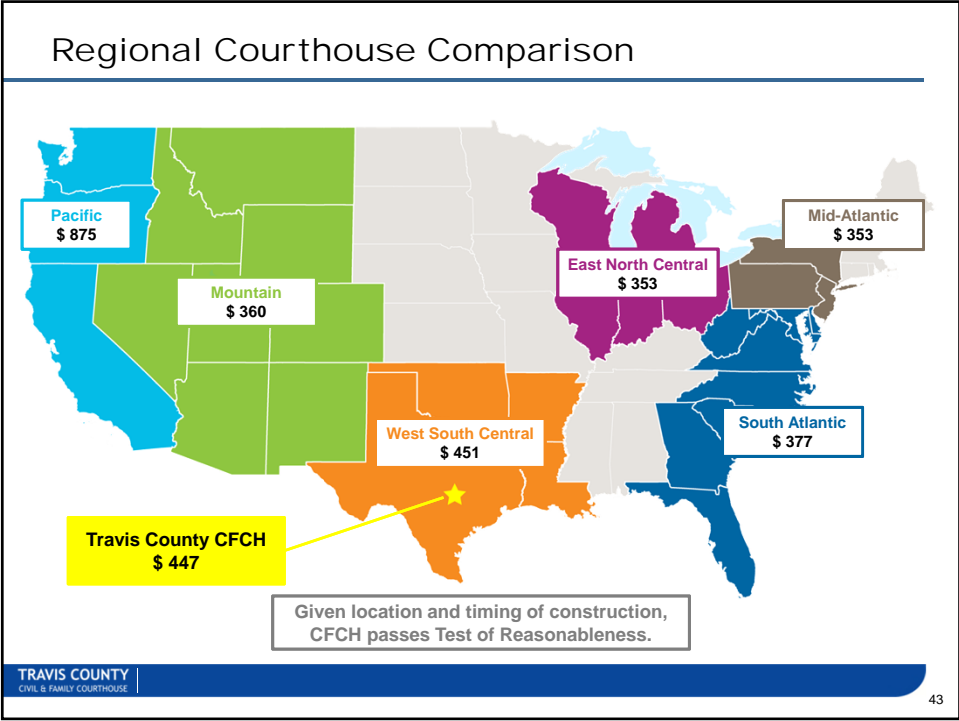
- 14 stories
- 270-feet tall
- 520,000 gsf
- 4 level, underground garage
- 513 parking spaces
- Secured Judicial parking
- Accommodates future expansion office building

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Preliminary Program Budget											
<table border="1"> <thead> <tr> <th colspan="3">Preliminary Program Budget</th></tr> </thead> <tbody> <tr> <td>Program Total (Recommended Bond Amount)</td><td>\$</td><td>291,600,000</td></tr> <tr> <td colspan="3">Includes - Construction Costs, Owner's FF&E and Misc.</td></tr> </tbody> </table>			Preliminary Program Budget			Program Total (Recommended Bond Amount)	\$	291,600,000	Includes - Construction Costs, Owner's FF&E and Misc.		
Preliminary Program Budget											
Program Total (Recommended Bond Amount)	\$	291,600,000									
Includes - Construction Costs, Owner's FF&E and Misc.											
<ul style="list-style-type: none"> ▪ Budget predicated on November 2015 Bond Referendum 											



Q&A Session

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Project Contact Information

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- CFCHinfo@traviscountytx.gov



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