

Interlocal Cooperation Agreement – Capitol Complex Master Plan Phase One Development

City Council Questions:

1. Please elaborate on programming and public engagement planned for the pedestrian mall. For example, will there be art installations within the pedestrian mall?

From the start of the master planning process, the Texas Mall has been designed with public engagement in mind. The mall and museum plaza are conceived as pedestrian focused spaces with ample areas for multiple activities, from chance encounters by State workers, to engaging and eventful opportunities for visitors and families. The new buildings offer a transparent and engaging face to the mall including a planned cultural venue, Lottery viewing room, food service establishments and conferencing facilities. All access from the underground garage to the mall is through glass enclosed portals that open directly onto the mall. There is no direct access from the underground garage to the buildings, which means that thousands of people will share the space at various times during the day.

The new buildings include a coffee shop and restaurant that open to the mall. Future phase buildings are also programmed to have exhibit and event spaces, and additional food service venues fronting the mall. Along with the main promenade running along each side of the lawn panels, more intimate pathways snake between the double row of trees that line the mall. These paths include occasional chairs and tables where employees and visitors can relax, have an impromptu meeting, or enjoy a snack. A portion of the mall includes a space for food trucks, a shaded structure with tables and chairs and an adjacent playground for enjoyment by families visiting the Capitol Complex or students running between the museums and Capitol Building. Interpretive structures scattered along the mall will double as both art and playscapes. The new child care facility will have fenced playgrounds fronting mall, which will certainly enliven the space with the sounds of children playing. As a formal extension of the Capitol grounds, the mall is also programmed to receive future monuments. Much planning has been devoted to determining how public events could be held on the mall, after regular business hours and on weekends. The space will host intimate events such as those the Bullock Museum frequently holds to large events such as the annual Texas Book Festival. Based on these plans the mall will be outfitted with power junction boxes at periodic intervals.

All in all, the Texas Mall promises to become another unique and iconic space in Austin.

2. Please elaborate on the plans for public restrooms for the pedestrian mall.

Restrooms in the new buildings will be directly accessible to the public from the mall, including after work hours. Existing State office building accessible to the public will also be highlighted as having restrooms that are available for public use.

3. Please elaborate on the programming planned for the amphitheater. For example, are there plans for music events (live or DJ), and what sound mitigation measures are planned to conform with the City of Austin sound ordinance?

The amphitheater is designed for multiple and near limitless uses from speeches to music to performance art. The sound system will be integrated into the canopy to purposely direct sound downwards and not outwards beyond the immediate seating areas. It is anticipated that the space will be used much like the Bullock Museum plaza is used since the same state agency that oversees the museum will oversee events on

the mall and the new cultural venue planned for the new George H.W. Bush State Office Building. We are not aware of the Bullock Museum having generated any noise complaints and do not expect future events on the mall to generate them either.

4. What process was used to seek community input on the project?

Since the fall of 2013 the Texas Facilities Commission (TFC) has spearheaded the master planning of the Capitol Complex, as directed by the Texas Legislature through Texas Government Code, Section 2166.105. In preparing the master plan, TFC and its consultants met with multiple state agencies and elected officials, including representatives of the County, multiple city divisions, Austin's bicycle and pedestrian advisory council members, Austin Center for Events, UT, Seton, Central Health, the Waller Creek Conservancy, Diocese of Austin, Downtown Austin Alliance, and Capital Metro. In order to adopt the master plan a public hearing by the Partnership Advisory Committee was required. This hearing was followed by two public hearings of the Texas Facilities Commission. The first introduced the master plan and started a 30-day review period. The second approved and adopted the master plan as no comments were received. All hearings were held in full compliance with the Texas Open Meetings Act. In requesting funds for Phase One, TFC attended public hearings at the State Capitol including hearings of the Senate Finance Committee and House Appropriations Committee as well as select committee hearings.

Following the receipt of appropriations for Phase One, TFC was invited to present the master plan and Phase One Project to a number of local professional organizations including the Society for Marketing Professional Services, the Urban Land Institute, Commercial Real Estate Women of Austin, and the Austin Center for Events. At each presentation TFC received thoughtful comments and suggestions which, where possible, were incorporated into Phase One and ongoing updates to the master plan. Since receiving the Phase One appropriation, TFC has also made presentations to State agencies and their staff and hosted Historically Underutilized Business outreach events. TFC has also been in ongoing communication with numerous City departments and the Mayor's office.

5. How many state employees are moving into new Capitol Complex buildings in Phases One and Two?

For Phase One, approximately 3,400 employees are expected to move into the two new buildings. Under Phase Two, approximately 1,800 employees are expected to relocate to the Capitol Complex. These projections are based on current conceptual designs for Phase One and long-term projections for Phase Two.

TFC understand that the number of employees relocating to the Capitol Complex have raised concerns about traffic congestion. The Traffic Impact Analysis (TIA) prepared for Phase One, which included projections for Phases Two and Three, took into account existing traffic and the additional parking and vehicle trips generated by each phase. Overall, the TIA indicates that there will be a loss of service consistent with any dense urban environment, during peak morning and afternoon hours. This impact is lessened by the fact that the State is controlling the scale of its new buildings and not building to the maximum number of stories that it could on lots unrestricted by view corridors.

Phase One incorporates the roadway and traffic signal improvements that the TIA warranted for this phase, and TFC's appropriation requests will include cost estimates for traffic system improvements warranted by future phases.

6. How much lease space will be vacated and can go back on the tax roles as a result of moving state employees into the new buildings?

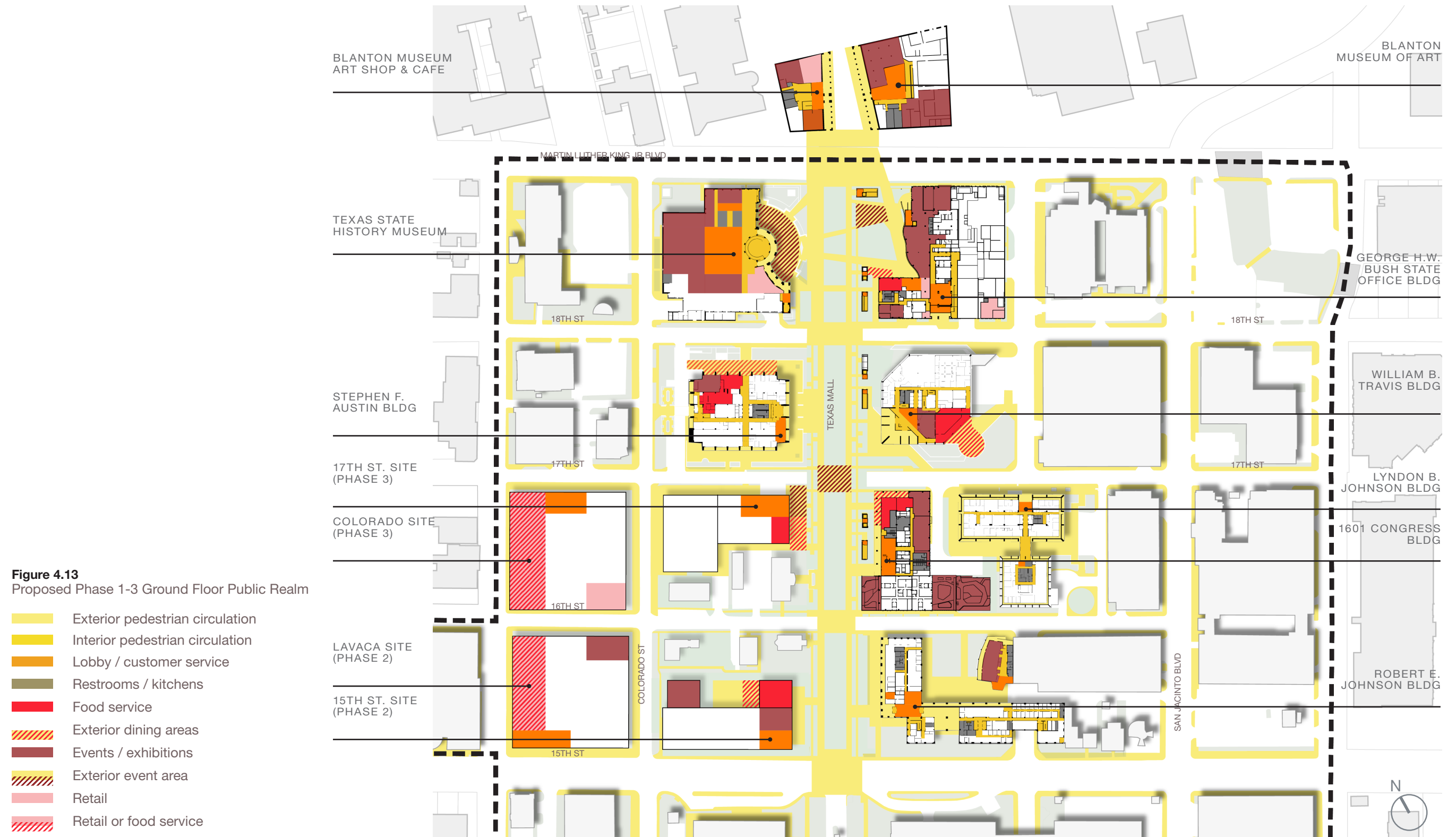
Upon completion of Phases One and Two the State will vacate approximately 1.2 million square feet of leased space (700,000 square feet in Phase One, and 500,000 square feet in Phase Two).

7. What wage and other labor protections will be offered to the workers?

Wage rates and laws governing construction are documented in the 2015 edition of the Uniform General Conditions for Construction Contracts, a document that is attached to every construction contract issued by TFC. The document can be found on TFC's website at: <http://www.tfc.state.tx.us/divisions/facilities/prog/construct/formsindex/>, Item 5C.

In general, these provisions require that all workers receive not less than prevailing wages.

Worker's compensation insurance is also required with limits set by the Texas Workers' Compensation Act.



EVENT RESOURCES

With the completion of the first three blocks of the Texas Mall and other landscape improvements, the Capitol Complex will have the ability to host a variety of events, from large events like the Texas Book Festival to more intimate gatherings like yoga classes or lectures. The conceptual design for Phase 1 has included several resources to support various types and sizes of events. These resources are shown in Figure 4.14 and include:

- An event amphitheater is located on the cultural plaza in front of the new George H.W. State Office Building. An electrical panel will be provided for specialty events and lighting.
- An event plaza / stage is located at 17th Street and the mall. The lawn panel to the south slopes up from the plaza to create amphitheater-like seating opportunities. The lawn panel to the north of 17th Street can also be used as a space for people to sit or stand on flat ground.
- Retractable bollards and seat wall barriers are located where streets intersect the mall to protect pedestrians and prevent vehicles from driving onto the mall during events. However, the bollards can be temporarily lowered to allow emergency access, service, and set up and tear down for events.
- 18th and 16th Streets can be closed off to traffic near the mall to allow safe pedestrian movement north and south along the mall for large events, such as the Texas Book Festival or races. At 17th Street, the control points for garage access can also be configured to allow access when necessary to maintain security.
- Public restrooms will be provided in buildings along the mall during business hours, and portable toilets can be located on closed side streets during large events.

PUBLIC SPACE USE POLICIES

It is recommended that policies be enacted to maintain the character and quality of the Capitol Complex public spaces as increased numbers of visitors and events are attracted to the improved public realm. The policies may also apply to other public spaces in the Capitol Complex as appropriate. The following policies should be considered:

- The mall will provide a unique civic space for many types of events, some different from those that have typically occurred in the Capitol Complex, including the sale of food and goods on public property.
- Resources to support events will be provided throughout the mall and elsewhere throughout the Capitol Complex.
- The mall will be designed to be secured during events using barricades and road closures.
- The mall will be designed to be durable to the impacts of large events and gatherings.

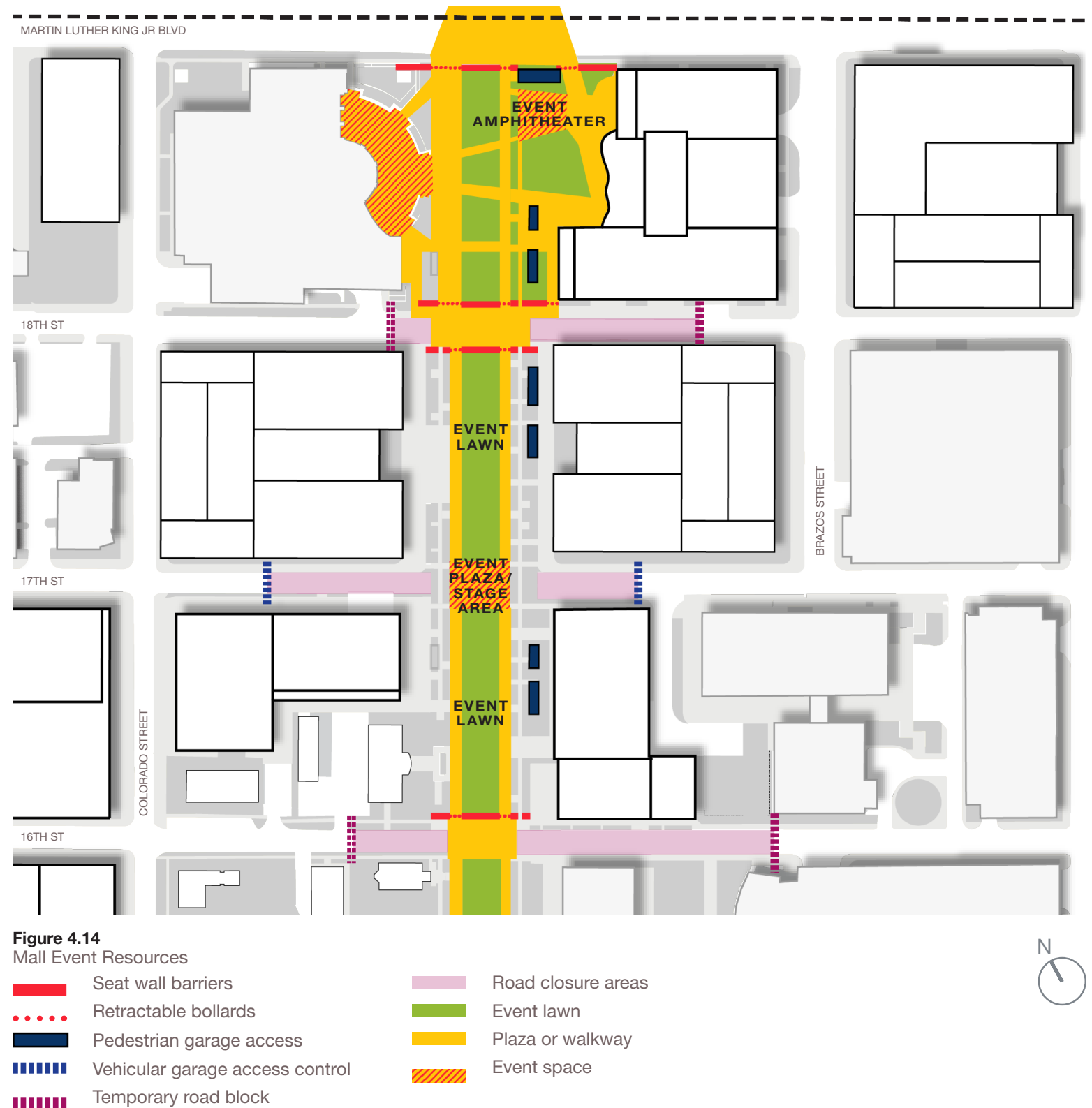




Figure 5.6
Phase 1 1601 Congress Avenue Conceptual Design (view of the
cafe overlooking the mall)

TEXAS MALL GUIDELINES

The Texas Mall is a pedestrian promenade and civic lawn extending north through the Capitol Complex from the Capitol grounds to Martin Luther King Jr. Boulevard.

Each public building on the mall should include an active public use in the ground floor. At least twenty-five percent of linear building frontage on the mall should be designated as an active public use. Examples of active uses are food service, public lobbies, exhibitions, and retail storefronts.

At least fifty percent of linear building frontage on the mall should be contributing to active use. Examples of contributing to active use are human-scale façade treatments, transparent materials to view indoor activity, outdoor gathering areas or attractive landscape treatment, visually interesting or interactive building face, and interpretive displays or monuments.

To reinforce a civic-focused environment, public-facing state office functions should be located along the mall. Examples of public-facing functions are customer service, public meetings or events, agency hearing rooms, public restrooms, and uses requiring only low or medium security access.

Building heights along the mall should step down as they approach the Capitol grounds to respect the historic and cultural significance of the Capitol, as shown in Figure 6.16 and Figure 6.17.



Figure 6.14
Phase 1 Texas Mall Conceptual Design
(from Martin Luther King Jr. Boulevard, looking south)

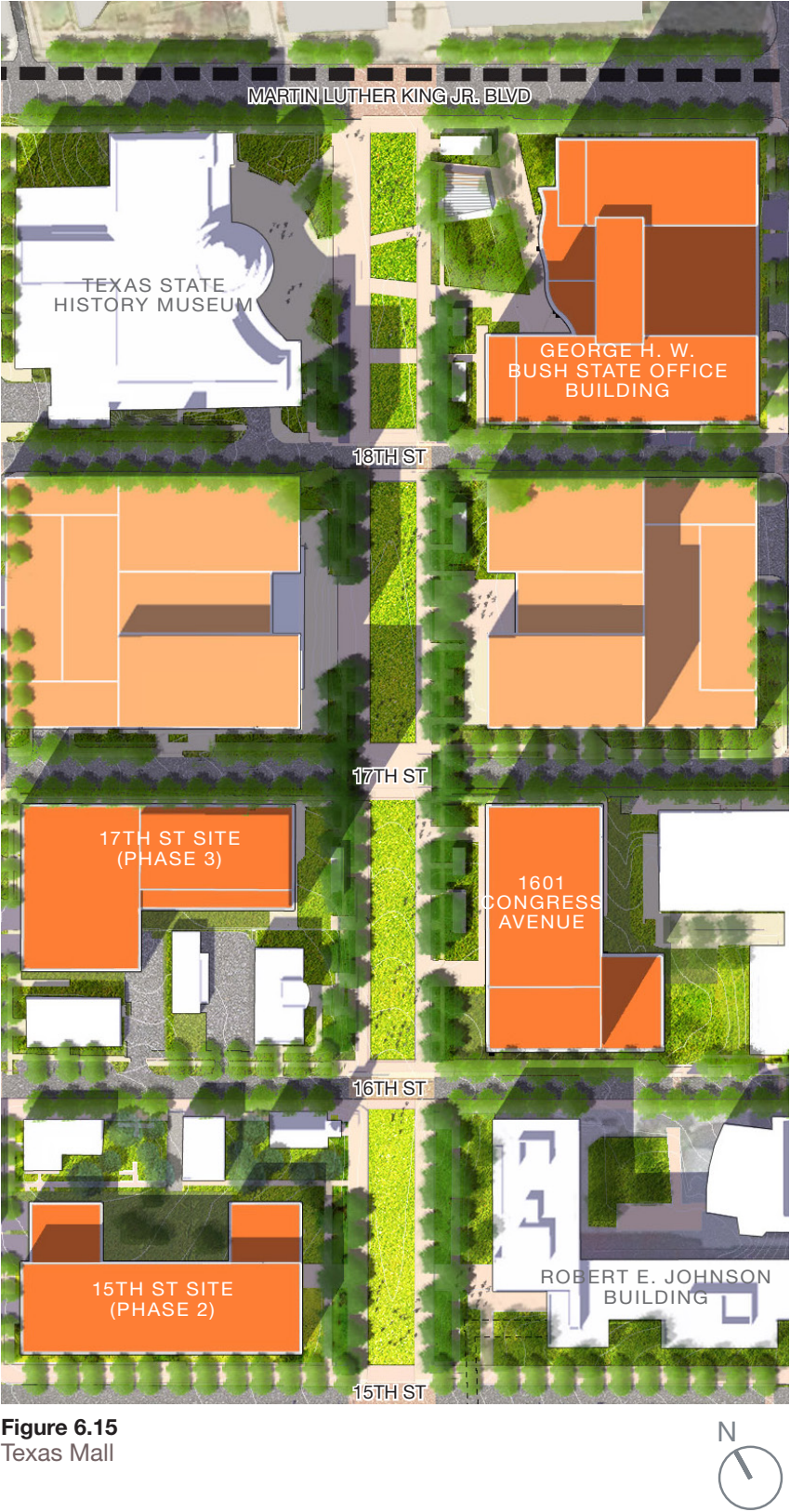
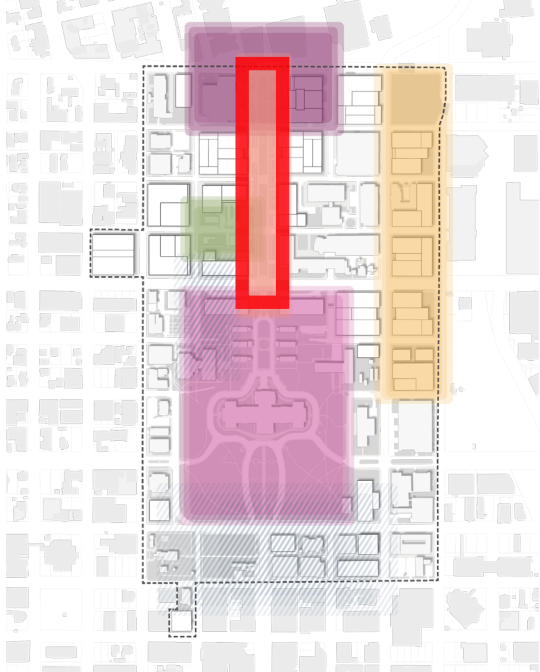


Figure 6.15
Texas Mall



Capitol Complex Use Zones: Texas Mall

CULTURAL DISTRICT GUIDELINES

The Cultural District is the northernmost block of the Texas Mall. It connects the Texas State History Museum, the UT Blanton Museum of Art, and a potential future cultural venue at George H. W. Bush State Office Building.

Although the Cultural District will be a part of the mall, it will be differentiated as a distinct zone. **Connecting paths running east to west through the northernmost lawn panel and the crosswalk across Martin Luther King Jr. Boulevard will signal the physical connections between buildings and demonstrate the programmatic connections to visitors.**

The Martin Luther King Jr. Boulevard pedestrian crossing should be enhanced to create a safe and comfortable pedestrian experience in anticipation of increased pedestrian traffic between the UT campus and the Capitol Complex, especially within the Cultural District.

Buildings within and near the Cultural District should cultivate a high level of public access, especially proximate to the mall. Public lobbies, exhibits, food service, and public restrooms should all support the civic environment at the intersection of these two zones.

When programming future nearby buildings, consideration should be given to locating complementary cultural uses such as museums, galleries, and event or performance venues. Establishing a critical mass of cultural uses will also support the existing venues in this zone.

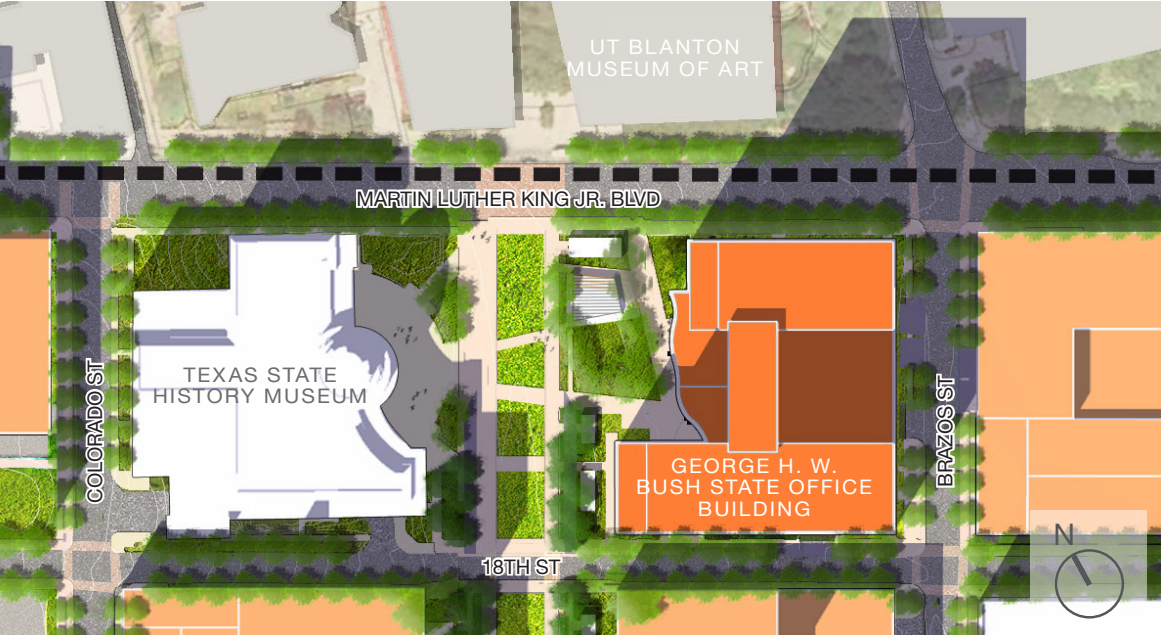
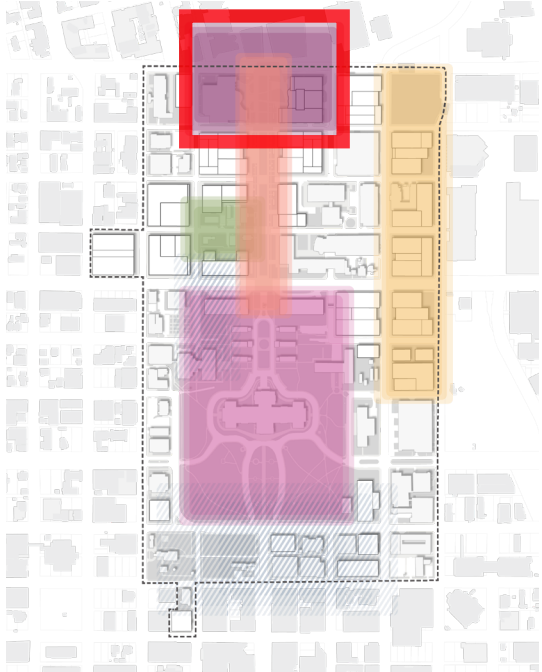


Figure 6.18
Cultural District



Capitol Complex Use Zones: Cultural District

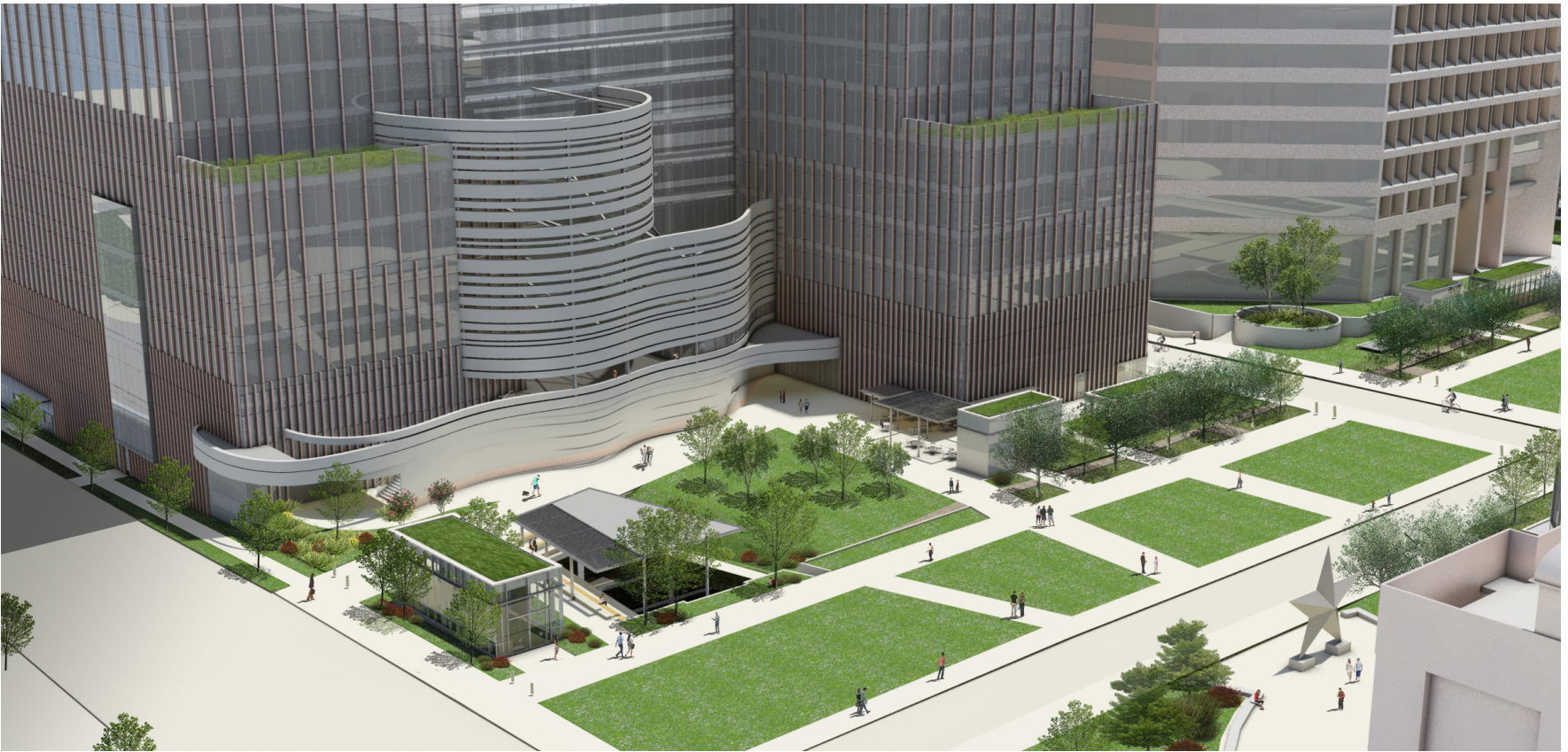
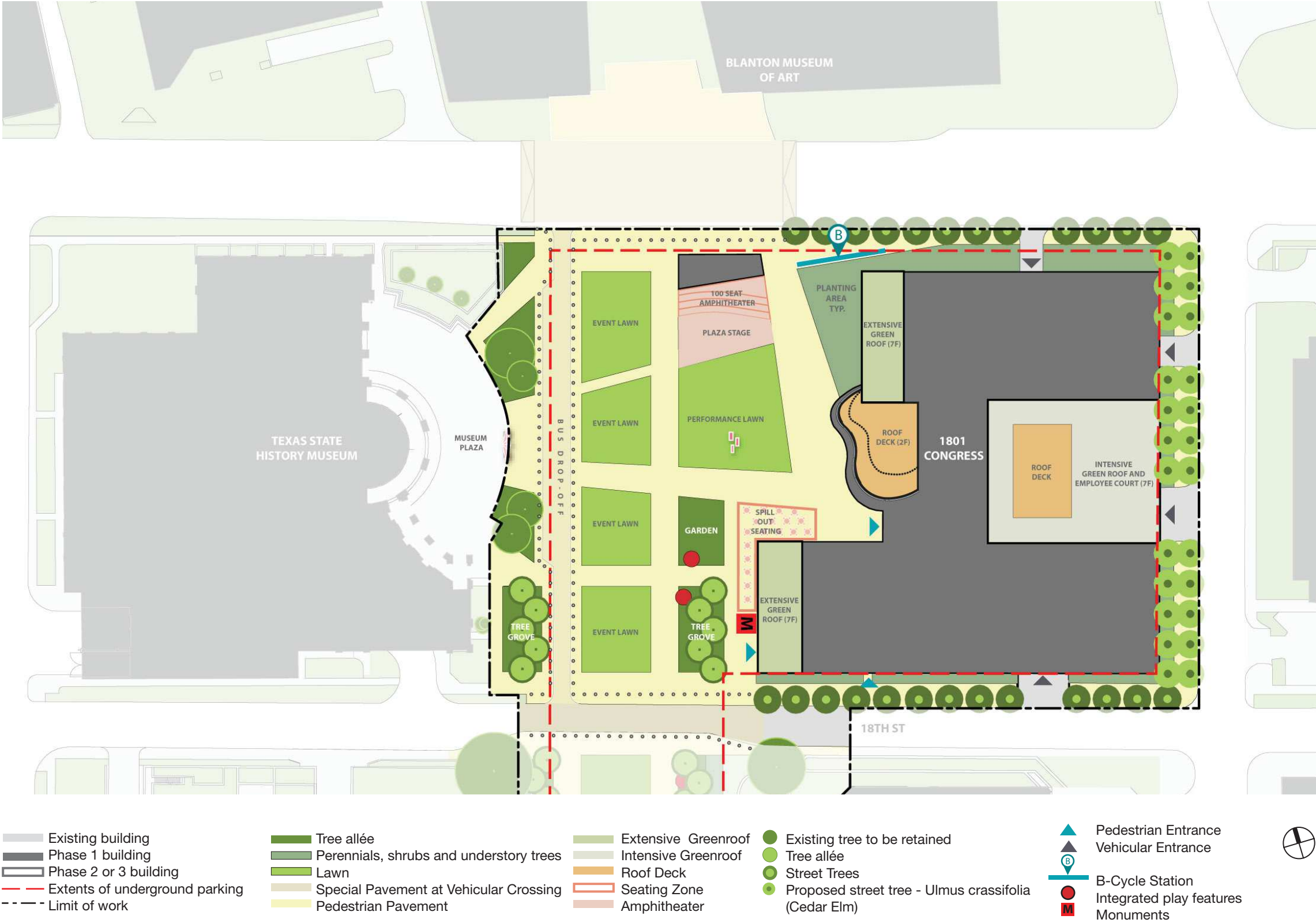


Figure 6.19
Phase 1 Cultural Plaza Conceptual Design (view toward George H.W. Bush State Office Building)

Texas Mall and Garage (TXM)
Landscape Framework

18th Street to Martin Luther King Jr. Boulevard
Block

In accordance with the Master Plan’s principle of creating open space that is iconic and memorable and that reinforces the scale and importance of the Capitol of Texas, the defining element along all three blocks of the mall is the continuous central lawn, 50 feet wide, which provides an open view corridor to the Capitol building. The double allée that frames the lawn for much of its length terminates near the south end of this block, where the new cultural venue’s plaza opens up, picking up on the geometries of the Texas State History Museum (TSHM) plaza to the west and the Blanton plaza to the north, creating, in effect, one continuous culturally-oriented open space. The new plaza will contain an amphitheater, performance lawn, and spill out cafe seating associated with the new cultural venue. The bus drop-off route runs along the west side of the Mall, and is defined by bollards—rather than a typical street curb—to enhance the sense of this as a pedestrian environment. Monuments will be sited opposite the TSHM Lone Star sculpture and adjacent to the building’s southwest pedestrian entry. Integrated play elements may be incorporated at the northern end of the allée. A B-Cycle station is planned to be located along Martin Luther King Jr. Boulevard.



Texas Mall and Garage (TXM) Landscape Framework

Precedent Images

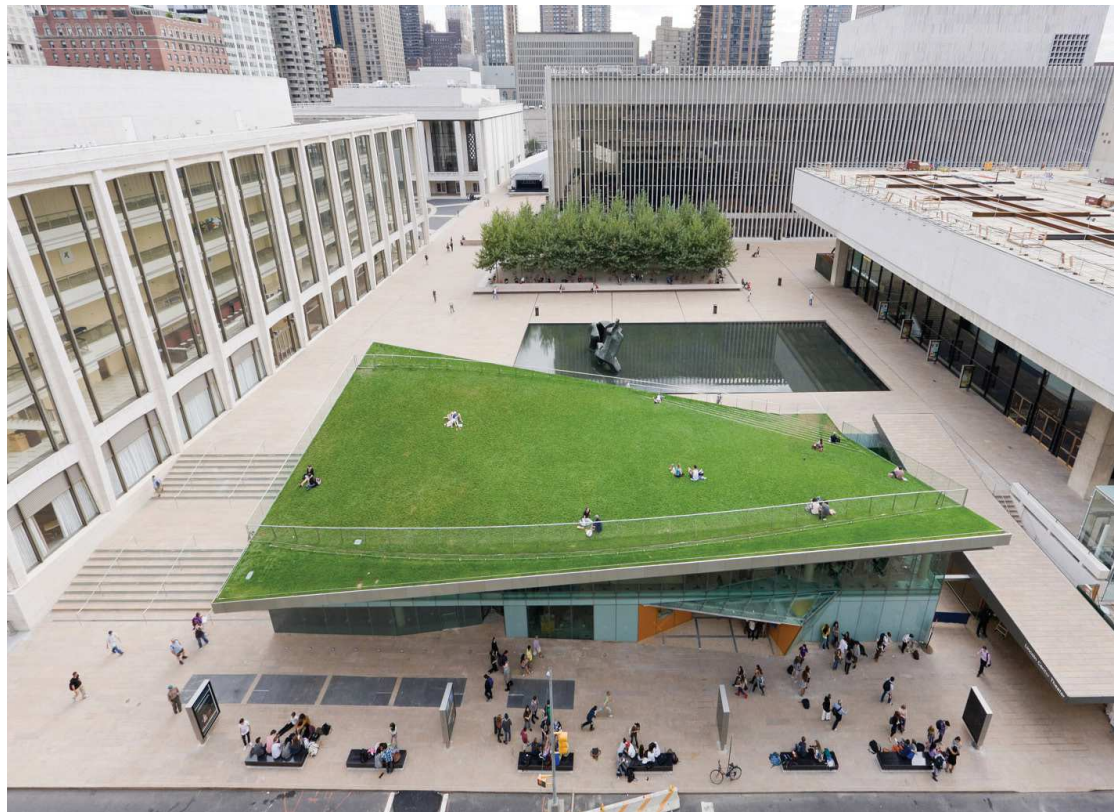
- 1 - Similar to the performance lawn adjacent to the cultural venue at the 1801 Congress Building, the lawn panel at Schenley Plaza accommodates an informal audience for musical performances.
- 2 - A raised speed table with patterned pavement helps to delineate a pedestrian crossing zone along the Boston Greenway. A similar approach could be used at the Martin Luther King Jr. Boulevard pedestrian crossing between the Mall and the UT campus.
- 3 - The tilted lawn at Lincoln Center serves both as a green roof and as a seating area overlooking the plaza.
- 4 - An occupiable grove populated with sculptural benches and movable tables and chairs provides a shaded, social and human-scale seating area within the Lincoln Center Plaza. A similar approach could be taken for the tree groves around the 1801 Congress plaza.



1 Schenley Plaza, Pittsburgh, PA



2 Boston Greenway, Boston, MA



3 Hearst Plaza + Tisch Illumination Lawn, Lincoln Center, New York, NY



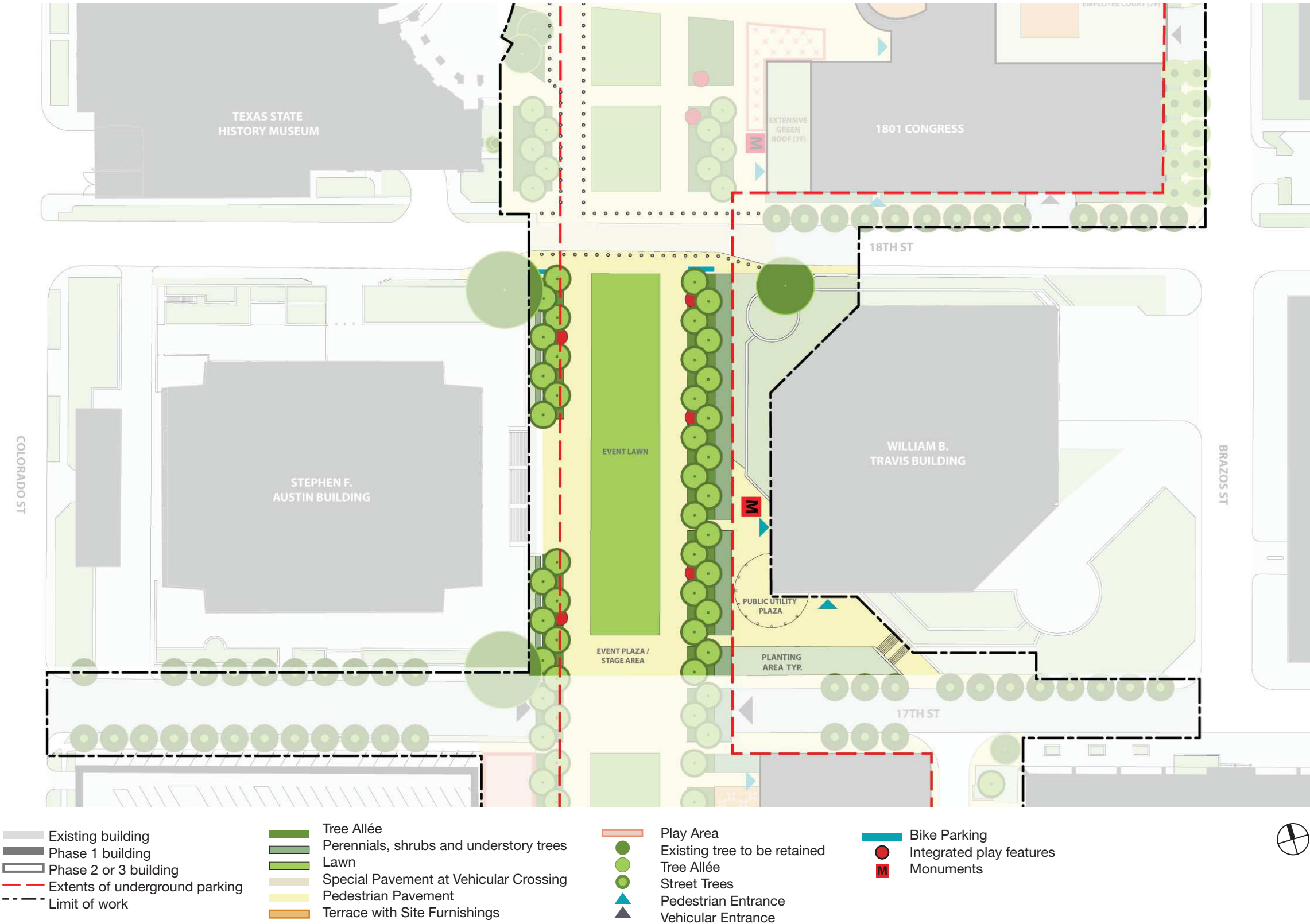
4 Barclays Grove, Lincoln Center, New York, NY

Texas Mall and Garage (TXM)

Landscape Framework

17th to 18th Street Block

This stretch of the Mall, where the Stephen F. Austin and William B. Travis Buildings face each other, consists of a single continuous panel of lawn, suitable for passive use and flexible programming. The defining allée of live oaks breaks at and defines the entry stair for the Stephen F. Austin Building to the west. Pedestrian connections through the allée on the east side connect to William B. Travis Building points of entry. Bicycle parking is located along 18th Street on the north ends of the allée. Integrated play elements are tucked into the east and west sides of the allée, creating moments of interest along the primary pedestrian corridor. Monuments are to be located off the central mall, within the forecourts of proposed buildings. Exact numbers and locations will be developed though the concept phase of the project.



Texas Mall and Garage (TXM) Landscape Framework

Precedent Images

- 1 - The central lawn panel can accommodate large events, similar to this outdoor fitness class on Boston's Rose Kennedy Greenway.
- 2 - Seating and sculptures within a young tree grove at Klyde Warren Park.
- 3 - Benches and other amenities will line the Mall tree allée, as at Discovery Green.
- 4 - Shaded seating will be similar to that in the Brochstein Pavilion.



1 Boston Greenway Lawn, Boston, MA



2 Jane's Lane at Klyde Warren Park, Dallas, TX



3 Live Oak Tree Allée at Discovery Green, Houston, TX



4 Brochstein Pavilion landscape, Rice University, Houston, TX

Texas Mall and Garage (TXM) Landscape Framework

16th to 1st Street Block

The southernmost block of the Phase 1 Mall also consists of a single continuous panel of lawn. Given the slope of the grade here, from south to north, as well as the break in 17th Street created by the proposed garage entries, this is an ideal location for an event lawn, capable of holding up to 500 people, and an event plaza suited for holding a stage. The allée breaks at and defines the entry to the Catholic Diocese Chancery building on the west and proposed main Garage entries to the 1601 Congress Building on the east. Monument spaces are planned for in the forecourt areas of both the 1601 Congress Building and the Phase 3 building, where a public play area is also planned. Private play areas associated with the 1601 Congress Building state employees' child care facility flank the building, along with a dining terrace to the north. Bicycle parking is located along 16th Street to the east and west of the central event lawn. Again, integrated play elements are tucked into the east and west sides of the allée, creating moments of interest along the primary pedestrian corridor.



Texas Mall and Garage (TXM) Landscape Framework

Precedent Images

- 1 - There is an opportunity to provide shaded seating areas on the raised terrace along the 1601 Congress building overlooking the Mall, such as the Grove Restaurant terrace at Discovery Green.
- 2 - A transparent facade animates the landscape at the Grove Restaurant terrace at Discovery Green.
- 3 - Publicly accessible play elements integrated into the landscape at the Boston Children's Museum include a maze, boulder park, pyramid, milk bottle-shaped food pavilion, and nature walk. A similar play landscape could be developed adjacent to the Phase 3 building between 16th and 17th Streets.
- 4 - Play elements, similar to the sound sculptures at Discovery Green, can be integrated into the tree allées lining the Mall.



1 Discovery Green, Houston, TX



2 The Grove Restaurant terrace at Discovery Green, Houston, TX



3 Boston Children's Museum Play Landscape, Boston, MA



4 The Listening Vessels sound sculpture at Discovery Green, Houston, TX

Texas Mall and Garage (TXM)
Programming

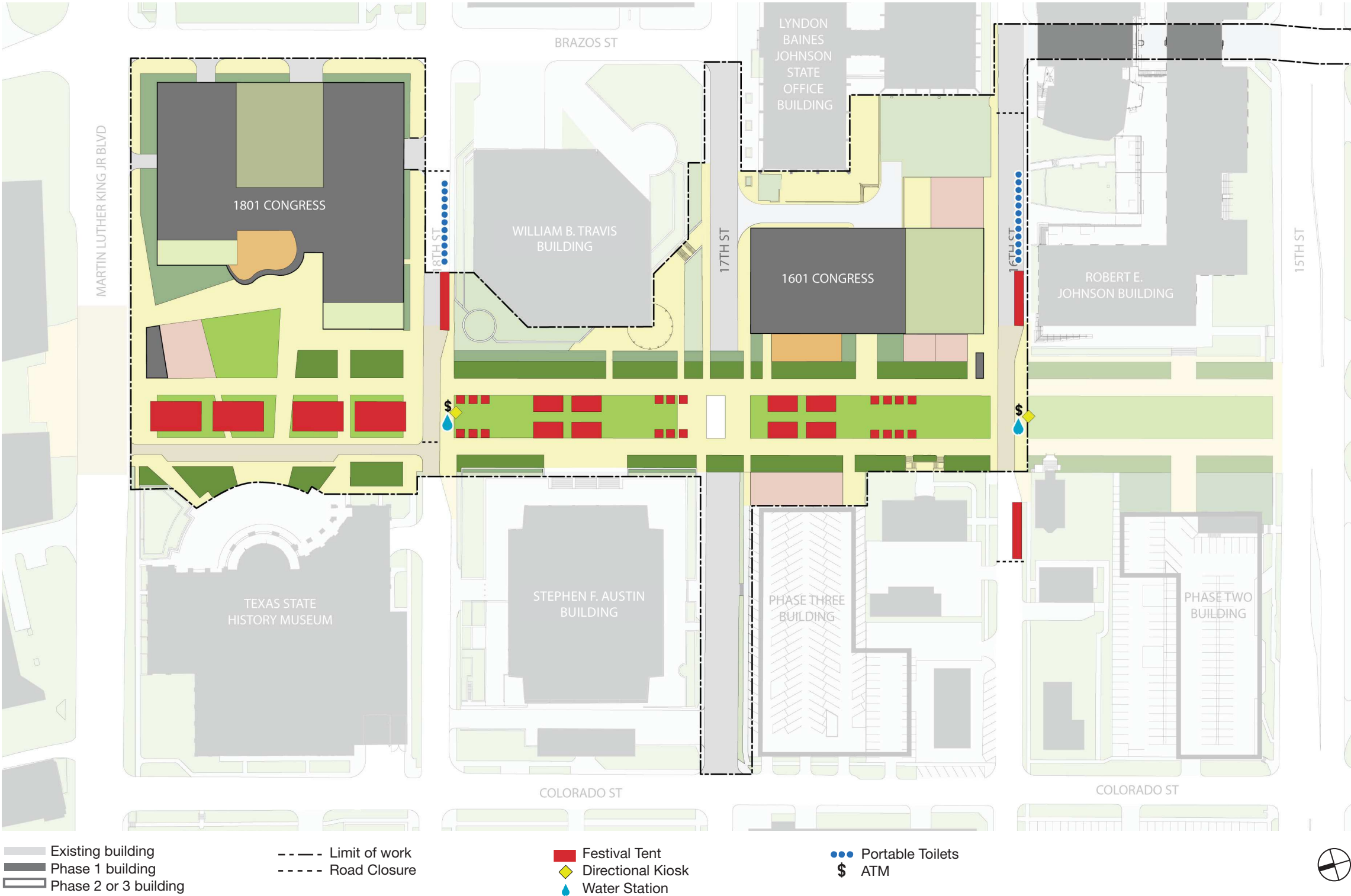
Events - Texas Book Festival

Per the Master Plan, the Mall—and on occasion, adjacent streets—shall comfortably accommodate regular programming and major events for the public, such as the Texas Book Festival. In this diagram, the quantity and size of tents required for the annual event have been laid out in the proposed space, while still allowing clear corridors for service and emergency access, pedestrian movement, and flexible green open space. Utility hookups, including power and water, shall be provided along the mall in locations that accommodate events such as the Texas Book Festival. Temporary closure of east-west streets adjacent to the Mall provide additional space for portable toilets and tents as needed.

Statistics

of People: 40,000

Festival Tents
Small: 20
Medium: 3
Large:: 8
X-Large: 4



Texas Mall and Garage (TXM) Programming

Play + Monument Strategy

In keeping with the Master Plan's goal of creating a destination that celebrates the Texas State Capitol and is symbolic of the great State of Texas, the Mall will accommodate both elements of play and historic and other interpretive monuments.

Code-compliant enclosed areas treated with play surfacing will be provided both for dedicated private use by the complex's state employees' child care facility, and for public use, in the buffer zone adjacent to Phase 3 future improvements.

In addition to these concentrated play areas, there will be distributed elements of play integrated throughout the Mall's grand allée. Such elements will be of a civic scale and character befitting the grounds of the State Capitol.

Monuments that celebrate the history of Texas will be located just off the Mall, in forecourts of the proposed buildings. Exact numbers and locations will be developed through the Concept Phase of the project.

