

AGENDA



Recommendation for Council Action

AUSTIN CITY COUNCIL

Regular Meeting: December 14, 2017

Item Number: **089**

Development Services

Authorize execution of an interlocal agreement with the Texas Facilities Commission for development of Phase One of the 2016 Texas Capitol Complex Master Plan.

Lead Department	Development Services Department
Fiscal Note	The proposed interlocal contemplates waiver of \$6,800,000 in temporary use of right-of-way permit fees resulting in unrealized revenue for the Austin Transportation Department, as well as disposition of property interests. A fiscal note is attached to a related item proposing waiver of the referenced temporary use of right-of-way permit fees.
Prior Council Action	June 22, 2017: Council authorized negotiation of an interlocal agreement with the STATE OF TEXAS, acting by and through the TEXAS FACILITIES COMMISSION, for development of Phase One of the 2016 Texas Capitol Complex Master Plan.
For More Information	Rodney Gonzales, Director, Development Services Department, (512) 974-2313

Additional Backup Information:

In response to a request from the State of Texas, Council authorized negotiation of an interlocal

agreement with the Texas Facilities Commission (TFC) for development of Phase One of the 2016 Texas Capitol Complex Master Plan in June 2017. TFC requests include priority processing of all aspects of the project requiring City consideration; waiver of easement and right-of-way usage fees; conversion of 16th, 17th, and 18th Streets to two-way traffic; and vacation of North Congress Ave. from the northern boundary of 15th St. to Martin Luther King, Jr. Blvd., along with a portion of 17th St.

Attached for Council consideration is the proposed interlocal associated with the project.

Background:

In 2016, TFC adopted a master plan for the Capitol Complex. The Master Plan envisions the creation of a State campus along what is currently North Congress Avenue, from the northern boundary of 15th St to Martin Luther King, Jr. Blvd. Buildout for the Master Plan has been divided into three phases. TFC reached out to the City of Austin with a request to negotiate an interlocal agreement that would provide a framework for moving Phase One forward.

Phase One includes the creation of three out of four blocks of the “Texas Mall”, a pedestrian-oriented, civic and event space and museum district that is intended to serve as a northern gateway to the Capitol Complex as well as open space designed to support State employees and visitors of the Capitol Complex; two new office buildings at 1601 and 1801 North Congress Avenue, totaling over 1 million square feet of consolidated State office space with public-oriented uses on the ground floors; and above and below grade parking facilities that will add approximately 3,100 parking spaces to the overall downtown parking portfolio. Phase One also includes new underground utility installations and relocations, new underground utility tunnels, and expansion of the Central Utility plant at the existing Sam Houston State Office Building, located at 201 East 14th Street.

Overall, Phase One represents a \$581 million State investment in the revitalization of a public space.