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Texas Capitol Complex Master Plan

Formally Adopted: March 23, 2016



**2016
Texas
Capitol Complex
Master Plan**

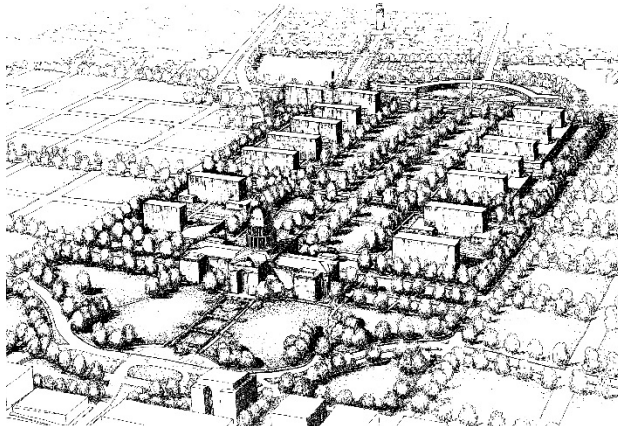


Historical Analysis

1956 Capitol Area Master Plan

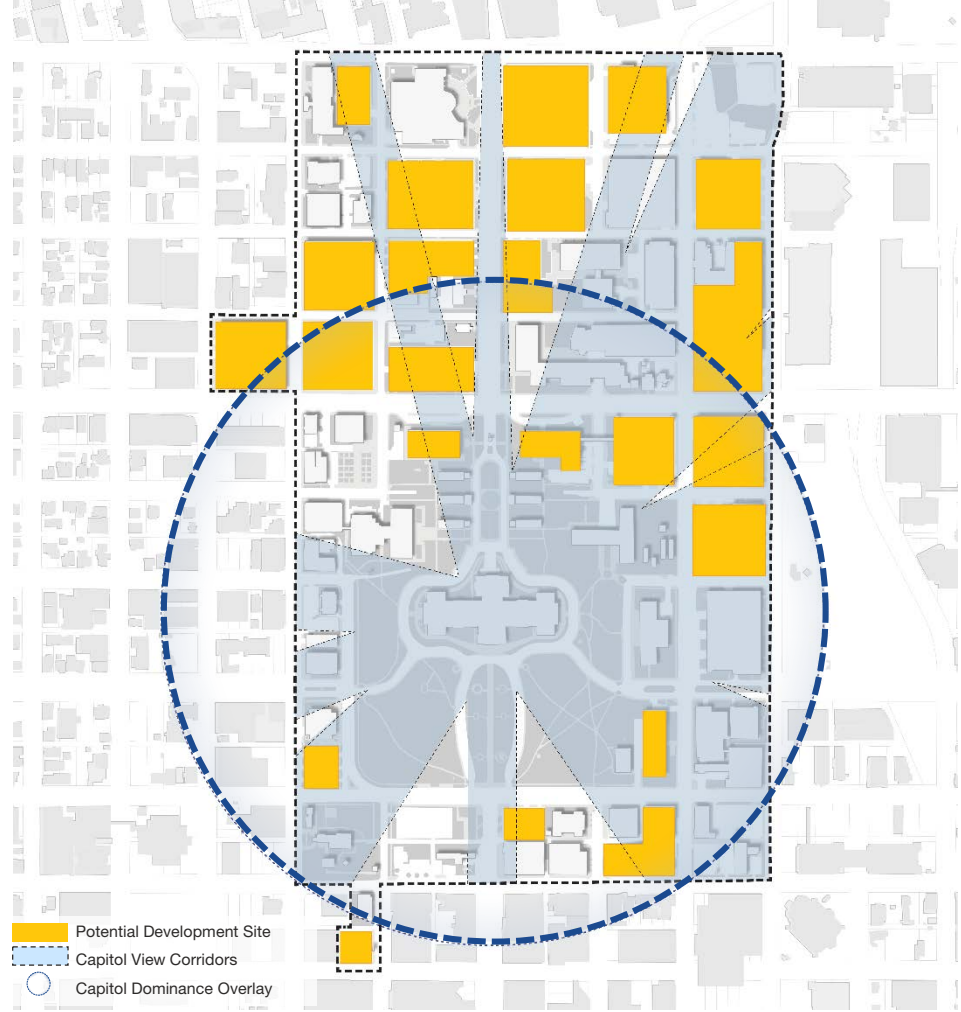
**1963 Capitol Area Master Plan
and Its Development**

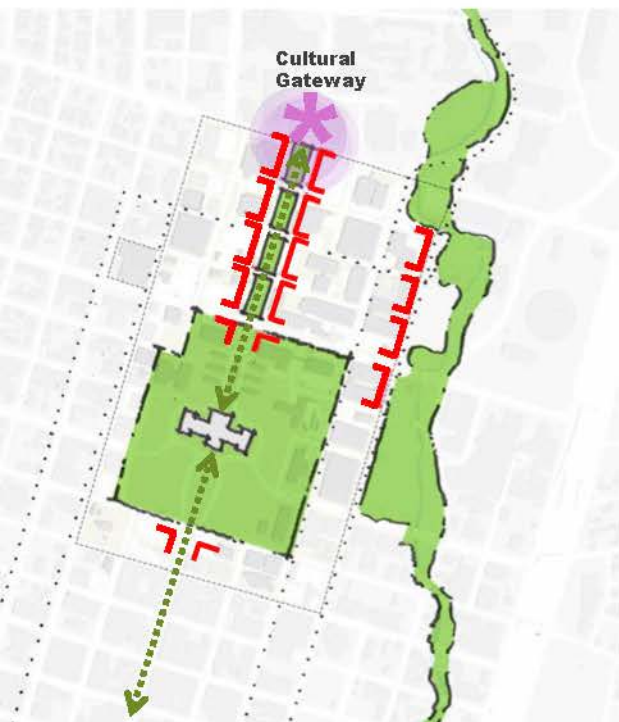
**1989 Texas Capitol Preservation
and Extension Master Plan**



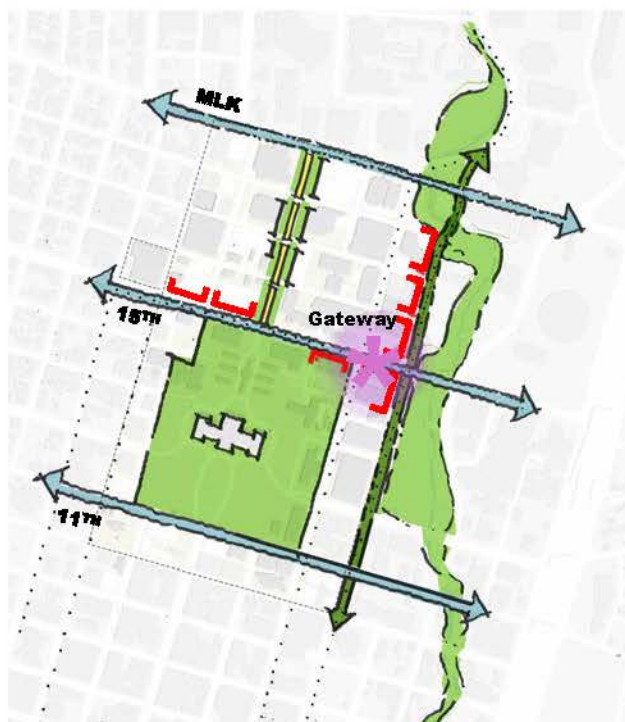
Capitol View Corridors and Capitol Dominance Overlay

- Building heights are constrained by 30 Capitol View Corridors (CVC) and the Capitol Dominance Overlay (CD)
- Buildings in the CD may have further height limitations depending on their distance from the Capitol





Texas Mall



Urban Connections



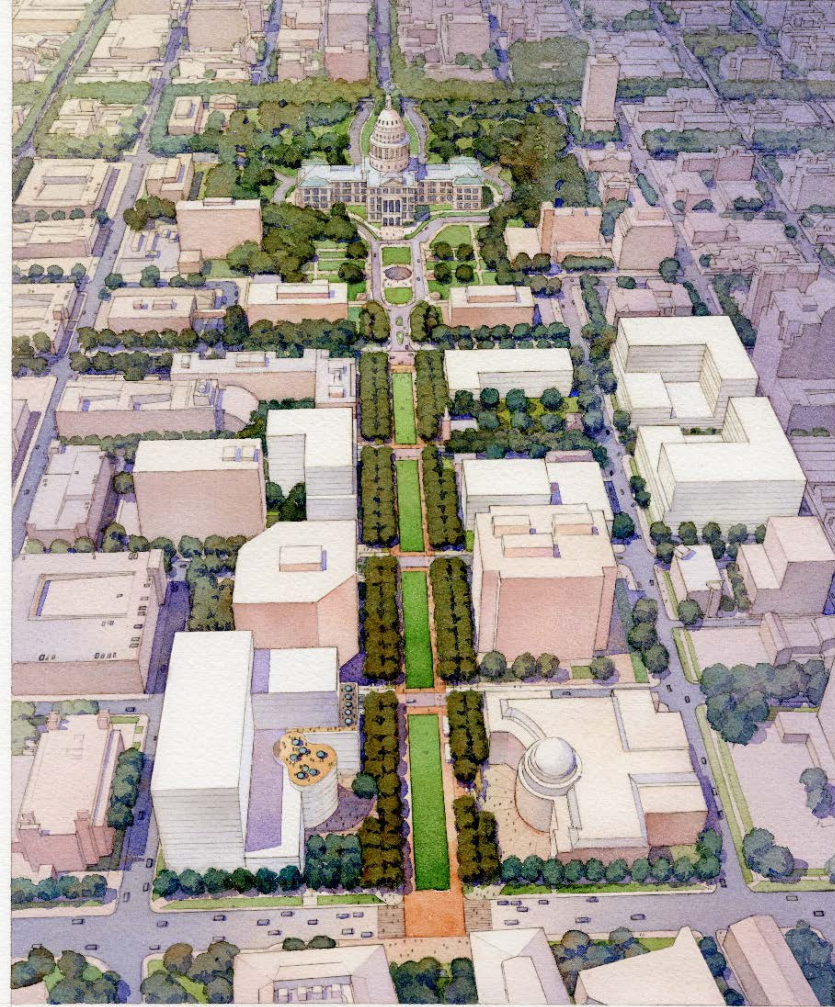
Garden District



Capitol Complex Plan



Future Build Potential

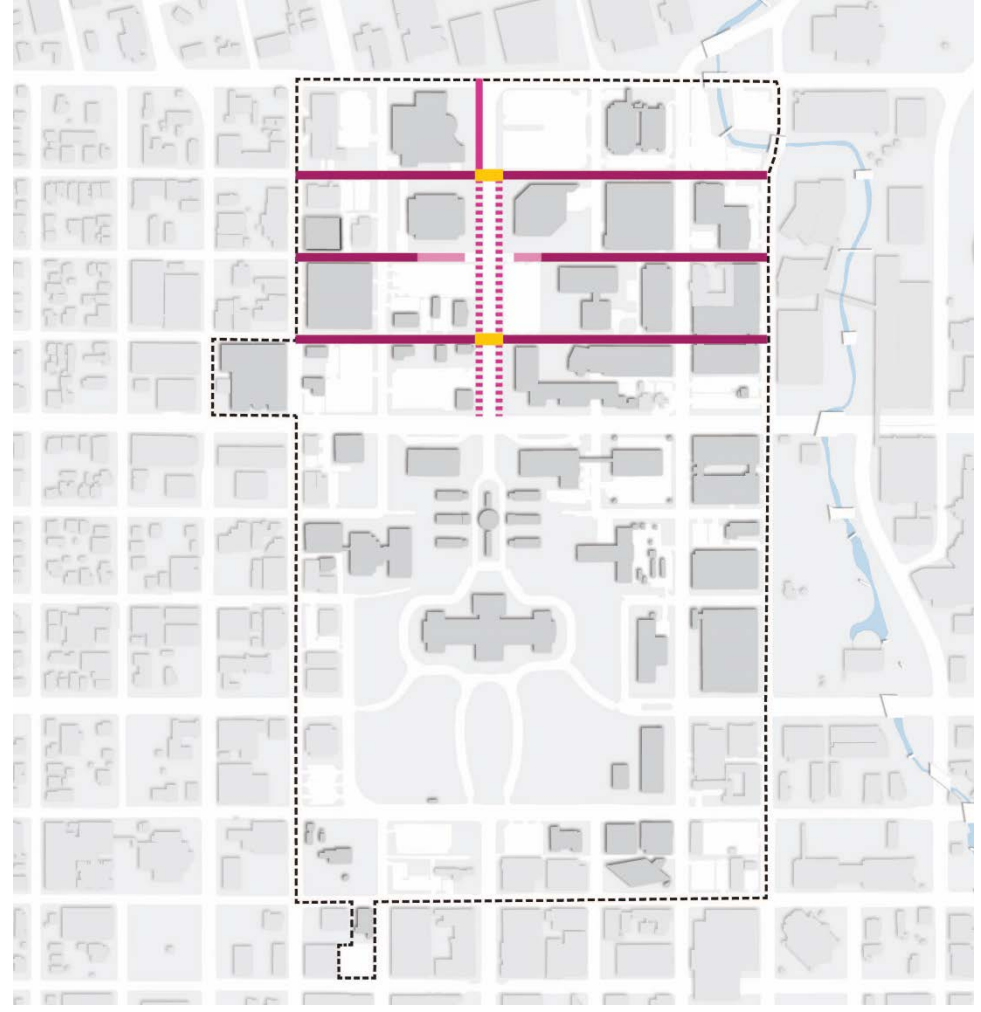
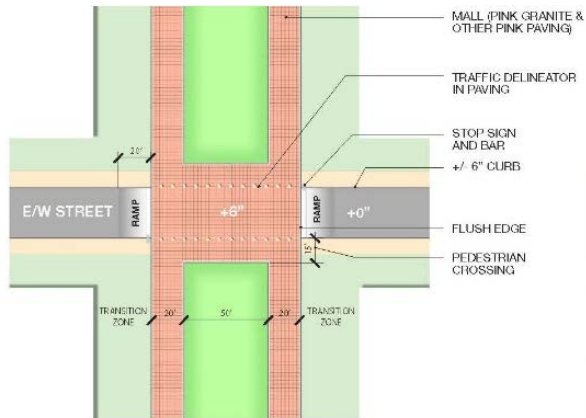






Traffic Modifications

- One-Way Drop-Off and Access Lane
- ⋯ Emergency Access Only
- Change from One-Way to Two-Way
- Below-grade Garage Access Only
- Speed Table and Stop Signs



Phase 1

- 1,025,000 GSF in 2 new buildings
- Over 4,400 parking space supply
- Relocation of Child Care Facility and DPS office
- Develops 3 blocks of the Texas Mall and entry gateway at MLK



Phase 2

- 525,000 GSF in 2 new buildings
- Over 2,500 parking space supply
- Potential pedestrian tunnel connection to Capitol Extension
- Completes the Texas Mall and connection to Capitol grounds



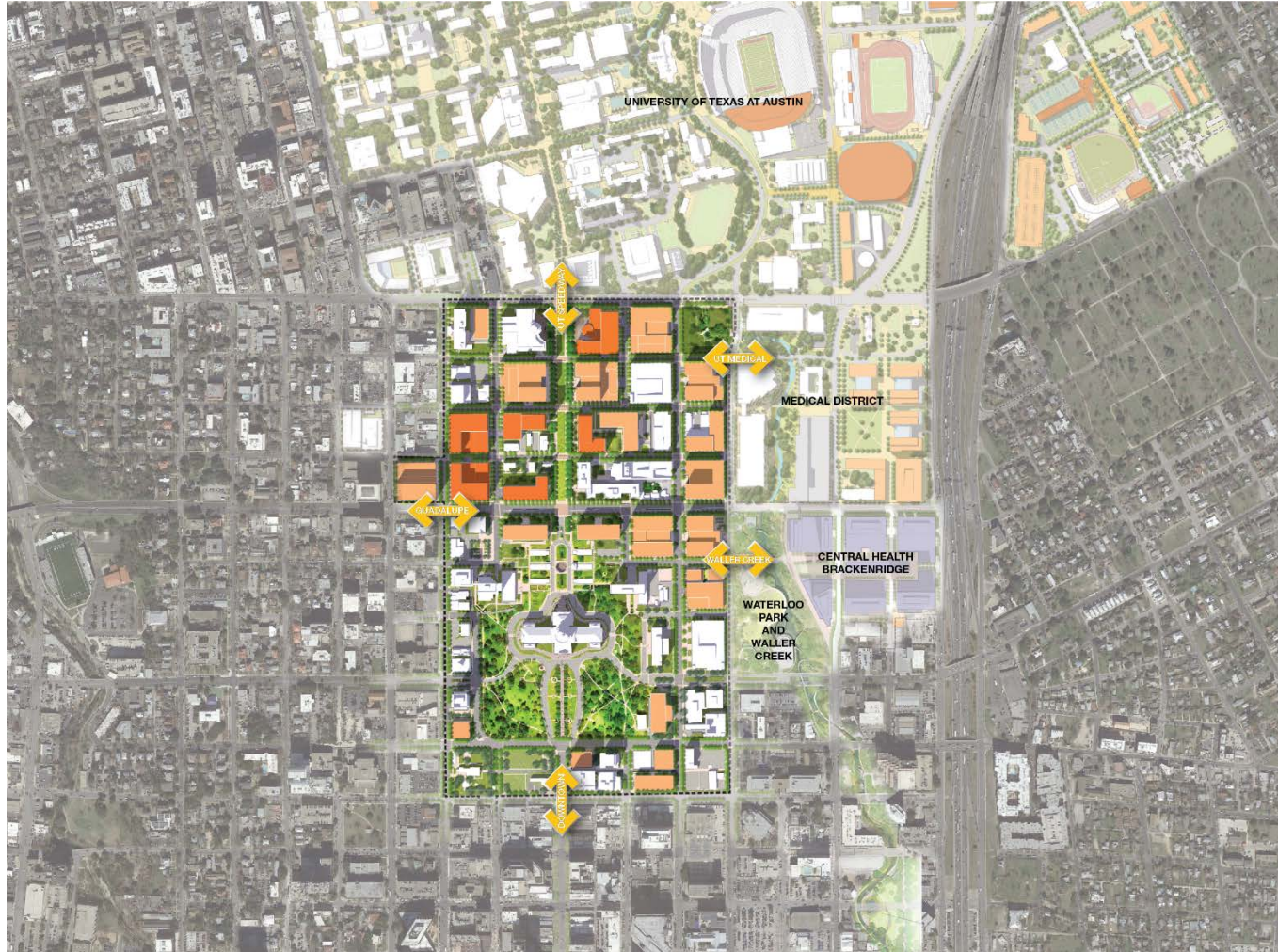
Phase 3

- 530,000 GSF in 2 new buildings
- Over 2,400 parking space supply





Pedestrian Connectivity

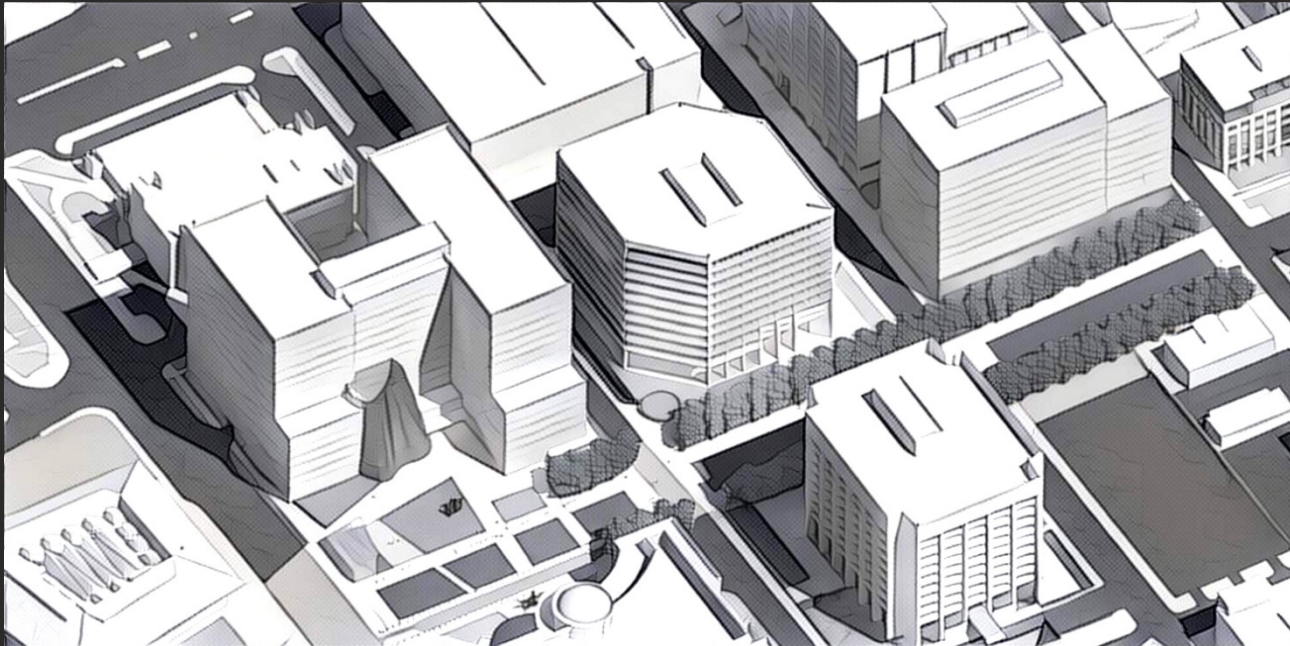


Reconnecting to the City

2 /

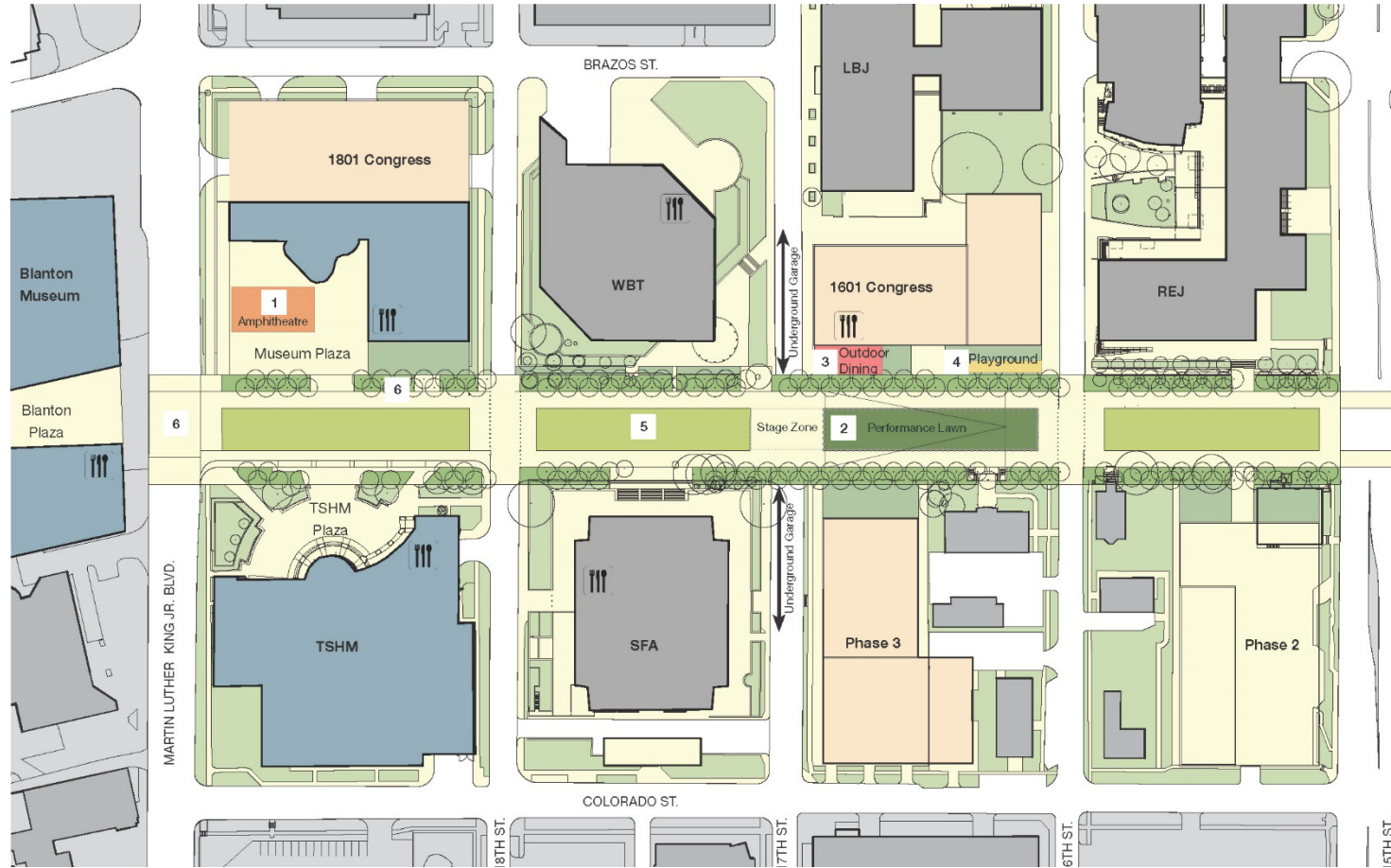
Texas Capitol Complex Master Plan

Phase 1 Progress

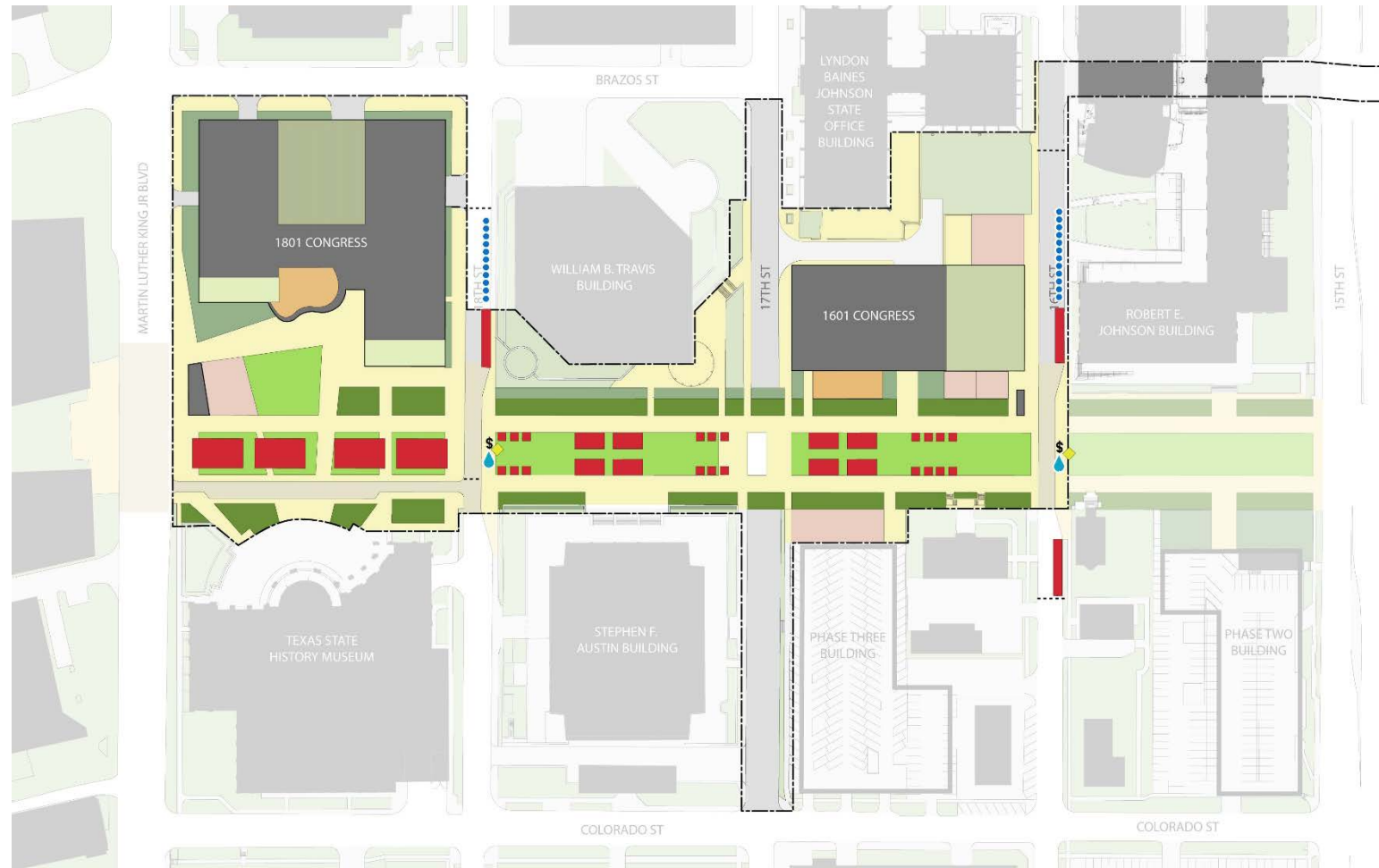


Texas Mall: Program

1. Amphitheater
2. Performance Lawn
3. Outdoor Dining
4. Playground
5. Health & Wellness
6. MLK Jr. Blvd. Crossing






Texas Mall: Special Events



INTERIOR

-  Food / Coffee
-  Cultural
-  Auditorium / Conference
-  Theater
-  Retail

EXTERIOR

-  Plaza
-  Playground
-  Park



Texas Mall

View from MLK



Plaza/Mall Design Update

Museum Plaza

View from MLK



Plaza/Mall Design Update

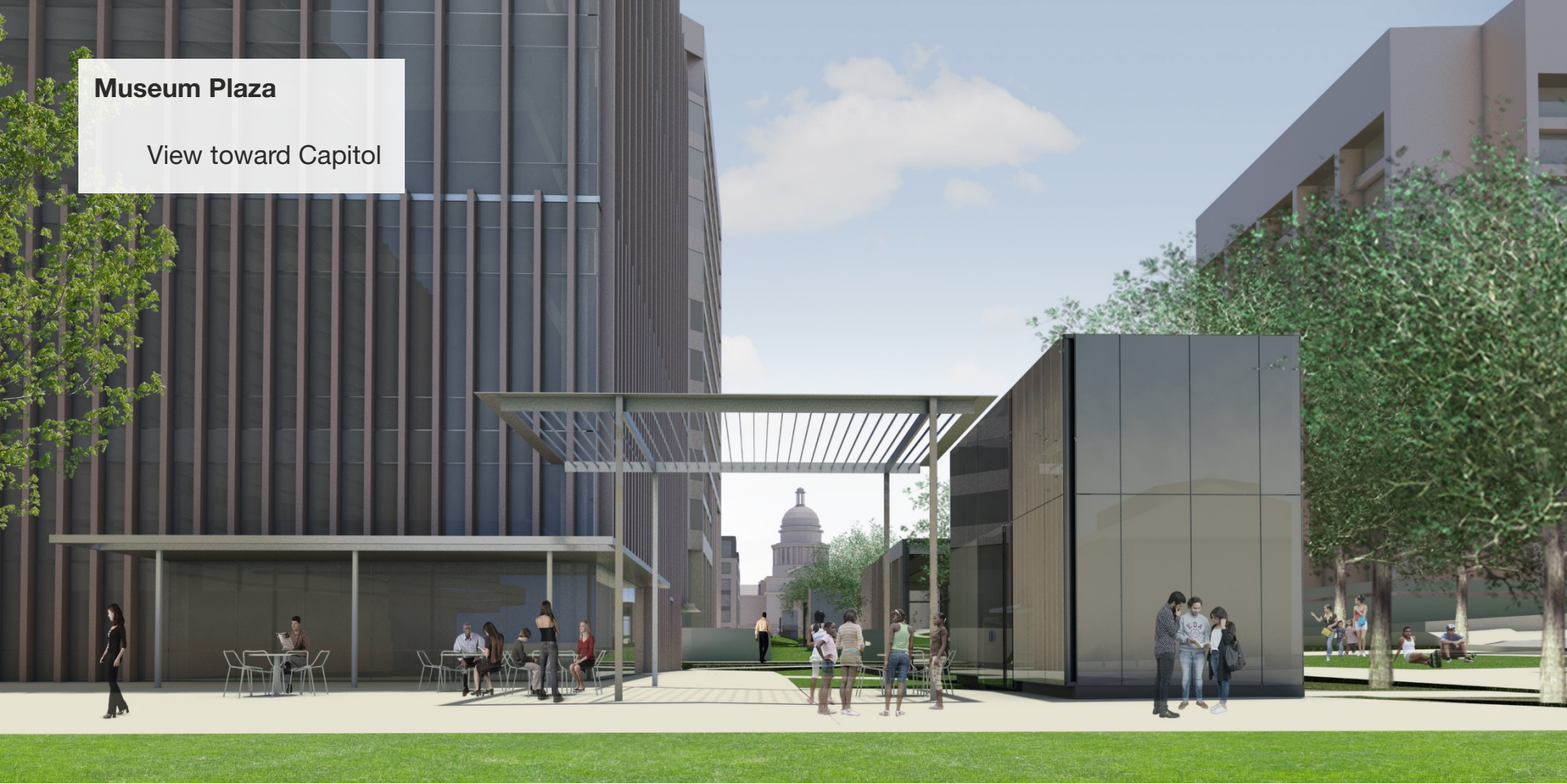
Museum Plaza

View toward MLK



Museum Plaza

View toward Capitol



Texas Mall

View at 17th Street



STATE OF TEXAS CAPITOL COMPLEX



MASTER PLAN • PHASE ONE

[HOME](#)

[PROJECT OVERVIEW](#)

[NEWS & EVENTS](#)

[SITE PLAN & SCHEDULE](#)

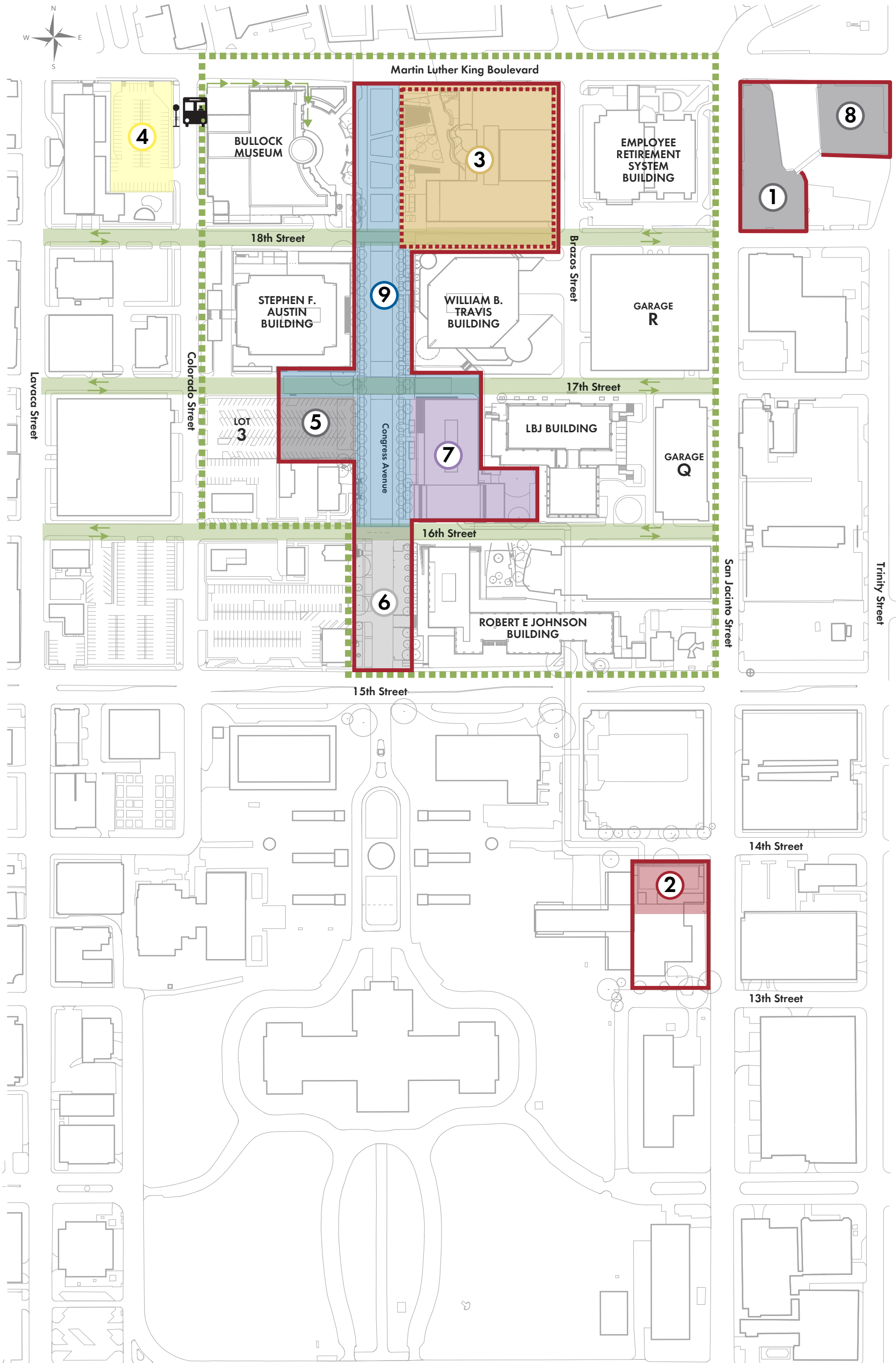
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THIS
IS YOUR
TEXAS



TEXAS FACILITIES COMMISSION - CAPITOL COMPLEX PHASE I

Site Logistics Plan

NOTES

- This plan is subject to change per ongoing and continual coordination with TSPB, DPS, COA, AFD and affected agencies
- Bullock Museum bus drop off and staging locations will be maintained and coordinated with utility relocation work
- Pedestrian access to existing buildings will be maintained throughout the duration of the Capitol Complex Projects.
- Begin Occupancy: Late 2021

LEGEND

	Start	Complete
..... 1801 Congress Avenue Site: Temporary Construction Barrier	Fall 2017	Summer 2018
① East Construction Office Trailers and Parking (SW Corner)	Fall 2017	Winter 2021
② Central Utility Plant Excavation and Construction	Fall 2017	Summer 2020
③ 1801 Congress Avenue Building Excavation and Construction	Fall 2017	Spring 2022
🚌 Bullock Museum Bus Drop-off	Summer 2018	Summer 2021
④ Overflow Bus Staging Area for Bullock Museum	Summer 2018	Summer 2021
— Perimeter Construction Barrier	Summer 2018	Summer 2021
⑤ West Construction Office Trailers and Parking	Summer 2018	Fall 2021
⑥ Construction Staging/Lay-Down Area	Summer 2018	Fall 2021
➡➡➡ Pedestrian Route	Summer 2018	Fall 2021
➡ Permanent one-way to two-way street conversion	Summer 2018	
⑦ 1601 Congress Avenue Building Excavation and Construction	Fall 2018	Fall 2021
⑧ East Construction Office Trailers and Parking (NE Corner)	Winter 2018	Winter 2021
⑨ Congress Avenue Excavation and Construction	Spring 2019	Fall 2021

CAPITOL COMPLEX PHASE I INTERLOCAL

DOWNTOWN COMMISSION – JANUARY 17, 2018



INTERLOCAL TERMS

- December 14, 2017: Council approved execution of an interlocal between the City of Austin and the Texas Facilities Commission

- Approved terms include:
 - ❑ Priority processing
 - ❑ Waiver of temporary use of right-of-way permit fees
 - ❑ Conversion of 16th, 17th, and 18th Streets to two-way
 - ❑ Vacation and conveyance of Congress Avenue and portions of 16th, 17th and 18th Street in the project area
 - ❑ Permanent easement for State-operated utilities

PARTNERSHIP ADVANTAGES

- \$581M investment comprised of the following:
 - 1M square feet of office space in two new office towers, including a new, larger child care facility for State employees
 - An iconic, tree-lined pedestrian civic space, including an amphitheater, all maintained by the State and available to the public
 - A consolidated underground parking garage available to the public for a fee
- Wayfinding specific to the Capitol Complex in coordination with City wayfinding efforts
- Cultural venue space to complement the Blanton Museum and Texas History Museum
- Utilization of State chilled water plant for energy efficient buildings
- Collaboration with Lady Bird Johnson Wildflower Center on all streetscape and green roof initiatives
- Replacement of aged utility infrastructure located under Congress Avenue
- Collaboration with Austin Energy to identify and implement energy conservation efforts
- Improved storm water management for better water quality and reduced storm water runoff

OTHER CONSIDERATIONS

- Traffic system improvement costs
- Discounted parking
- Funding for tree preservation
- Addition of waived fees to the City's ledger with the Texas Facilities Commission
- Potential legislation in support of:
 - Expanded use of the existing ledger
 - Easement on State property near the Grove at Shoal Creek

NEXT STEPS

- Council action on the requested right-of-way vacation and permanent utility easement
- Develop a tree relocation plan
- Finalize terms of discounted parking

QUESTIONS?

