

Texas Capitol Mall:

North Congress Avenue & MLK, Jr. Boulevard
Intersection



Sequencing

PHASE 1

Phase 1 construction includes the development of buildings on the Congress Avenue (Congress) and Martin Luther King Jr. Boulevard (MLK) sites, as well as parking below three blocks of the Texas Mall. The building sites are currently occupied by surface parking lots. The Congress site will accommodate a new child care facility and the Department of Public Safety. This site utilizes surplus parking from nearby garages as well as new underground parking below the building and the adjacent Texas Mall. The Congress site is centrally located within the Capitol Complex and provides a strong opportunity for a district amenity to be located at the ground level.

The MLK site is unconstrained by view corridors or the capitol dominance overlay, affording ample building space for lease consolidation. The building helps to anchor the Texas Mall along with the Texas State History Museum. Coupled with the existing museum, a public function at the base of this building can create a significant gateway for visitors to the Capitol Complex. Parking for this building is accommodated below grade as well as in an integrated garage on the east side of the building, away from the Texas Mall.

Phase 1 projects were approved by the 84th Texas Legislature in 2015.

Phase	Site	GSF	Parking Supply
1	Congress	420,000	2,050
1	MLK	605,000	2,550
1	Mall Connector		240
New Parking			4,840
Displaced Parking			-389
Net Addition		1,025,000	4,451

Table 5.1
Phase 1 Data

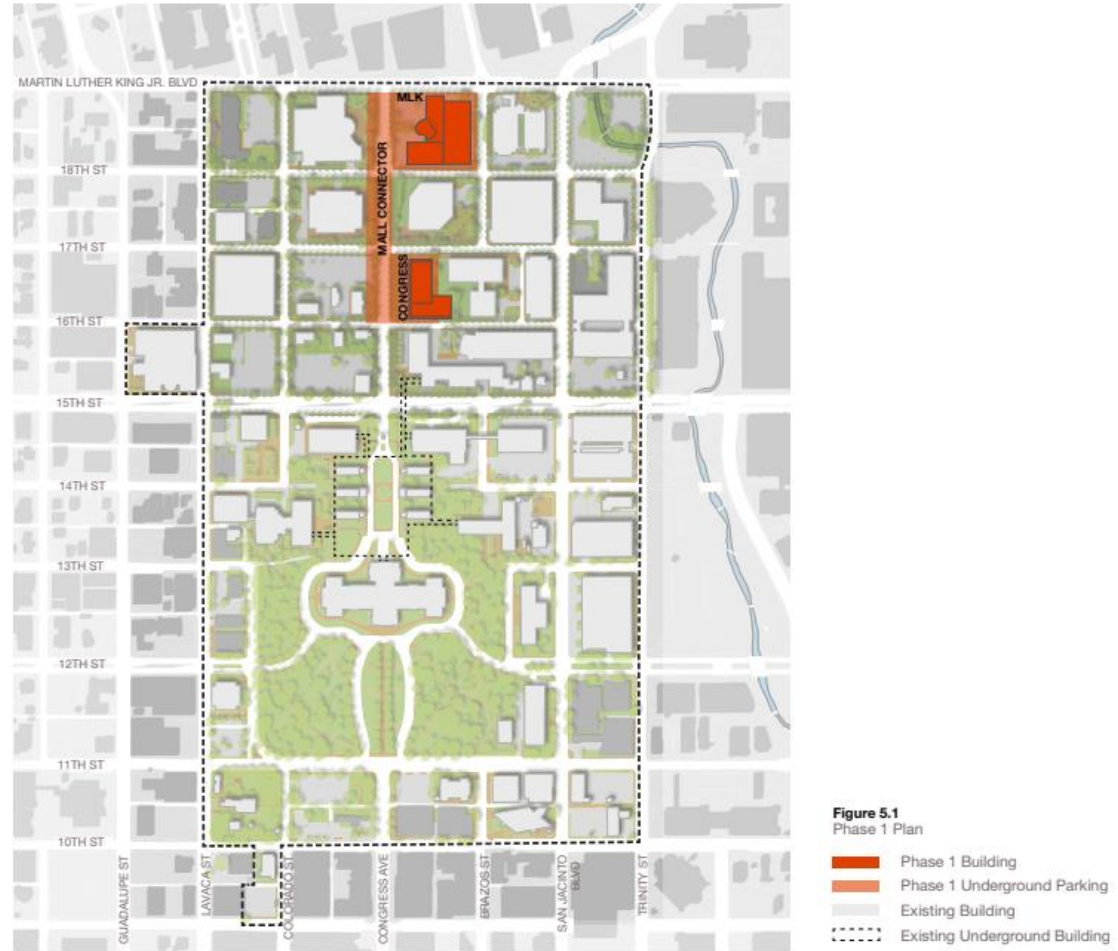




Figure 5.2
Phase 1 Perspective

PHASE 2

Phase 2 development includes buildings on the 15th Street and Lavaca Street (Lavaca) sites. The parcels are freed up by the Phase 1 development of the Congress site, which relocates the Capitol Complex Child Care Facility and the Department of Public Safety from the Capitol District Office Building. The remainders of these sites are currently surface parking lots.

The 15th Street site allows for the substantial completion of the Texas Mall and underground garage, creating a strong link between the northern portion of the Capitol Complex and the Capitol grounds proper. Parking for this site is provided below the building and below the final block of the Texas Mall. The garage also creates the ability to connect to an existing pedestrian tunnel for access to the Capitol Extension. The low scale of this building is a result of Capitol View Corridor and Capitol Dominance constraints, but it provides a more appropriate scale when paired with the adjacent historic buildings of the historic precinct.

The Lavaca site offers a minimally-constrained development site for maximizing lease consolidation and reinforces an important east-west gateway to the complex at Lavaca Street and 15th Street. Parking is provided both below the building and in an integrated parking structure above grade. Both the 15th Street and Lavaca sites are located along a major arterial through the district, providing the potential for public uses to occupy a portion of the ground levels of these buildings.

Phase 2 projects require approval and funding during future legislative sessions.

Phase	Site	GSF	Parking Supply
2	15th Street	165,000	900
2	Lavaca	360,000	1,650
New Parking			2,550
Displaced Parking			-269
Net Addition		525,000	2,281
Grand Total (Phase 1 & 2)		1,550,000	6,732

Table 5.2
Phase 2 Data



Figure 5.3
Phase 2 Plan

- Phase 1 Building
- Phase 1 Underground Parking
- Proposed Phase 2 Building
- Phase 2 Underground Parking
- Phase 2 Underground Tunnel
- Existing Building
- Existing Underground Building



Figure 5.4
Phase 2 Perspective

Planting

The mall planting will be installed over an underground parking structure. A landscape drainage system, located on the top of the structure, shall be coordinated with the garage designers.

Key planting concepts include:

- A staggered double row of Live Oak trees shall line each side of the mall, which will serve as a continuation of the existing Live Oaks on the south side of the Capitol grounds. Live Oaks shall be a minimum 5-inch caliper at the time of planting and shall be container grown. Live Oaks shall be limbed up a minimum of 7 feet to enable people to move freely under them and the canopy pruned to maintain views down the central panel to the Capitol building. Trees shall be locally grown to enhance the probability of success (from an area extending from San Antonio to Waco and Interstate 35 to Uvalde), having been grown in an alkaline soil and water environment for a minimum of five years.
- The central panels shall be treated with a combination of plant and hardscape materials that withstand pedestrian traffic and heat, and that are pervious whenever feasible.
- Shrubs and ground cover shall be native or indigenous, and mostly evergreen so that they have a presence during all seasons.
- Accent materials, such as native grasses, perennials, and annuals shall be included to provide color, texture, and fragrance.
- The central panels shall be treated with a combination of plant and hardscape materials that withstand pedestrian traffic and heat, and that are pervious, whenever feasible. The majority of the planting shall be a turf grass, such as Zoysia, to enable use of the panels.

Site Furnishings

Site furnishings will be an important element in making the mall comfortable and functional. These elements may include:

- Benches along both sides of the mall at appropriate locations.
- Trash and recycling receptacles.
- Drinking fountains.
- Tree grates or guards where trees are planted in paving.
- Wayfinding signage.
- Bicycle racks located on cross streets at appropriate intervals.

The benches, trash receptacles, and wayfinding signage shall match those located on the Capitol grounds. Drinking fountains, tree guards,

and other furnishings that do not exist on the Capitol grounds shall be similar in character, color, and finish. Tree grates shall be a minimum of four feet by four feet in size, with four feet by six feet preferable.

Locations for monuments shall be identified within the transition zones.

Lighting and Electrical

Light standards shall match those located on the Capitol grounds and shall line both sides of the mall in alignment with the inner row of Live Oaks. Light sources shall be energy efficient, such as light-emitting diode (LED) lamps, and shall comply with dark-skies principles to minimize glare and light pollution (per International Dark-Sky Association). Preference shall also be given to general safety and aesthetic considerations. Light sources shall be shielded and shall be white in color.

Cam-lock connectors shall be located along the mall for event electrical service. Two connectors, flush with the paving, shall be provided on each side of every block.

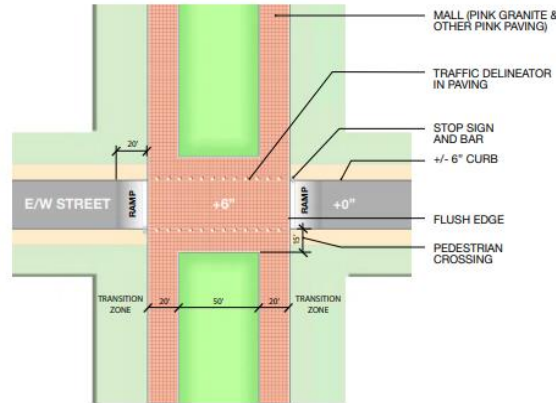


Figure 6.21
Typical East-West Street Intersection at the Texas Mall



The existing Capitol grounds site furnishings will be utilized on the Texas Mall to create a consistent character.

STREET DESIGN

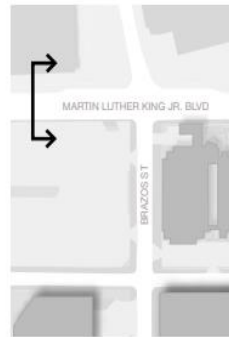
Multi-Modal Streets

Multi-modal streets carry high levels of vehicular traffic and are important links between the University of Texas campus and downtown Austin. Elements for pedestrian safety, such as reduced pedestrian crossing lengths, pedestrian signalization, and crossing refuges are especially important on these streets.

Martin Luther King Jr. Boulevard

- The streetscape character will be asymmetrical.
- Sidewalks on the south side shall be 15 feet wide.
- One row of trees shall be planted on the south sidewalk.
- Street trees shall be Red Oak.

Refer to figure 6.25 for existing and proposed cross sections of Martin Luther King Jr. Boulevard.



Section Location

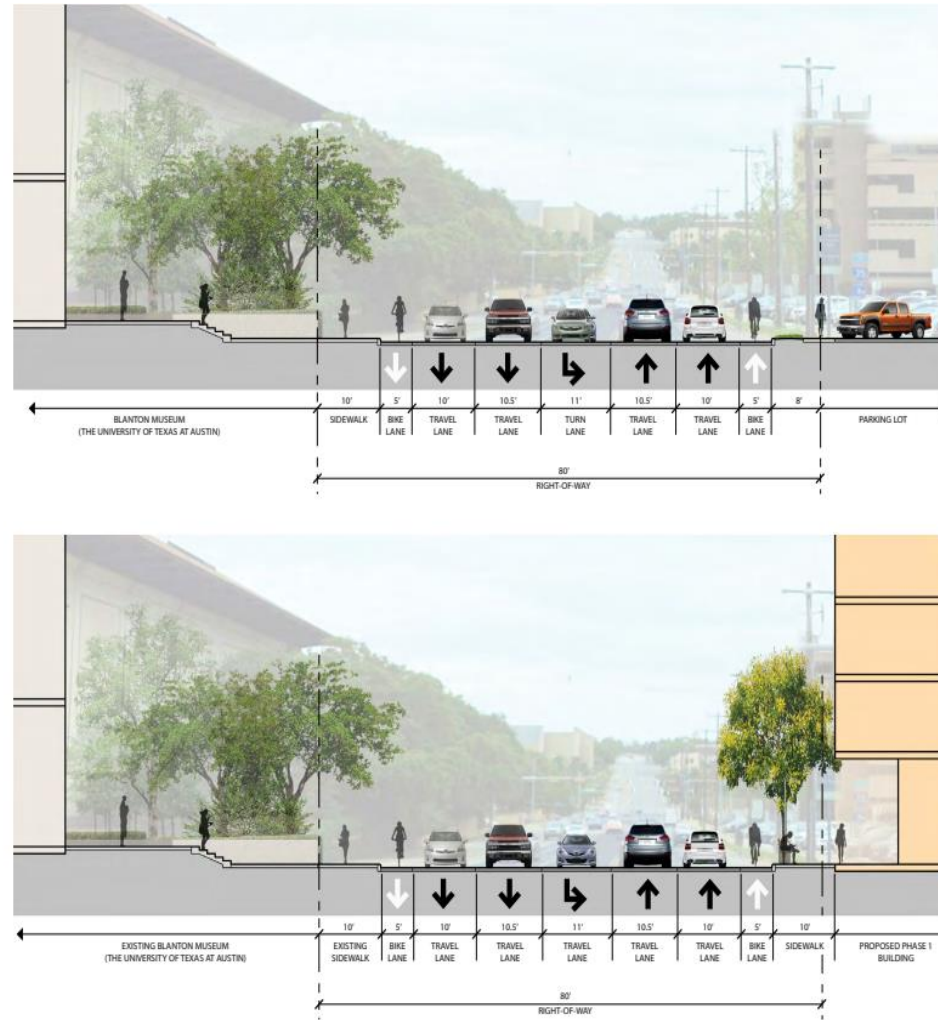
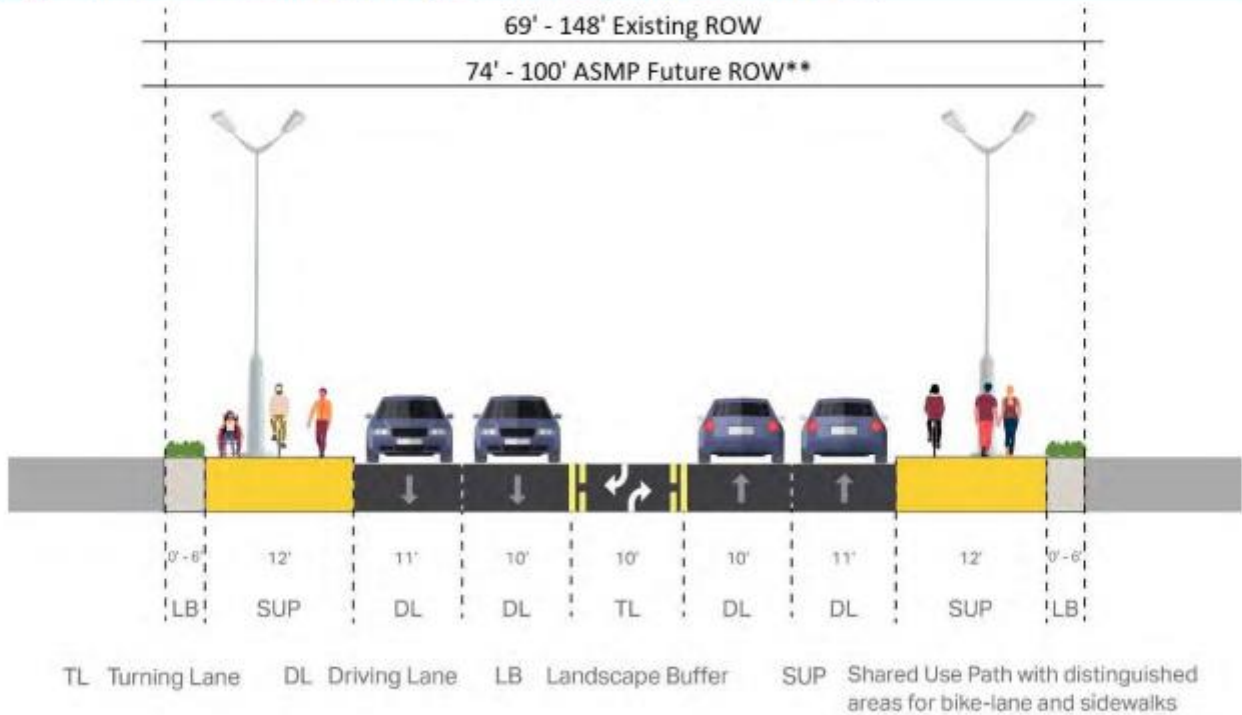


Figure 6.25
Martin Luther King Jr. Boulevard: Existing and Proposed Cross Sections

Figure 3: Zone 2 Recommended Typical Section (Pearl Street to IH 35)

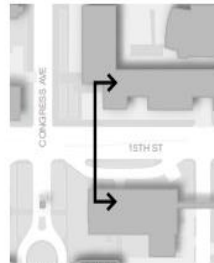


***The ASMP Street Network Table designates this portion of MLK Jr. Blvd as a Level 3 street, requiring 74' - 100' ROW in the future. The additional future ROW can be programmed during the design phase of this project.*

15th Street

- The streetscape character will be asymmetrical.
- Sidewalks shall be 18 feet wide.
- The front yards at the John H. Reagan and the Texas Workforce Commission Buildings shall be modified so that they create a positive image at the "seam" between the Capitol grounds and the Texas Mall. The existing driveways could either be relocated or utilize a drop-off along the curb line. In all cases, Live Oaks shall be planted, consistent with the street trees along 15th Street.
- Trees shall be Live Oak.
- Street lights shall be consistent with the ground-mounted pole and fixture on the north Capitol grounds.
- Special paving and markers shall be used at the crossing of the Texas Mall and 15th Street in order to connect the complex to the Capitol grounds.

Refer to figure 6.28.



Section Location

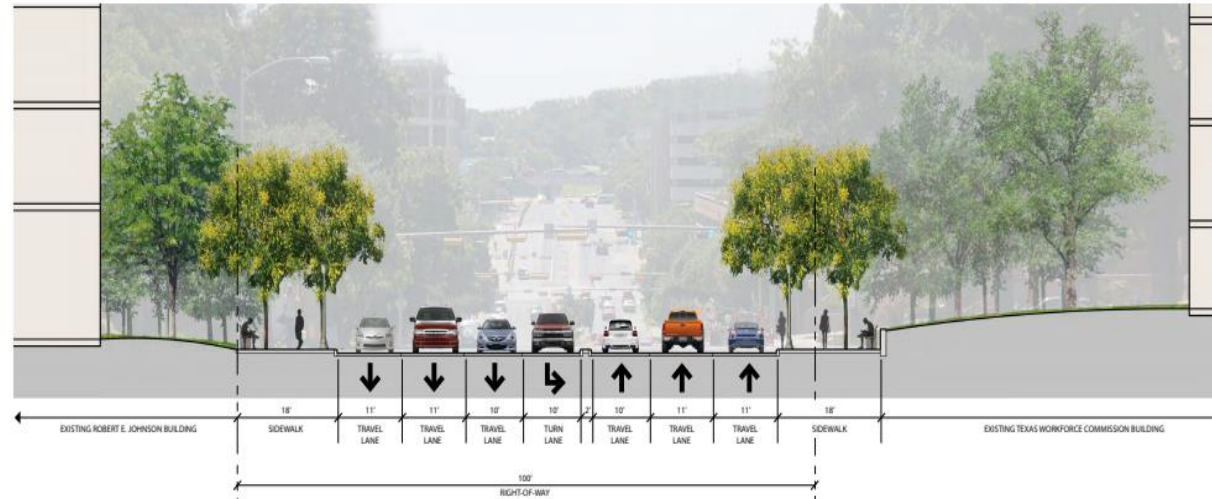
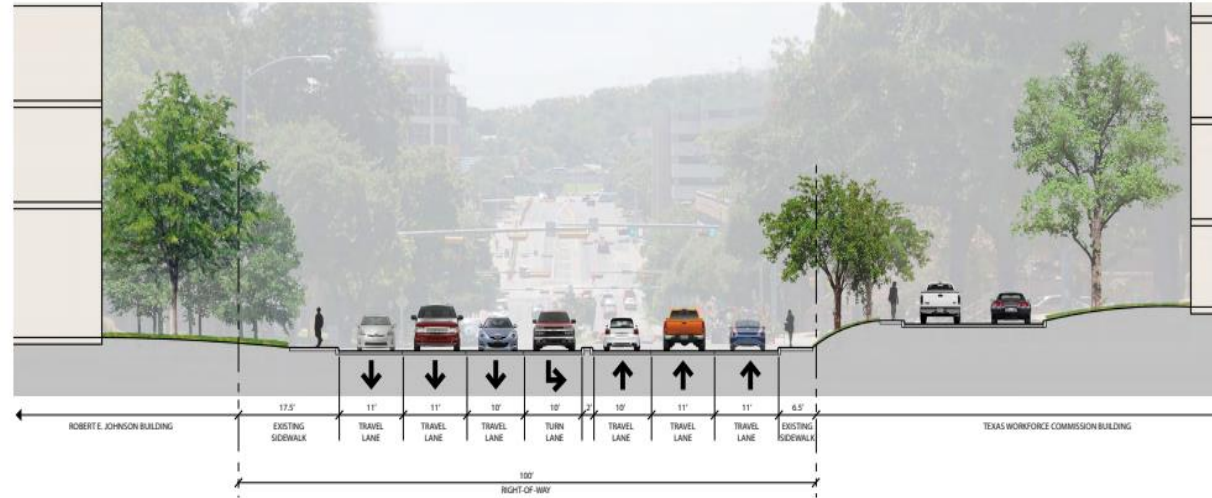


Figure 6.28
15th Street: Existing and Proposed Cross Sections



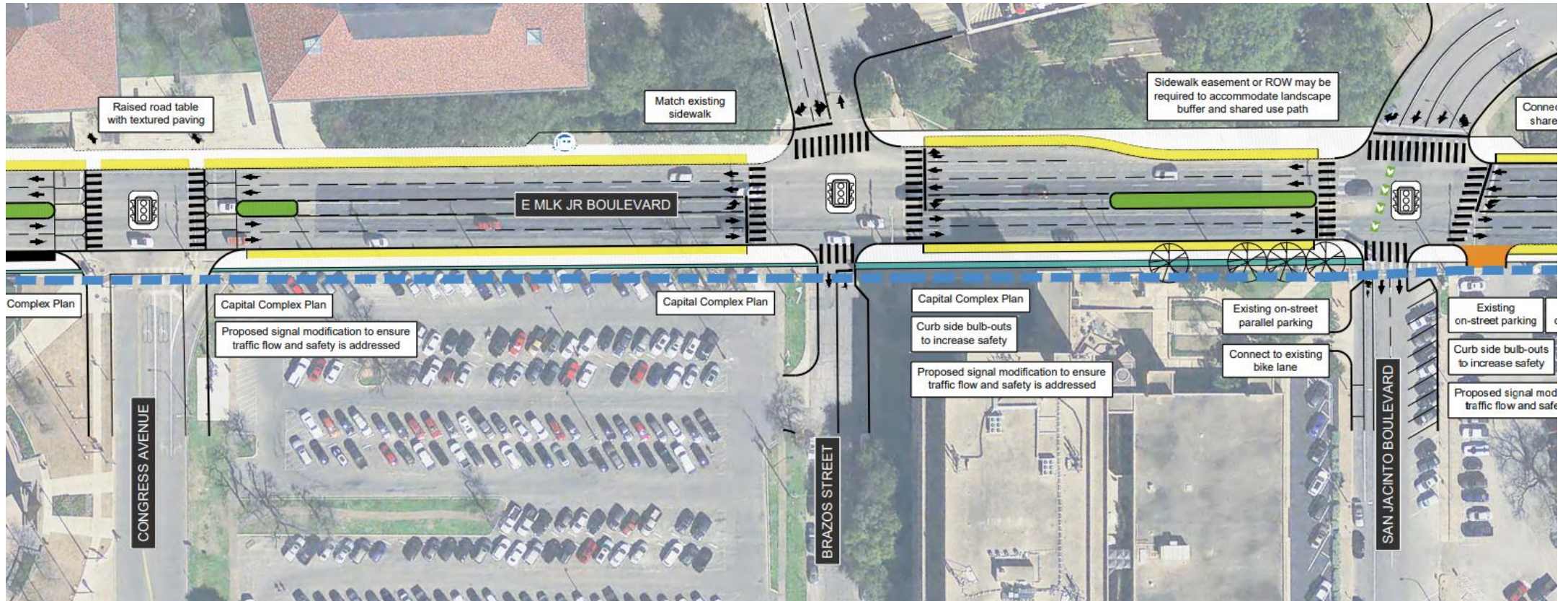
Bird's eye view of the Capitol Complex with proposed phase 1-3 buildings.

Courtesy of Timothy Wells

TXM - ENLARGED SITE PLAN - BLANTON TO MLK JR BLVD
PACKAGE 6



1 TXM - ENLARGED SITE PLAN - BLANTON TO MLK JR BLVD



Museum Plaza

View toward MLK













Texas Capitol Mall

Austin's newest civic amenity

Thank you