



Capitol View Corridors

Past, Present, and Future

Gregory I. Guernsey, AICP, Director
Planning and Zoning Department





Presentation Outline:

- Background on Capitol View Corridors (CVCs)
- 3D modeling of proposed Rosewood Park CVC





As Austin developed, “the public noticed that the sight of the Texas Capitol might be threatened by vertical growth...”

Early attempts to regulate views of the Capitol were part of uniform height regulations, limiting buildings to 200 ft.

By the early 1980s, planning staff were directed to conduct a study of existing Capitol View Corridors.



CAPITOL VIEW PRESERVATION STUDY

City of Austin

Planning Department

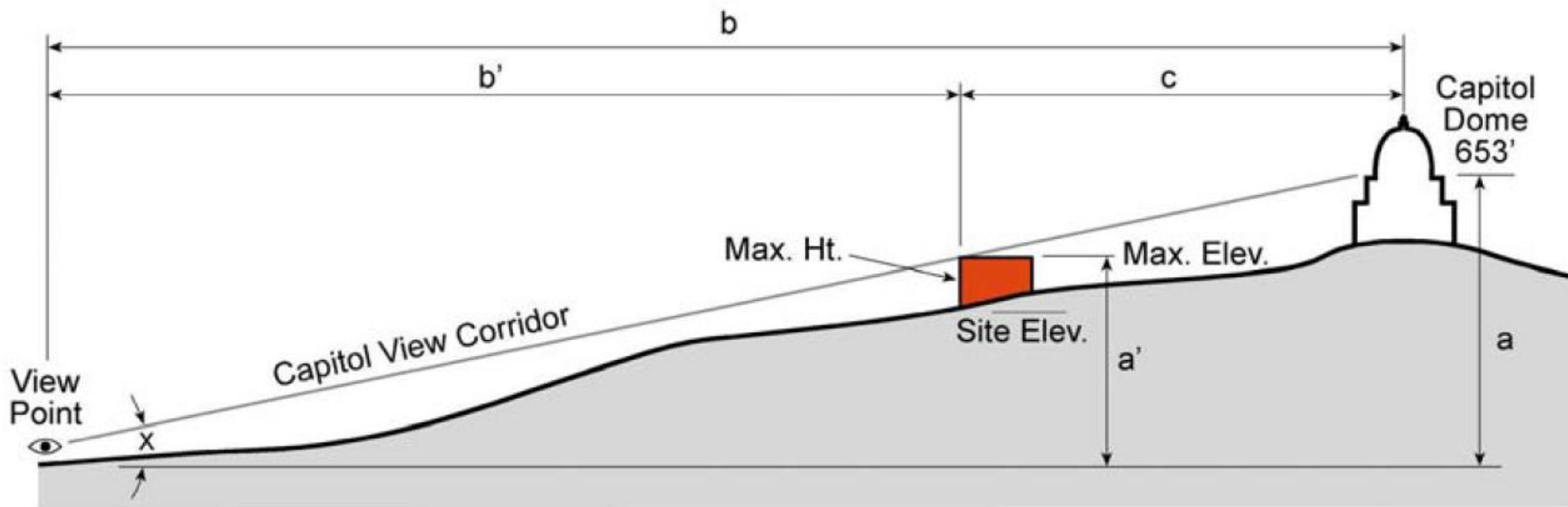
February 1983

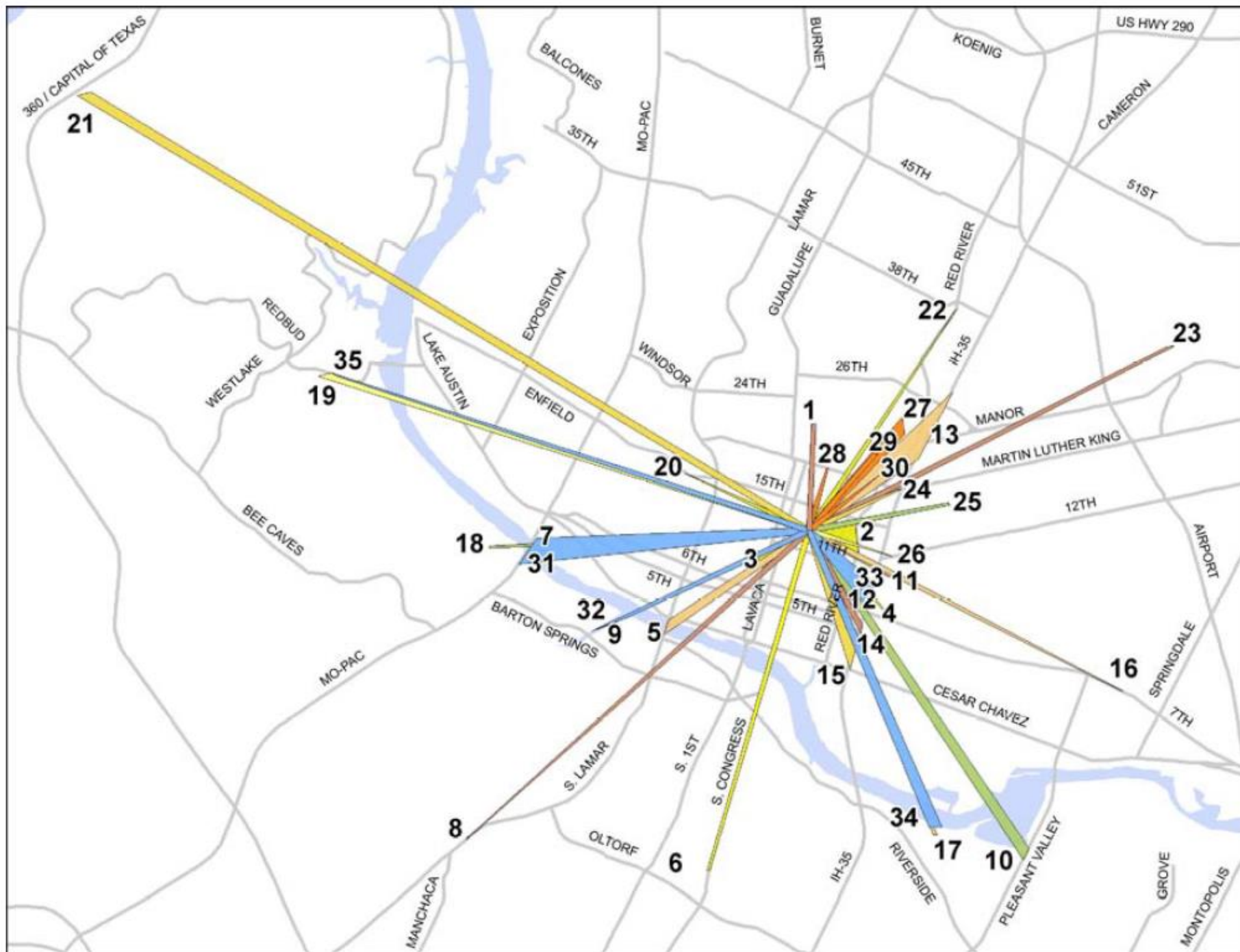
As part of a 1983 report, staff evaluated 60 view corridors, weighing 3 factors - view type, view frame, and viewpoint.

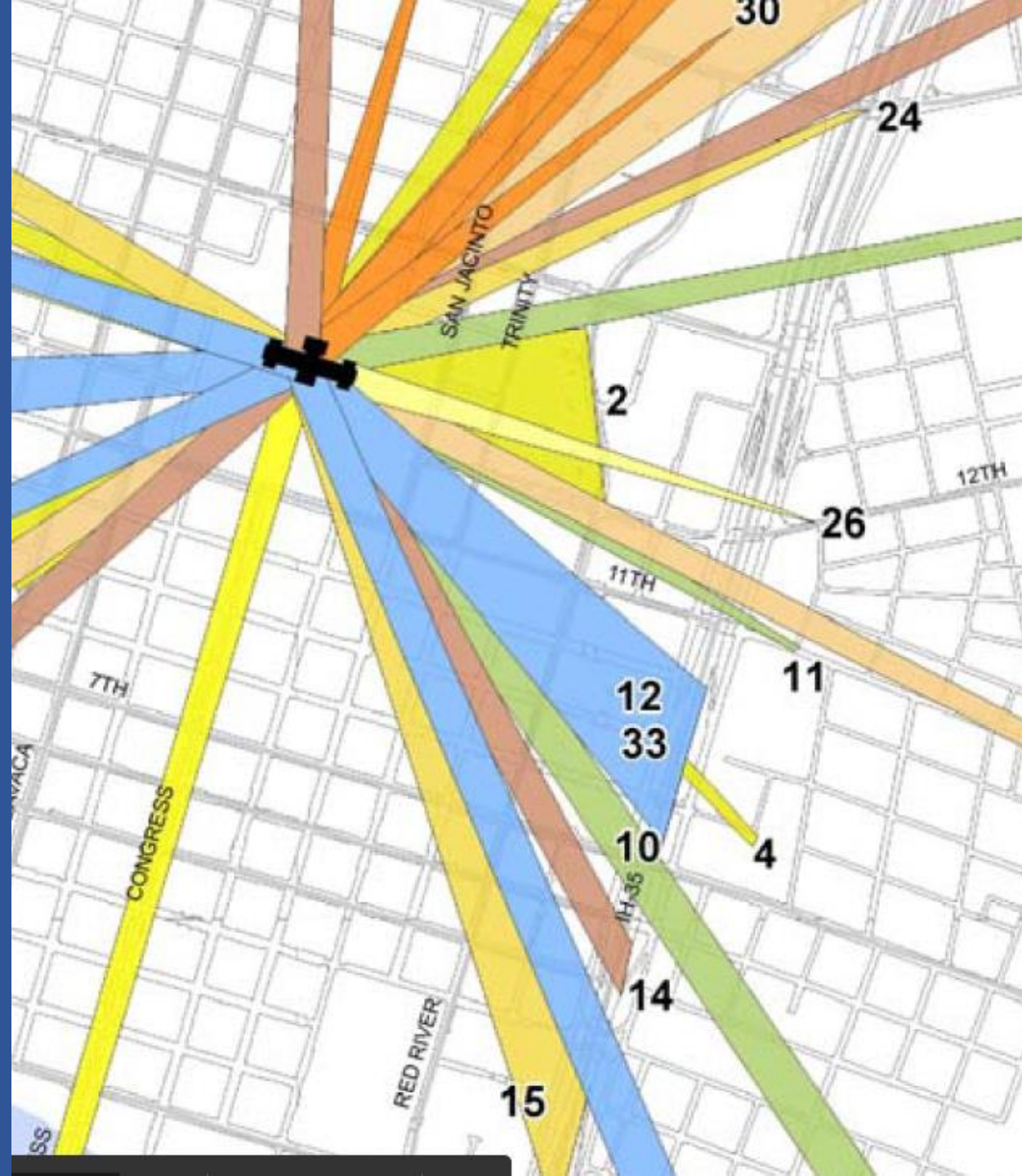
After extensive discussions and deliberations, the City codified 26 corridors in 1985.

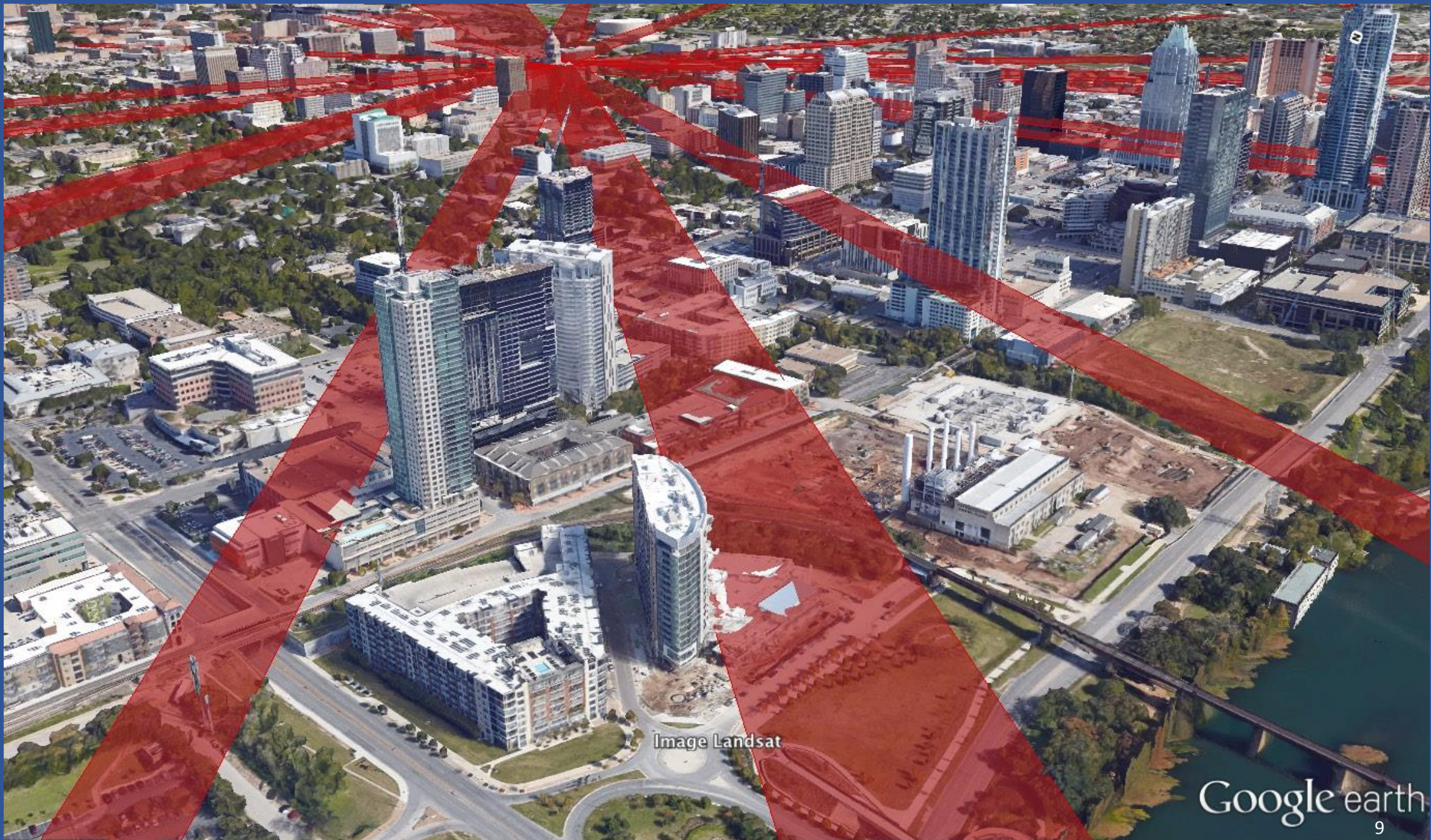
The State of Texas later added 4 new corridors, for a grand total of 30.

Exceptions since the 1980s have been extremely limited.









RESOLUTION NO. 20170216-032

WHEREAS, the birth of what is now the Capital City of Texas occurred in 1837 at the Treaty Oak in a settlement that was once called Waterloo, the settlement was later renamed Austin and was designated as the seat of state government in 1839; and

WHEREAS, the State Capitol building was destroyed by fire in 1881; and

WHEREAS, The Texas State Capitol is of a unique and rare Renaissance Revival style completed in 1888, built by convicts, former slaves, and illegal foreign labor from Scotland, designed by Elijah Myers, a renowned American architect; and

WHEREAS, since opening to the general public in 1888 the Capitol has been a landmark for all who visit and live in the City of Austin, a magnificent priceless public landmark, a unique building that is the property of Texans, is higher than the Capitol of the United States of America; and

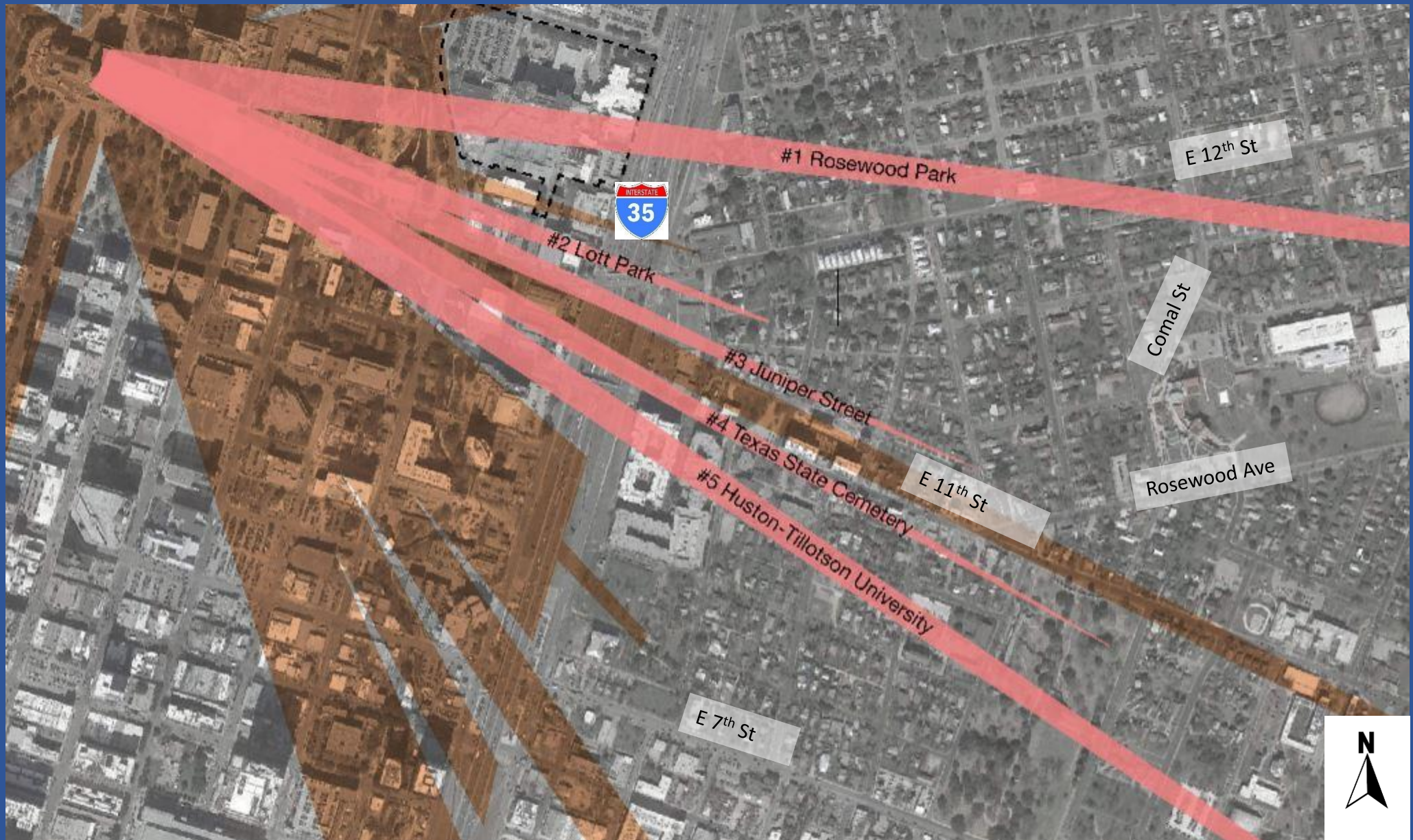
WHEREAS, as early as 1965 the public noticed that the sight of the Texas Capitol might be threatened by vertical growth; and

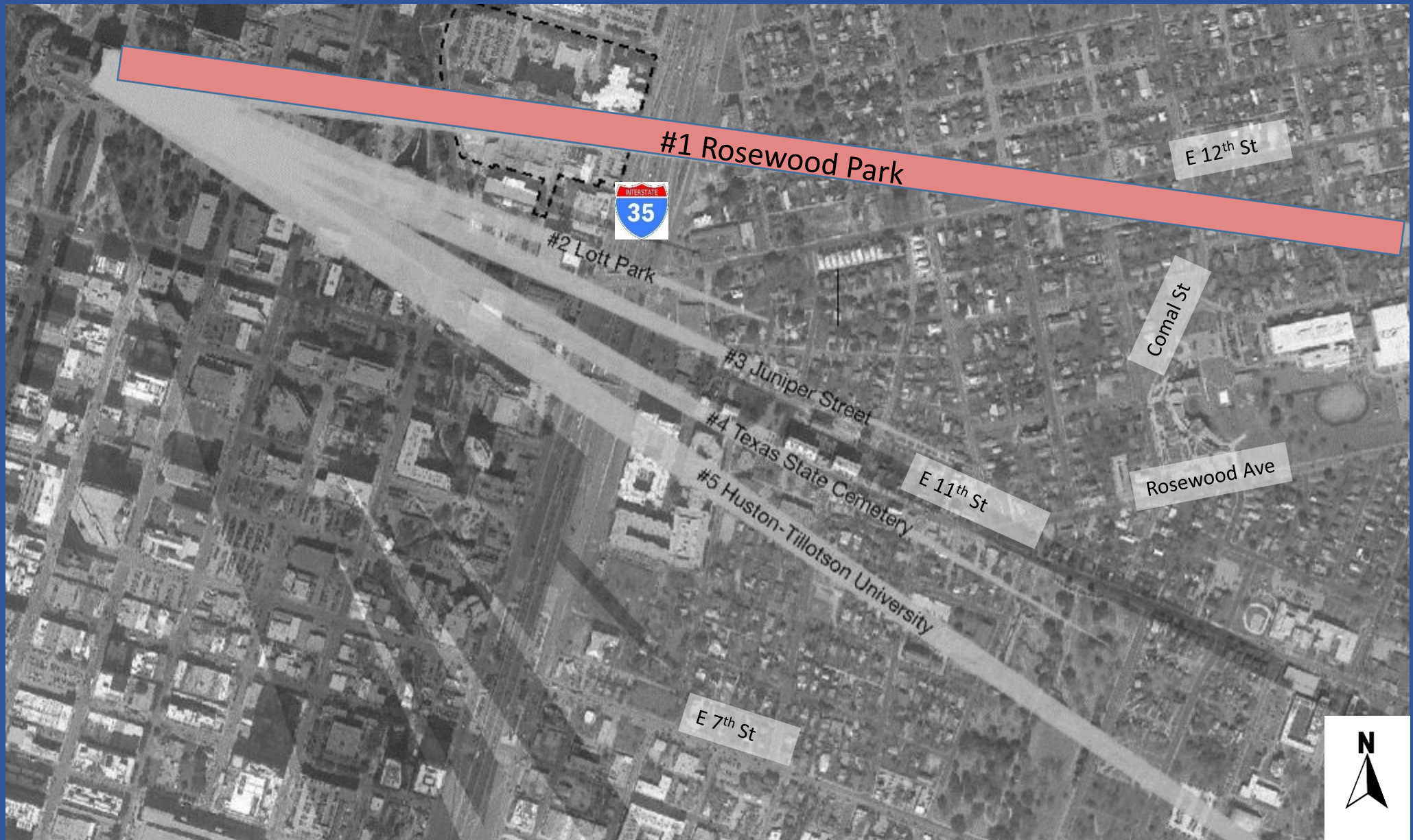
WHEREAS, in 1981 the Senate State Municipal Planning Study Committee produced a report wherein they recommended to the State Legislature to comply with any City regulations designed to preserve the view of the Capitol unless determined to be unduly burdensome; and

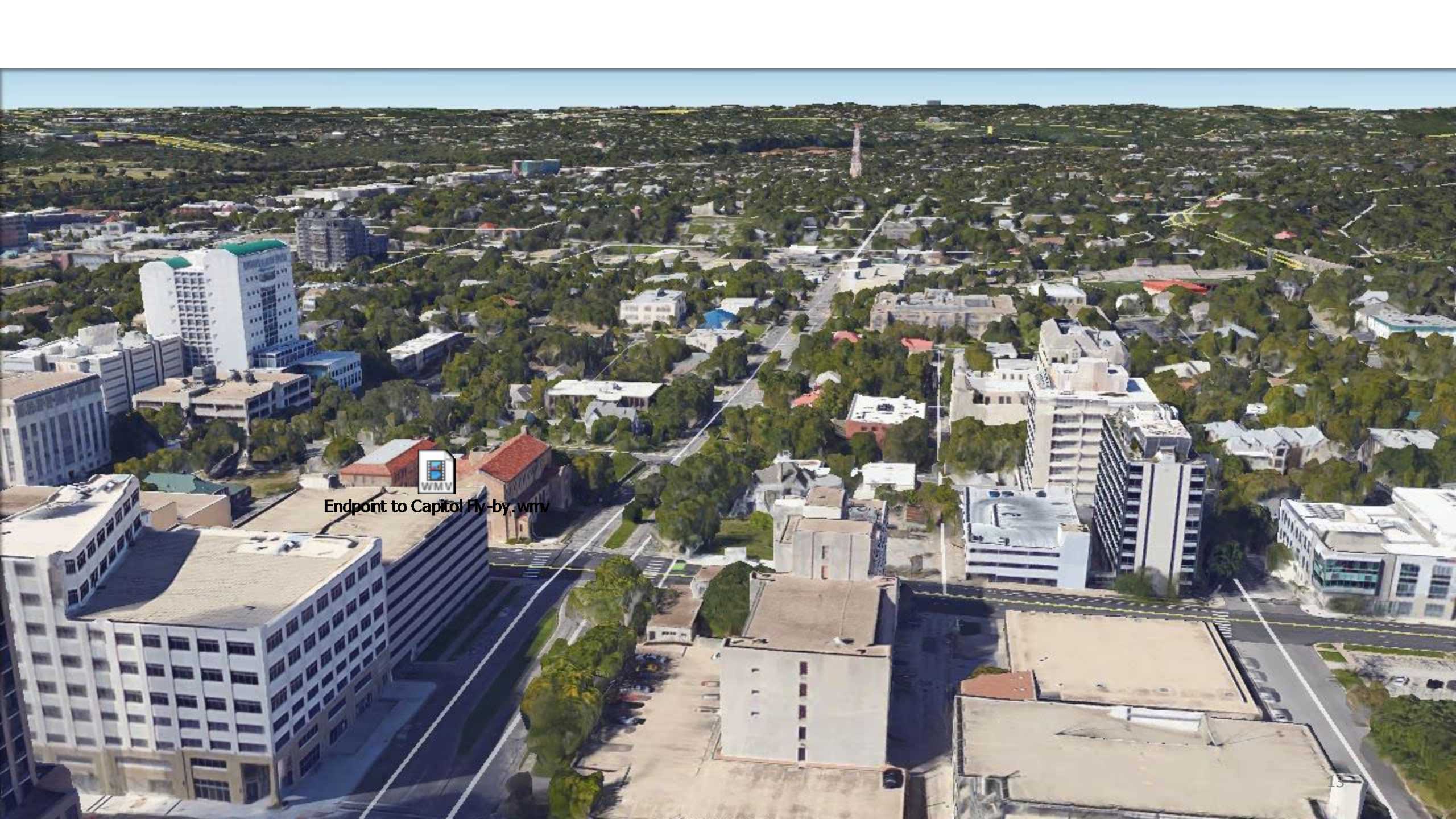
WHEREAS, a draft *Capitol View Preservation Study* was completed by the Planning Department of the City of Austin in February 1983 and subsequently approved by the City Council echoing the State's findings regarding feasibility, public benefit, describing the formula that had been developed by the City of

In 2017, Council drafted a resolution (20170216-032) directing staff to research 5 new corridors extending over East Austin:

1. Rosewood Park
2. Lott Park
3. Juniper Street
4. Texas State Cemetery
5. Huston-Tillotson University








Endpoint to Capitol Fly-by.wmv



An aerial photograph of the Illinois State Capitol building in Springfield. The building is a large, light-colored stone structure with a prominent central dome. A yellow arrow points from a text box to the roofline of the main building. A horizontal purple line extends from the roofline across the image. In the background, other city buildings and a tall smokestack are visible under a clear blue sky.

653 ft.
above sea
level



Questions?