

## A G E N D A



## Recommendation for Council Action

Austin City Council	Item ID	72278	Agenda Number	14.
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Meeting Date:	6/22/2017	Department:	Development Services
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## Subject

Authorize 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.

## Amount and Source of Funding

There is no anticipated fiscal impact.

## Fiscal Note

A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	
For More Information:	Rodney Gonzales, Development Services, (512) 974-2313
Council Committee, Boards and Commission Action:	
MBE / WBE:	
Related Items:	

## Additional Backup Information

In 2016, the Texas Facilities Commission (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 15<sup>th</sup> St. to Martin Luther King, Jr. Blvd. Buildout for the Master Plan has been divided into three phases. TFC intends to begin development of Phase One of the Master Plan this summer.

Phase One includes the creation of three out of four blocks of the "Texas Mall", a pedestrian-oriented, civic 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 14<sup>th</sup> Street.

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

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. TFC requests primarily include expedited 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 Avenue from the northern boundary of 15th St. to Martin Luther King, Jr. Blvd., along with a portion of 17th Street.