



MEMORANDUM

TO: Mayor and Council

FROM: J. Rodney Gonzales, Director
Development Services Department

DATE: June 16, 2017

SUBJECT: Texas Capitol Complex Master Plan – Phase One

The purpose of this memo is to provide background information regarding buildout of Phase One of the 2016 Texas Capitol Complex Master Plan and a related request for City support. Council will be briefed in detail at the June 20, 2017 Council Work Session. An action item will be posted on the June 22, 2017 Council Agenda, requesting authorization to negotiate an interlocal between the City of Austin and the Texas Facilities Commission.

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, 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 intends to begin development of Phase One of the Master Plan this summer.

TFC reached out to the City of Austin with a request to negotiate an interlocal that would provide a framework for moving Phase One forward. State asks primarily include a request for 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; and, vacation and conveyance of North Congress Avenue from the northern boundary of 15th St. to Martin Luther King, Jr. Blvd., along with a portion of 17th Street. Should Council authorize negotiation, the area proposed for vacation will be appraised. TFC will be responsible for costs associated with the appraisal.

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

Phases Two and Three are currently planned but unfunded. Phase Two includes renovation of the 4th Block of the Texas Mall, between 15th and 16th Street, and two new State office buildings totaling approximately 500,000 GSF, located between Congress Avenue, Lavaca Street, 15th Street and 16th Street. TFC intends to request funding from the 86th Legislature in 2019 for approximately \$384 million.

Phase Three includes two additional state office buildings also totaling approximately 500,000 GSF, located between Congress Avenue, Lavaca Street, 16th Street and 17th Street. TFC intends to request

funding from the 87th Legislature in 2021 for approximately \$412 million if they are successful in receiving the Phase Two funding from the 86th Legislature.

The fully developed Complex will be a \$1.4 billion State asset if the proposed legislative approvals are secured.

Attached for your information is an executive summary of the work planned under Phase One. Links to the adopted 2016 Texas Capitol Complex Master Plan as well as the project website are included below:

[2016 Texas Capitol Complex Master Plan](#)
[Capitol Complex Project Website](#)

Representatives of the Texas Facilities Commission will be present at the June 20th and June 22nd Council meetings to answer any detailed questions you might have. Please feel free to contact me at (512) 974-2313 if we can provide any additional information.

Attachment

Cc: Elaine Hart, Interim City Manager
Bert Lumbreras, Assistant City Manager
Robert Goode, Assistant City Manager
Sara Hensley, Interim Assistant City Manager

**2016 TEXAS CAPITOL COMPLEX MASTER PLAN – PHASE ONE
EXECUTIVE SUMMARY**

The “Texas Mall”

Comprising three blocks of Congress Avenue north of the Capitol, between 16th Street and Martin Luther King Jr. Boulevard, which will be vacated to create a landscaped, tree-lined, pedestrian-oriented civic event space that will also serve as a “cultural gateway” on the north axis of the State Capitol. The north end of the new Texas Mall culminates in an open “museum plaza”, linking the Texas State History Museum, the Blanton Art Museum, and a new planned cultural venue in the new 1801 Congress Building. It should be noted that the work to complete the 4th block of the Texas Mall, between 15th and 16th Streets, is included in the future Phase Two scope of work for which the Texas Facilities Commission is seeking approval in the 2019, 86th Legislative Session.

Creation of the Texas Mall contemplates conversion of 16th, 17th and 18th Streets to two-way; and, vacation and conveyance of North Congress Avenue from the northern boundary of 15th St. to Martin Luther King, Jr. Blvd., along with eastern and western portions of 17th Street. During construction, all three east-west streets will be closed to traffic across Congress Avenue; and upon completion, 16th and 18th Streets will reopen to controlled traffic crossing the Texas Mall, while 17th Street will access the new underground parking deck from both the east and west.

State Office Buildings

Two new state office buildings fronting the Texas Mall and comprising roughly 1,000,000 gross square feet (GSF) of office space will support the goal of transitioning state agencies from leased office space into cost effective state-owned properties. The ground floors fronting the mall will incorporate public-oriented uses to activate the mall as a civic space.

1801 Congress Site Building

This site, located on the east side of the Texas Mall, between Martin Luther King Jr. Boulevard and 18th Street, and across from the Texas State History Museum is currently a surface parking lot. A new state office building, 14 floors high and with roughly 603,000 GSF will be located on this site. The building will include five levels of below-grade parking, and eight floors of above-grade parking on the eastern side of the building. A cultural venue is planned at the ground floor, fronting the Texas Mall, to complement the adjacent Texas State History Museum and Blanton Museum on the University of Texas Campus. An outdoor performance space and a ground level café are also integrated into the design.

1601 Congress Site Building

This site, located on the east side of the Texas Mall, between 16th and 17th Streets, is currently a surface parking lot. A new state office building, 12 floors high and with roughly 416,000 GSF will be located on this site. This building will also include five levels of underground parking, a new state employees’ child care facility, a ground level café, a shared wellness center, and a shared conferencing center.

Underground Parking Garage

A large, contiguous, five-floor below-grade consolidated parking facility will be provided beneath both office buildings and the extent of the three blocks of the Texas Mall. The parking supports the increase in state employees at the core of the Capitol Complex, the demand for parking in close proximity, and the need for additional visitor parking. The estimated total new parking provided in Phase One is 3,100 spaces.

Infrastructure and Support

To support the new improvements, the existing Central Utility Plant at the Sam Houston Building will be expanded, and a new Utility Tunnel installed. These will provide district chilled water cooling that will serve the new buildings in Phase One, establish infrastructure for future construction phases, and transition existing buildings off older equipment onto the district cooling.