



1 / Texas Capitol Complex Master Plan

Formally Adopted: March 23, 2016



**2016
Texas
Capitol Complex
Master Plan**

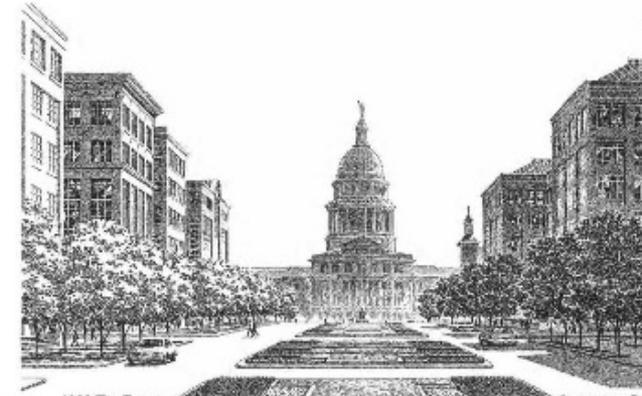
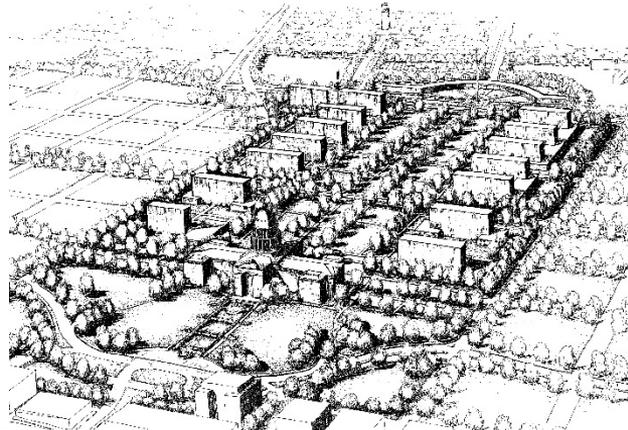


Historical Analysis

1956 Capitol Area Master Plan

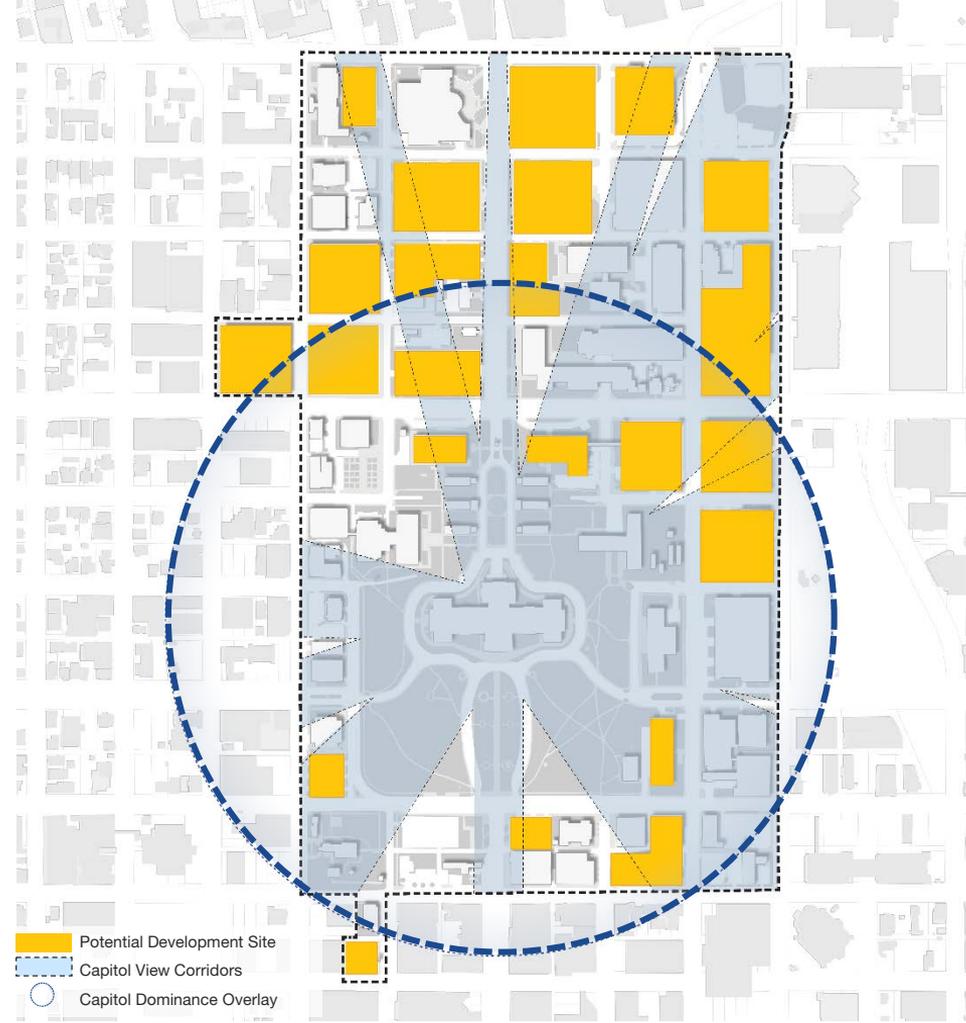
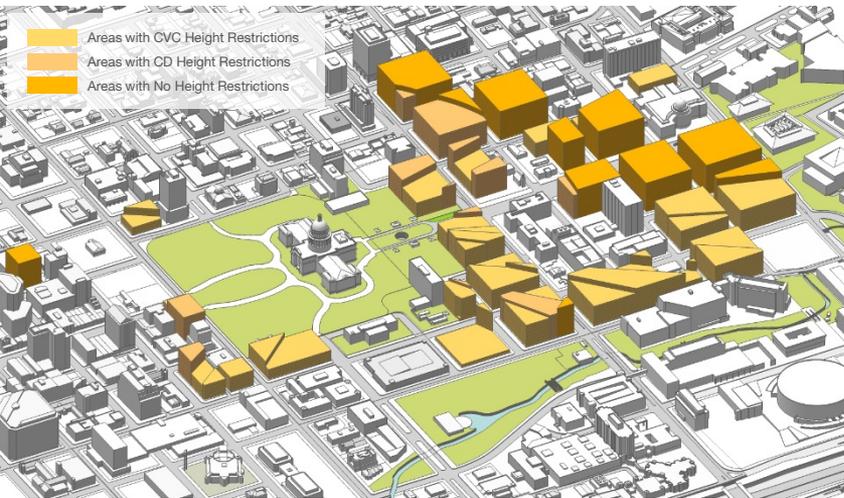
**1963 Capitol Area Master Plan
and Its Development**

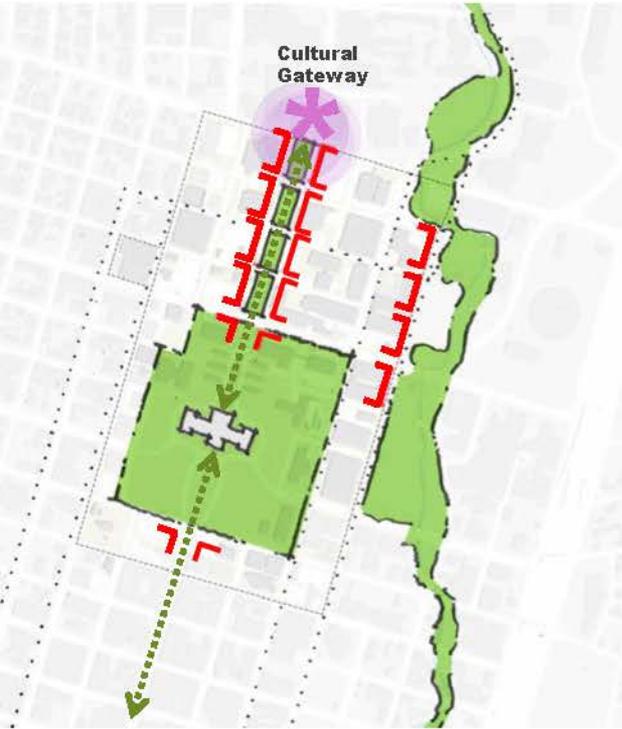
**1989 Texas Capitol Preservation
and Extension Master Plan**



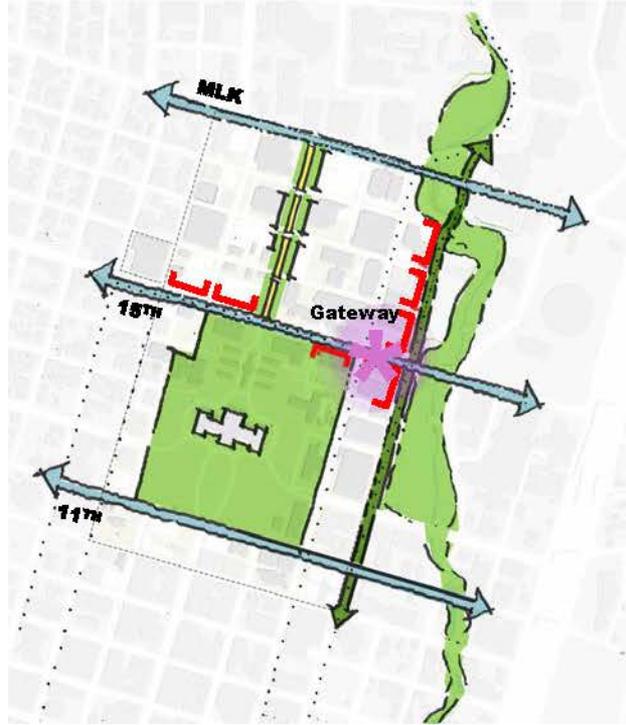
Capitol View Corridors and Capitol Dominance Overlay

- 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



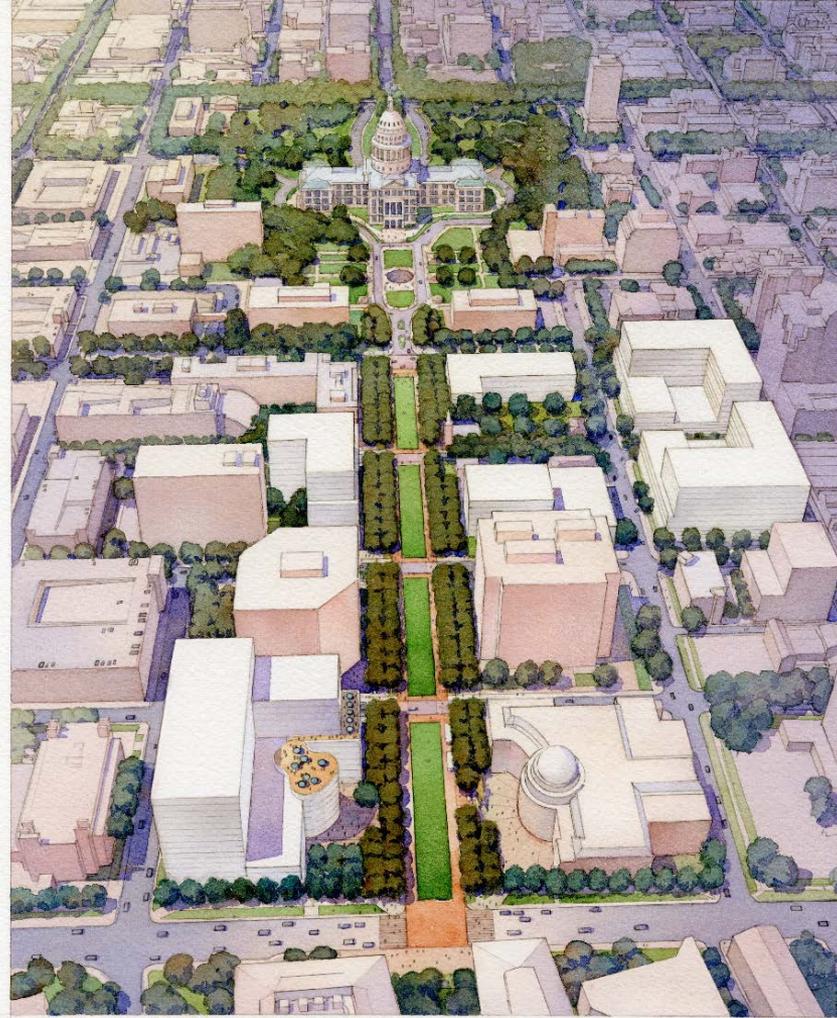
Garden District



Capitol Complex Plan



Future Build Potential



Texas Mall

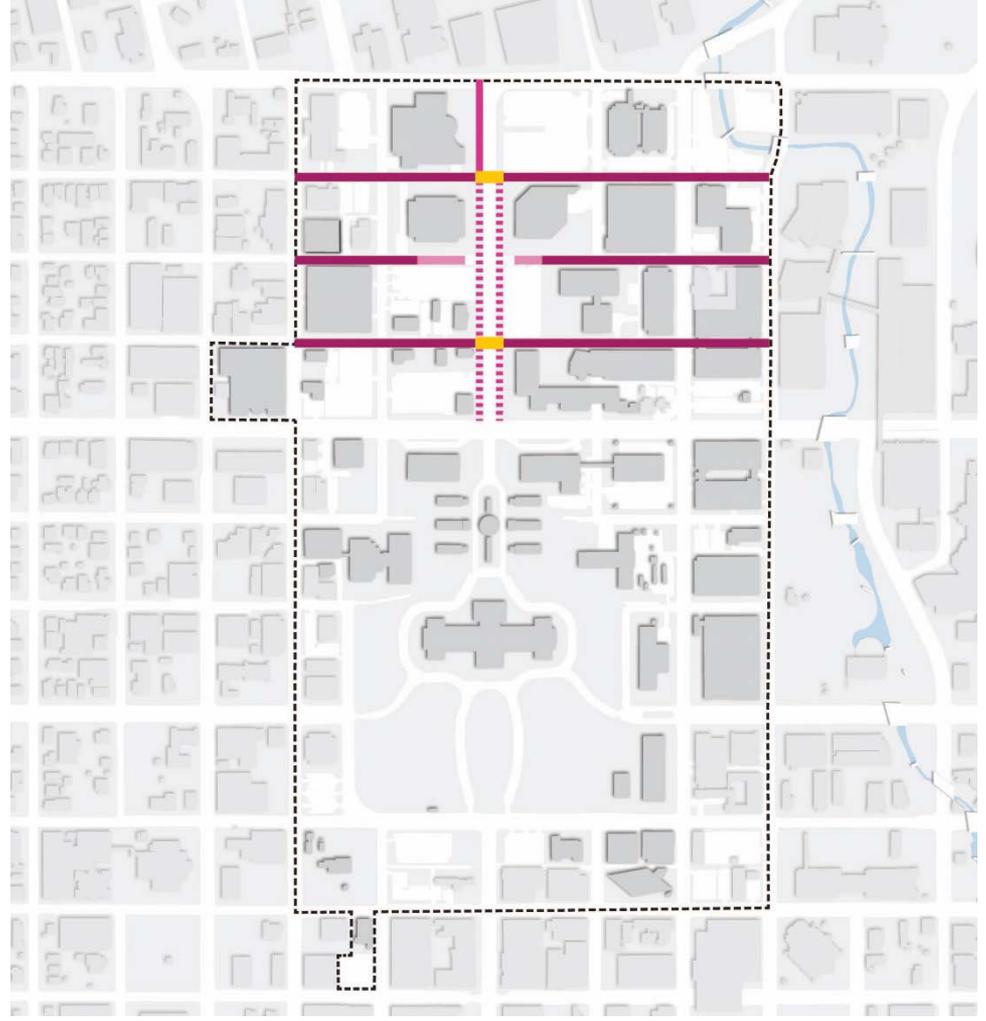
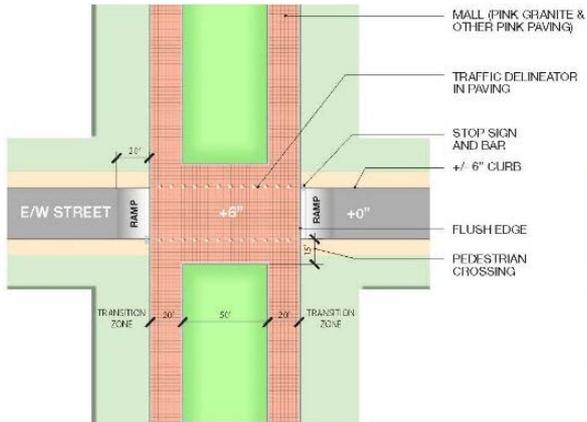


Texas Mall



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

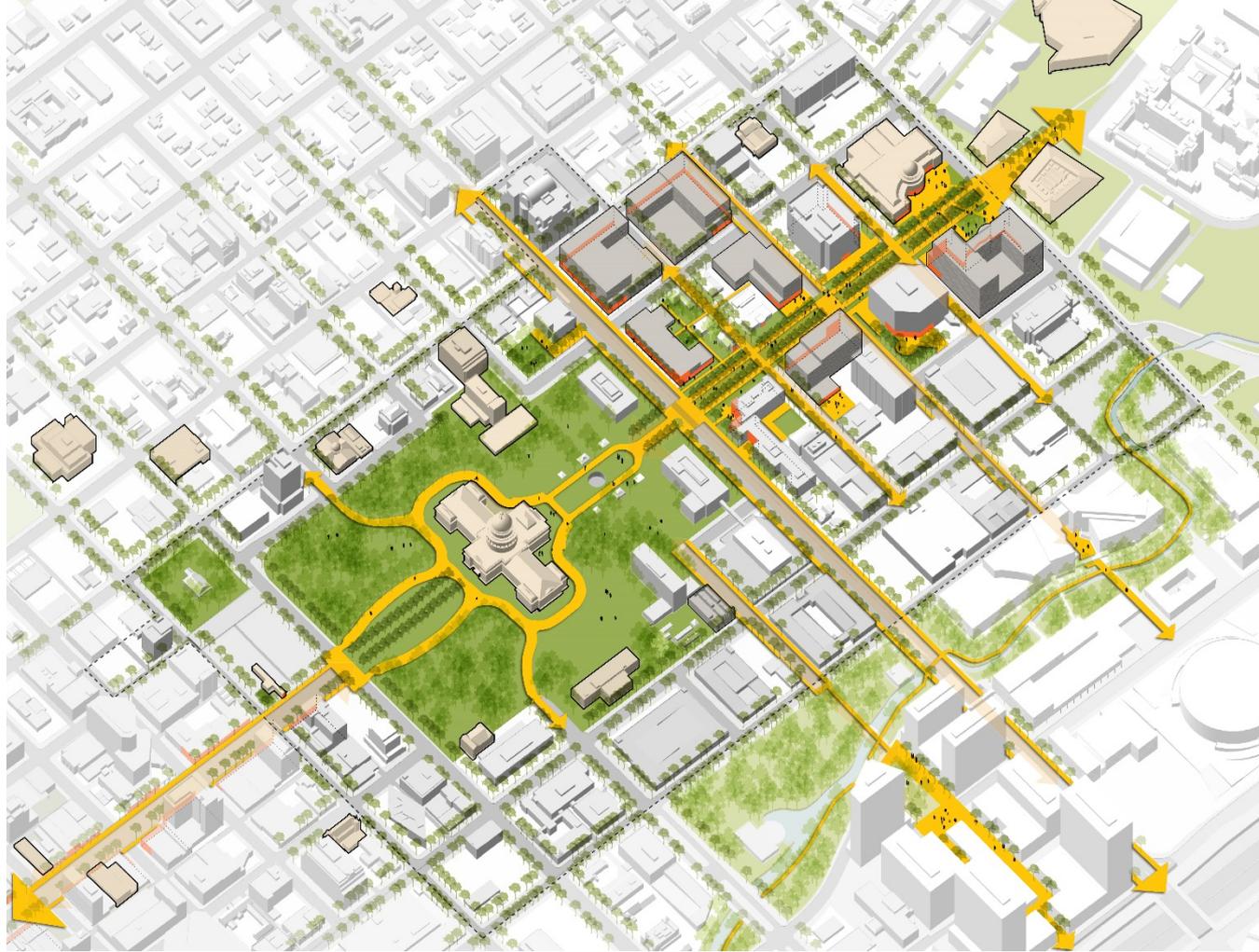
- 525,000 GSF in 2 new buildings
- Over 2,500 parking space supply
- Potential pedestrian tunnel connection to Capitol Extension
- Completes the Texas Mall and connection to Capitol grounds



Phase 3

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





Pedestrian Connectivity

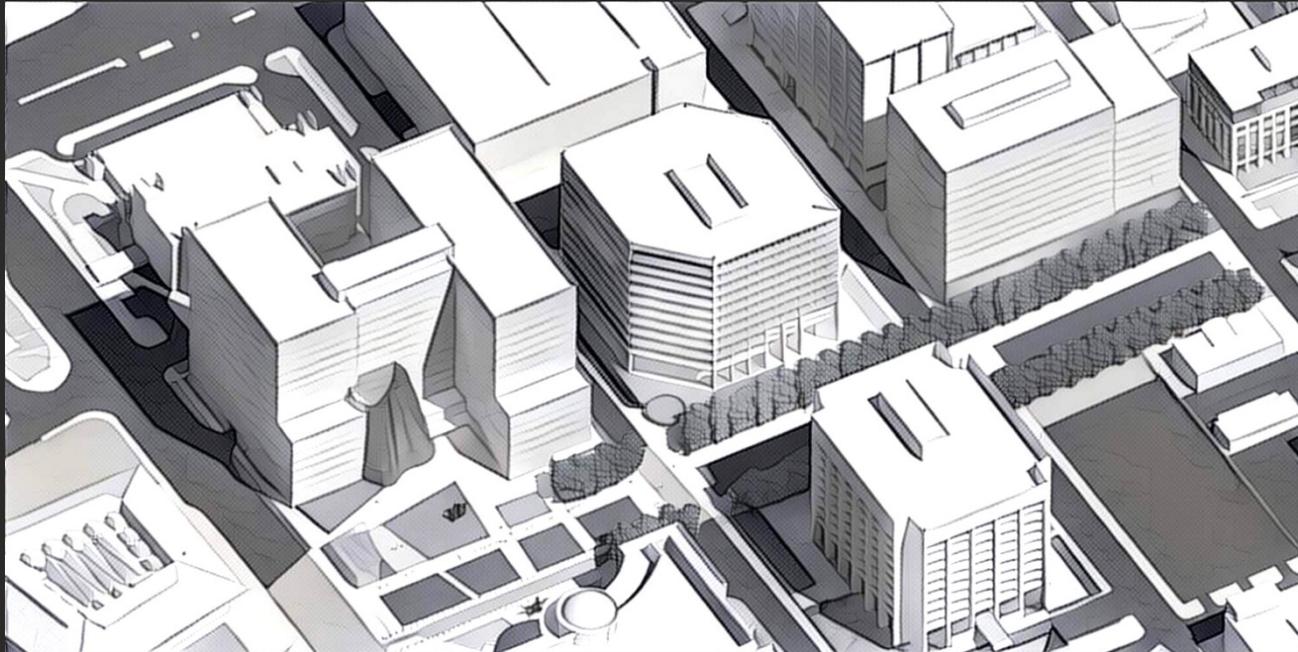


Reconnecting to the City

2 /

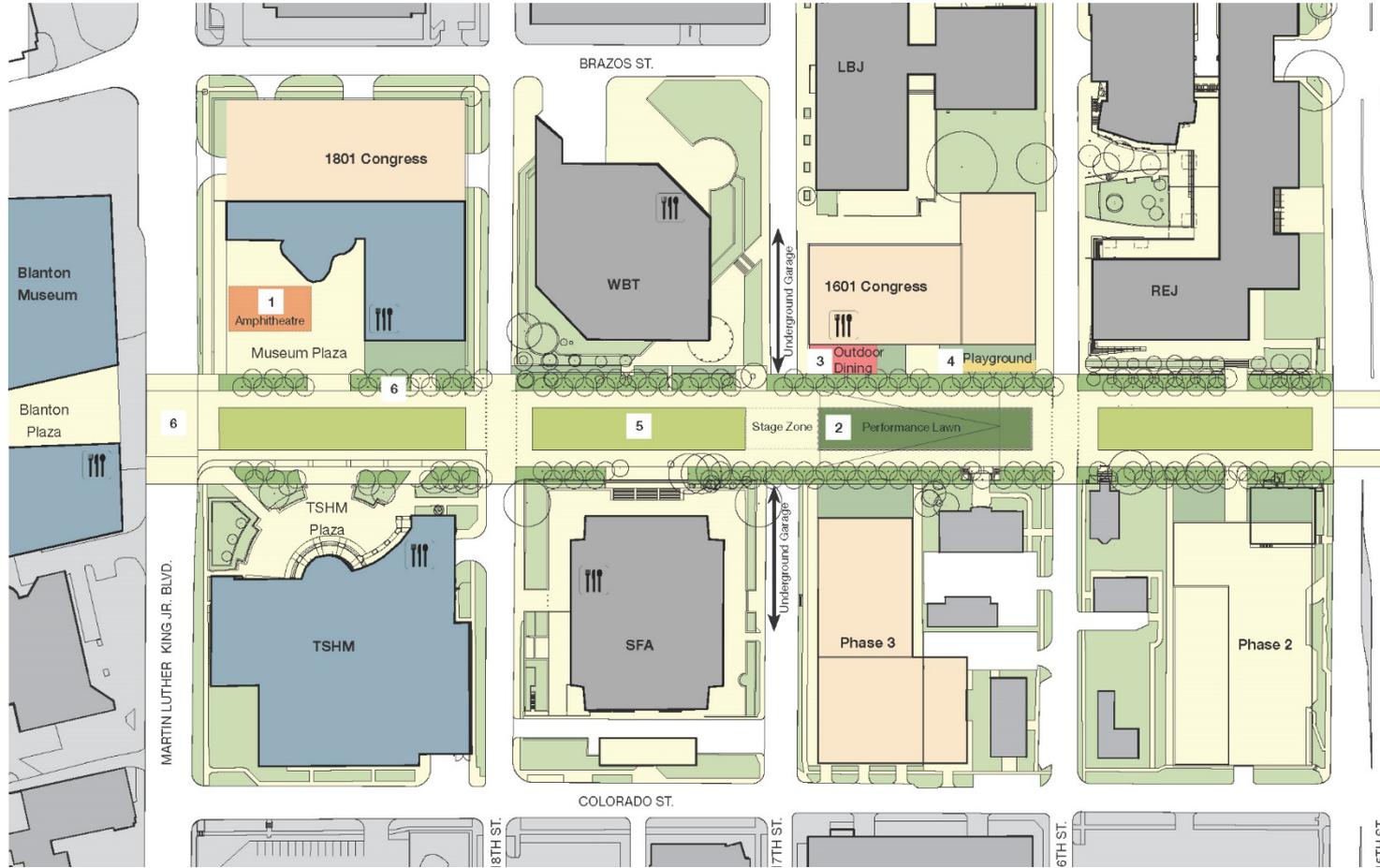
Texas Capitol Complex Master Plan

Phase 1 Progress

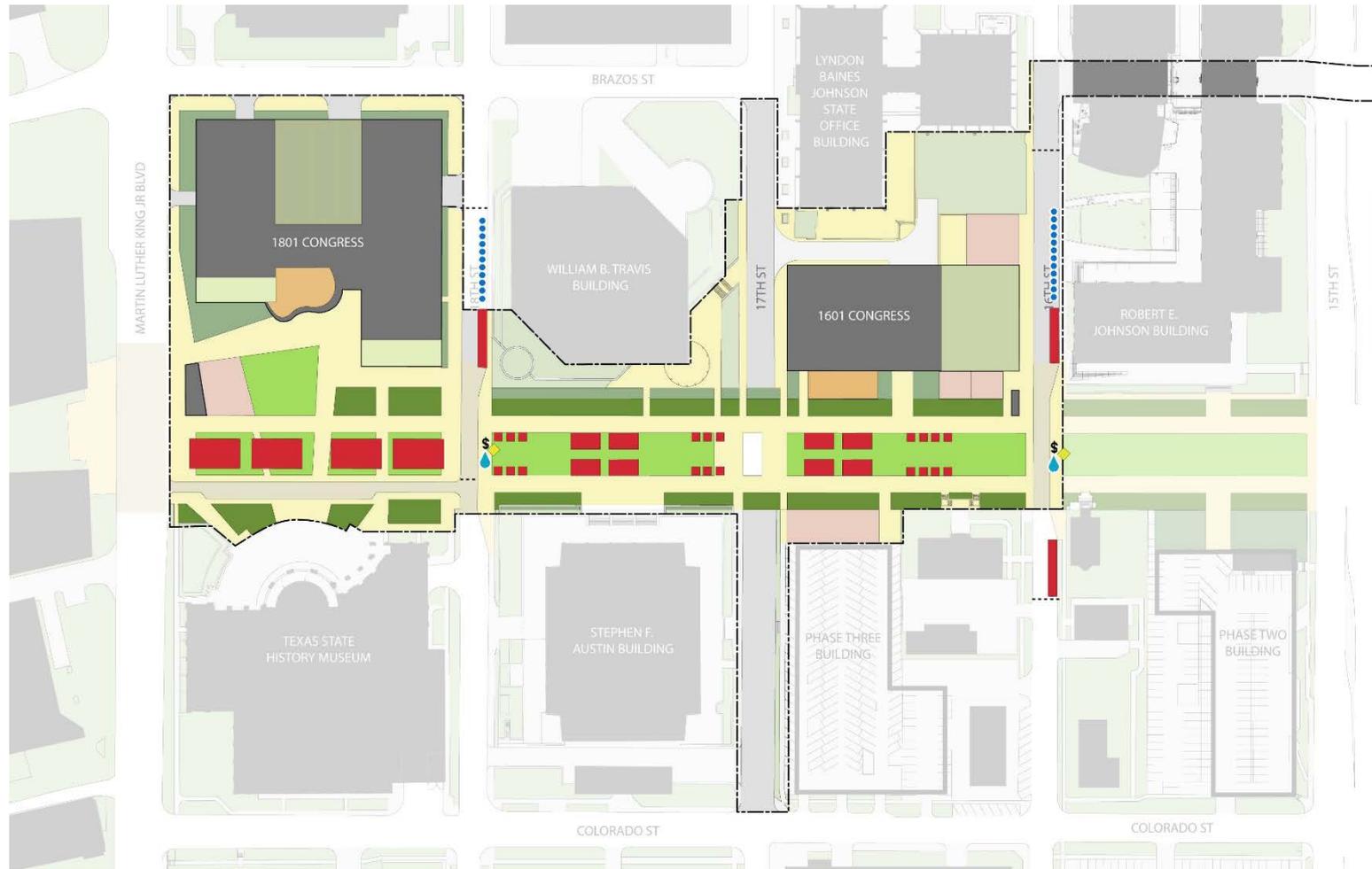


Texas Mall: Program

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



Museum Plaza

View toward MLK



Museum Plaza

View toward Capitol



Texas Mall

View at 17th Street



STATE OF TEXAS CAPITOL COMPLEX



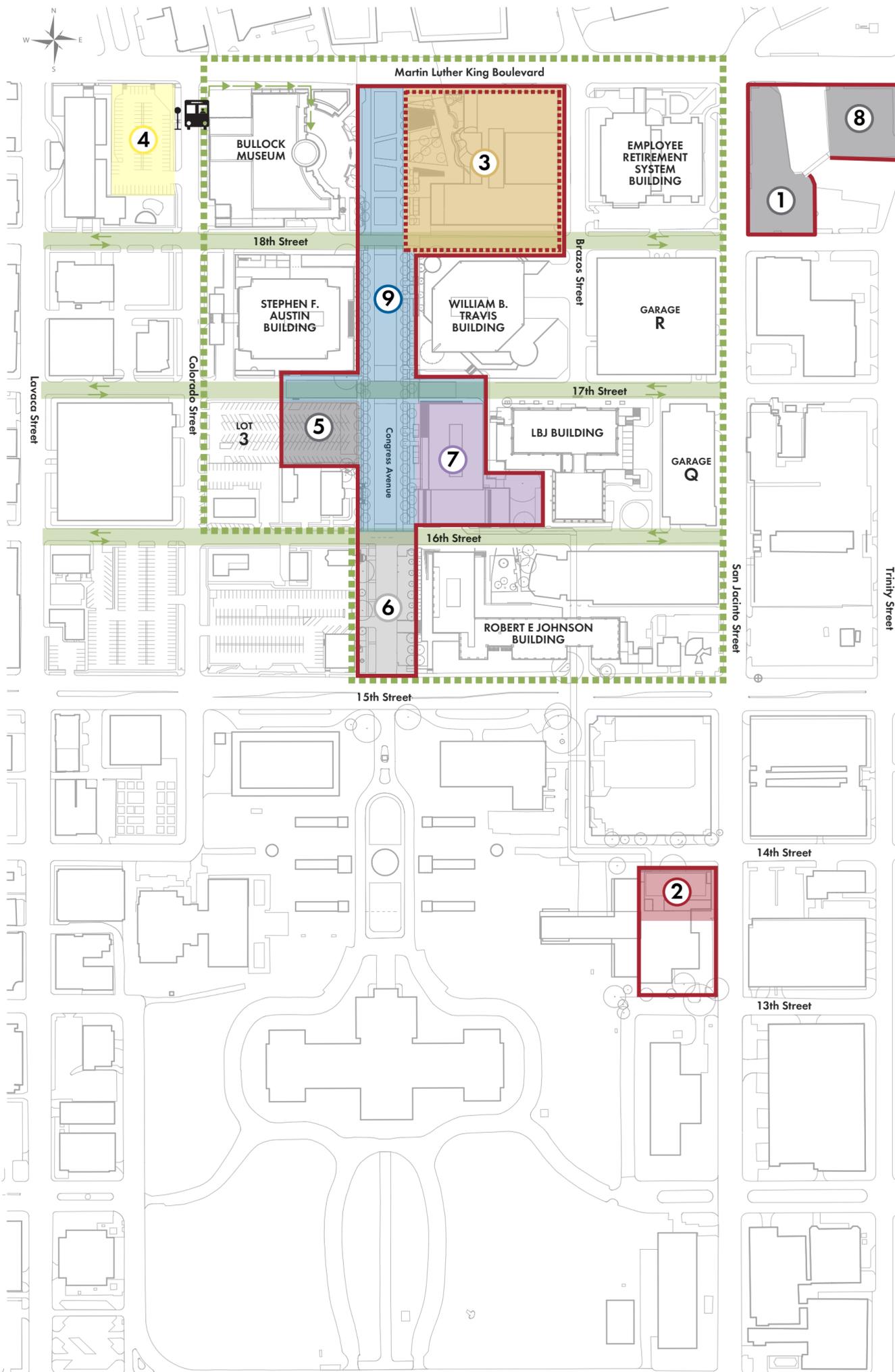
MASTER PLAN • PHASE ONE

[HOME](#) [PROJECT OVERVIEW](#) [NEWS & EVENTS](#) [SITE PLAN & SCHEDULE](#) [WORK WITH US](#) [CONTACT US](#) [FAQ](#)



THIS
IS YOUR
TEXAS

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?

