



Community Advisory Committee (CAC)

Civil and Family Courts Capacity
Meeting #2
April 13, 2016

Agenda

- Meeting Introduction & Housekeeping
- Discussion: Site Criteria Evaluation Matrix Weighting Factors
- Overview of Tier 1 Prelim. Scores for County Owned Properties
 - Transportation Accessibility Maps
 - Preliminary Massing Diagrams
 - Utility Maps
- Discussion: Parameters for Identification of Additional Sites
- Next Meeting and Preparation Expectations

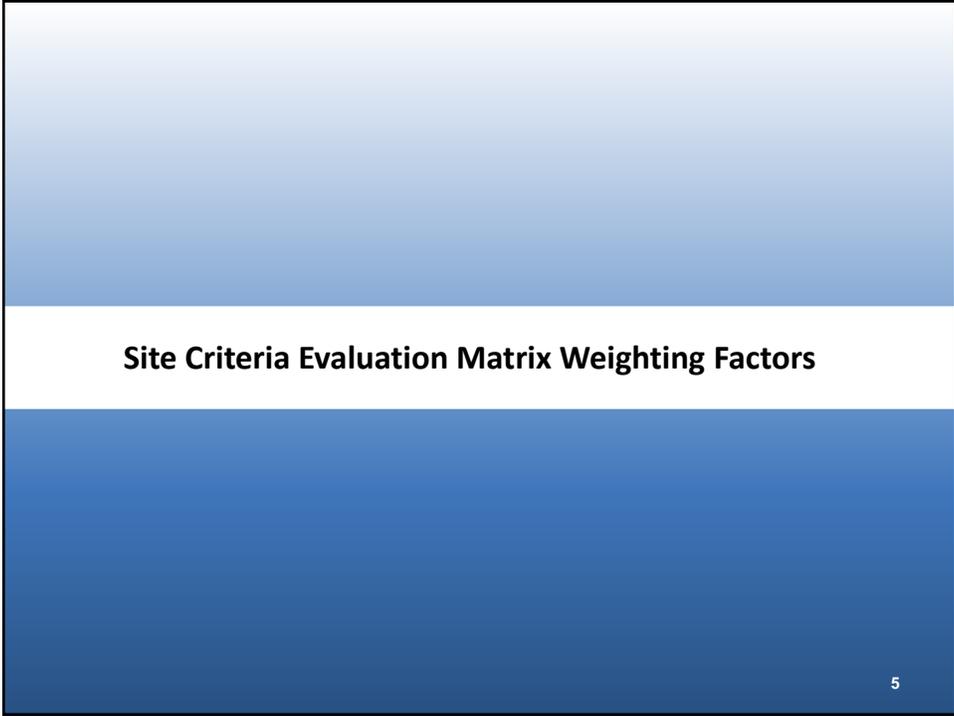
Meeting Intro and Housekeeping

3

Housekeeping Items

- Meeting Videotaping
 - Beginning May 4, 2016
- Communication Update
 - Newtraviscountycourthouse.com
 - TravisCountyCAC@aecom.com
- Committee Bios and Headshots
- Non-Conflict of Interest Forms

4



Site Criteria Evaluation Matrix Weighting Factors

	Category	Weighting Scale
TIER 1 FATAL FLAWS	1.0 - Current Market Cost of Land and Availability	3
	2.0 - Regulatory Overlay & Preliminary Test Fit	2
	3.0 - Transportation Access	3
	4.0 - Infrastructure Support	3
TIER 2 DESKTOP ANALYSIS	5.0 - Facility Security Considerations	4
	6.0 - Design, Construction and Logistics Issues	3
	7.0 - Sustainability	1
	8.0 - Economic & Social Impacts and Stakeholder Considerations	2
TIER 3 CONCEPT AND FINANCIAL FEASIBILITY	9.0 - Concept Feasibility	4
	10.0 - Financing and Funding Feasibility	4

**Tier 1 Preliminary Scores
Travis County Owned Properties**

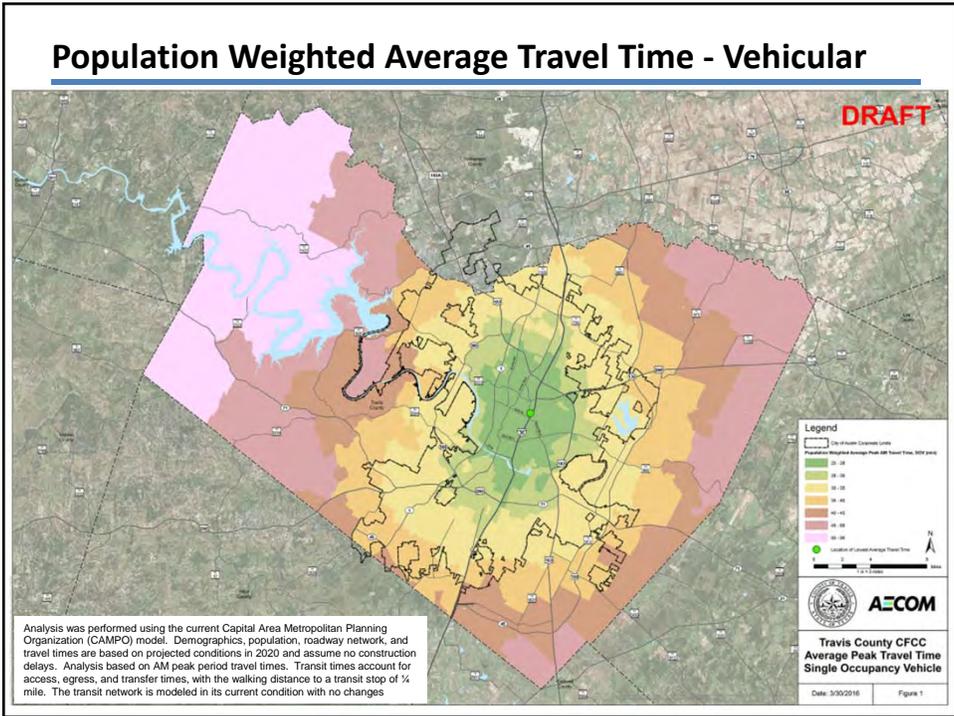
7

Site Criteria Evaluation Matrix Tier 1 – Preliminary Scores

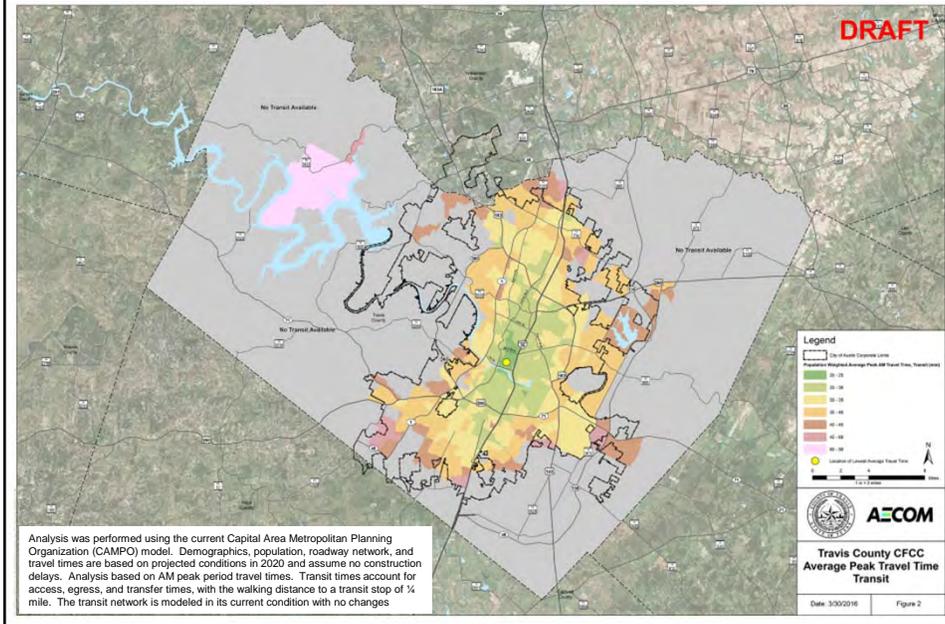
	300 Guadalupe St.	Block 126	Block 134 (half)	Block 100 & 81 (half) - A	Block 100 & 81 - B	Block 107 (half)	Average
Tier 1 – Fatal Flaws	292	248	244	262	269	225	257

8

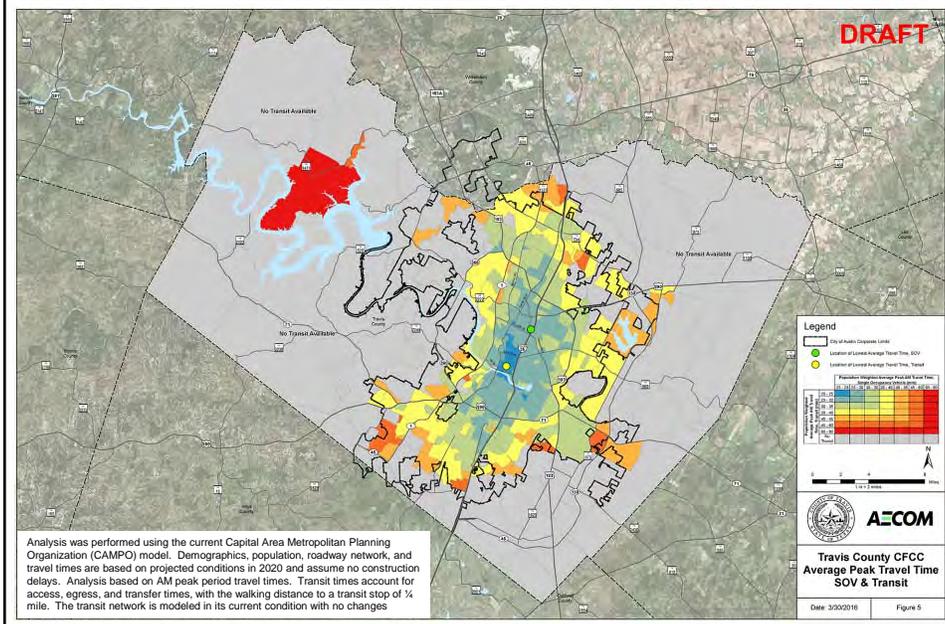
Transportation Accessibility Maps



Population Weighted Average Travel Time - Transit



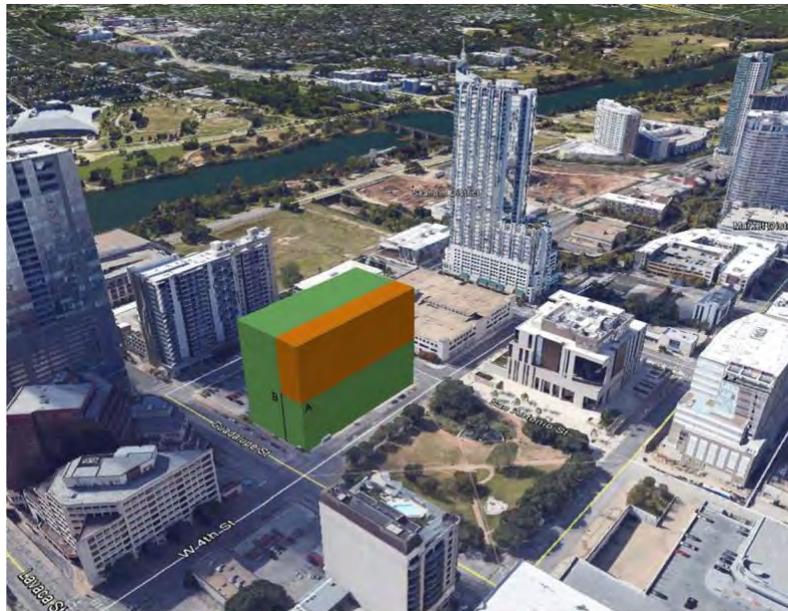
Population Weighted Average Travel Time – Vehicular & Transit



Preliminary Massing Diagrams

13

300 Guadalupe – Original Courthouse & Jail Block



BLOCK 126 – USB Building

OBJECTIVE	TOTAL	FLOOR PLATE	STORIES	HT.
TOTAL VOLUME TO MEET PROGRAM NEEDS FOR COURT FACILITY	520,000 SF	65,000 SF	8	128'

COMPLIANT	
GREEN A	18,400 SF
GREEN B	65,000 SF
SUBTOTAL	83,400 SF

NON-COMPLIANT		CONFLICT	
RED	436,600 SF	CAPITOL VIEW CORRIDORS	
SUBTOTAL	436,600 SF		
TOTAL	520,000 SF		

ASSUMPTIONS/NOTES:

- EXISTING BUILDINGS TO BE REMOVED
- NEW BUILDINGS TO BE COMPLIANT WITH SIDEWALK SETBACK



BLOCK 134 – Granger Building



OBJECTIVE	TOTAL	FLOOR PLATE	STORIES	HT.
TOTAL VOLUME TO MEET PROGRAM NEEDS FOR COURT FACILITY	520,000 SF	47,500 SF	11	178'

COMPLIANT	
GREEN A	125,500 SF
GREEN B	196,100 SF
SUBTOTAL	322,000 SF

NON-COMPLIANT		CONFLICTS	
RED	192,800 SF	CAPITOL VIEW CORRIDOR	
BLUE	84,800 SF	CAPITOL DOMINANCE ZONE	
SUBTOTAL	197,400 SF		
TOTAL	520,000 SF		

ASSUMPTIONS/NOTES:

- ALLEY TO BE ABANDONED
- EXISTING BUILDINGS TO BE REMOVED
- NEW BUILDING TO BE COMPLIANT WITH SIDEWALK SETBACK
- EXISTING HISTORIC BUILDING TO REMAIN
- EXISTING GROUND LEASE UNDER PORTION OF EXISTING GARAGE ASSUMED TO REMAIN

700 LAVACA – Scenario A (Additions)

OBJECTIVE	TOTAL	FLOOR PLATE	STORIES	HT.
TOTAL VOLUME TO MEET PROGRAM NEEDS FOR COURT + REMOVED PORTION OF THE EXISTING FACILITY	539,500 SF	41,500 SF	13	208'

COMPLIANT		CONFLICT	
EXT'G HIGH RISE	255,800 SF		
GREEN A	5,300 SF		
GREEN B	524,000 SF		
SUBTOTAL	533,300 SF		
NON-COMPLIANT		CONFLICT	
RED	6,200 SF	CAPITOL VIEW CORRIDOR	
SUBTOTAL	6,200 SF		
TOTAL	539,500 SF		

ASSUMPTIONS/ NOTES:

- EXISTING LOW RISE APPENDAGES TO BE REMOVED
- EXISTING HIGH RISE TO REMAIN
- PROPOSED NEW BUILDING ACCOMMODATES 19,200 SQUARE FOOTAGE OF REMOVED BUILDING VOLUMES
- NEW BUILDING TO BE COMPLIANT WITH SIDEWALK SETBACK
- EXISTING TUNNEL CONNECTION TO 810 LAVACA GARAGE TO REMAIN



700 LAVACA - Scenario B (Re-Build)

OBJECTIVE	TOTAL	FLOOR PLATE	STORIES	HT.
TOTAL VOLUME TO MEET PROGRAM NEEDS FOR COURT + EXISTING FACILITY	939,500 SF	64,500 SF	13	208'

COMPLIANT		CONFLICT	
GREEN A	5,300 SF		
GREEN B	823,000 SF		
SUBTOTAL	828,300 SF		
NON-COMPLIANT		CONFLICT	
RED	6,200 SF	CAPITOL VIEW CORRIDOR	
SUBTOTAL	6,200 SF		
TOTAL	834,500 SF		

ASSUMPTIONS/ NOTES:

- EXISTING LOW RISE BUILDING APPENDAGES TO BE REMOVED
- EXISTING HIGH RISE BUILDING TO BE REMOVED
- NEW BUILDING TO BE CONSTRAINED BY EXISTING HERITAGE TREES ON WEST SIDE
- PROPOSED NEW BUILDING ACCOMMODATES 315,000 SQUARE FOOTAGE OF REMOVED BUILDING VOLUME
- NEW BUILDING TO BE COMPLIANT WITH SIDEWALK SETBACK
- EXISTING TUNNEL CONNECTION TO 810 LAVACA GARAGE TO REMAIN



BLOCK 100 – 700 Lavaca Garage

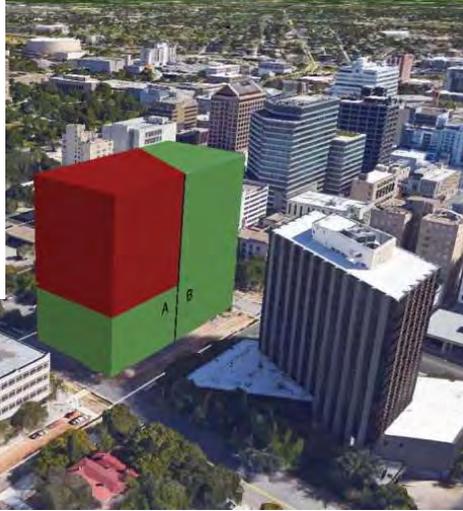
OBJECTIVE	TOTAL	FLOOR PLATE	STORIES	HT.
TOTAL VOLUME TO MEET PROGRAM NEEDS FOR COURT FACILITY	520,000 SF	32,500 SF	16	256'

COMPLIANT	
GREEN A	139,300 SF
GREEN B	201,600 SF
SUBTOTAL	340,900 SF

NON-COMPLIANT		CONFLICT
RED	179,100 SF	CAPITOL VIEW CORRIDOR
SUBTOTAL	179,100 SF	
TOTAL	520,000 SF	

ASSUMPTIONS/ NOTES:

- EXISTING BUILDING TO BE REMOVED
- NEW BUILDING TO BE COMPLIANT WITH SIDEWALK SETBACK
- EXISTING TUNNEL CONNECTION TO 700



BLOCK 107 – San Antonio Garage

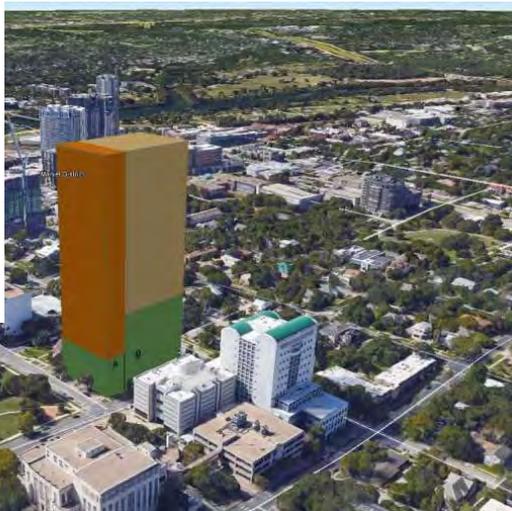
OBJECTIVE	TOTAL	FLOOR PLATE	STORIES	HT.
TOTAL VOLUME TO MEET PROGRAM NEEDS FOR COURT + BOOKING FACILITY	740,000 SF	23,600 SF	32	512'

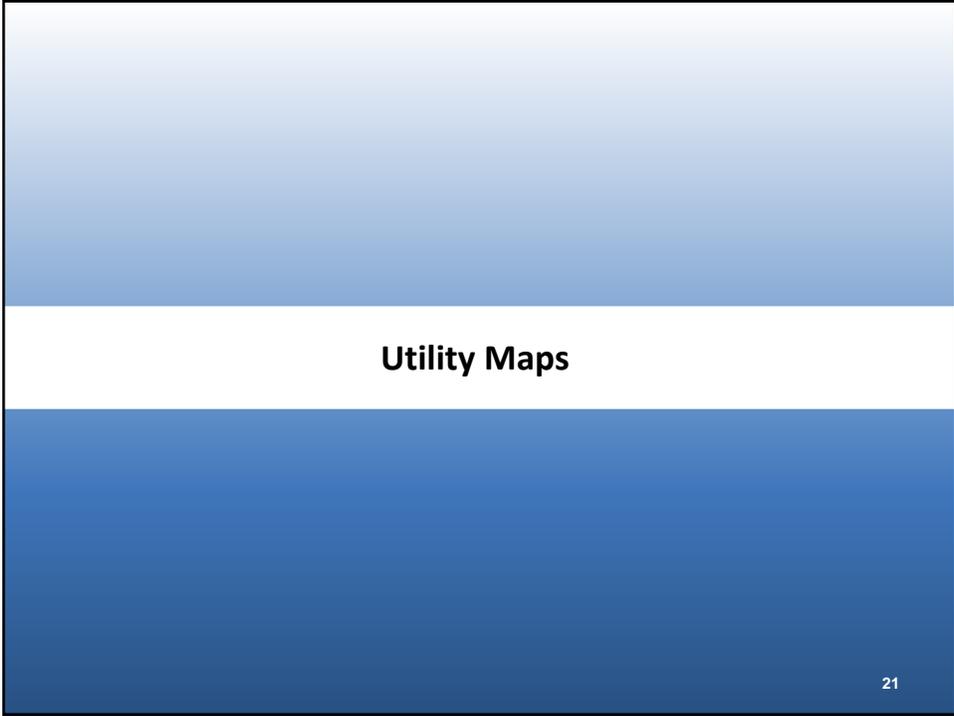
COMPLIANT	
GREEN A	40,000 SF
GREEN B	218,400 SF
SUBTOTAL	258,400 SF

NON-COMPLIANT		CONFLICT
ORANGE	120,000 SF	PARK OVERLAY PLAN
TAN	361,600 SF	DOWNTOWN AUSTIN PLAN
SUBTOTAL	484,000 SF	
TOTAL	740,000 SF	

ASSUMPTIONS/ NOTES:

- EXISTING BUILDING TO BE REMOVED
- NEW BUILDING TO BE COMPLIANT WITH SIDEWALK SETBACK
- BUILDING MUST INCORPORATE PLANNED BOOKING FACILITY FUNCTIONS





A presentation slide with a blue gradient background. The title "Utility Maps" is centered in a white horizontal band. The number "21" is in the bottom right corner.

Utility Maps

21



A presentation slide with a blue gradient background. The title "Parameters for Identification of Additional Sites" is centered in a white horizontal band. The number "22" is in the bottom right corner.

Parameters for Identification of Additional Sites

22

Master Planning Overview

- Strategies Developed and Adopted in 2002 and Applied Countywide
- Tested and Updated in the 2010 Central Campus Master Plan
- Includes Space Standards

Master Planning Principles – Facility Siting

Service Type: Co-locate like-services and those that interact

Demand: Locate constituent services based on geographic demand (census tract, zip codes)

Accessibility: Locate in easily accessible areas

- Sensitivity to multi-modal transportation needs

Compatibility: Site should be compatible for the service type and accommodate future expansion and any appropriate buffers

Community Planning Conformity: Consider neighborhood and regional plans

Master Planning Principles – Facility Siting

Utilities: Reasonable expectation that surrounding infrastructure can accommodate facility needs

Technology Connectivity: Located on or near Greater Austin Area Telecommunications Network (GAATN), county fiber optic, or Metropolitan Area Network (MAN) cabling routes

Provide Expansion Space: Provide space for growth if strong expectation that department will continue to grow

- Aim for minimum 5-year planning horizon within departmental allocation
- Special use facilities (courts, jails, laboratories) should accommodate a minimum 15 years of expected growth

25

Preparation for Next Meeting

26

Preparation for May 4, 2016 Meeting

- Prepare to Provide Feedback on Preliminary Scoring (County Owned Properties Tier 1 & Tier 2)
- Prepare to Establish Siting Parameters for Additional Sites
 - Review Maps and Prepare Perspective on Site Search Areas
 - Discuss the Review of any Additional County Owned Sites in the Defined Search Area
- Review Downtown Commission Report to Prepare for Discussion of Capital View Corridors

27

Closing Remarks

- Next Meeting Date
 - May 4, 2016
- Parking Validation
- Project Contact
 - newtraviscountycourthouse.com
 - TravisCountyCAC@aecom.com
 - traviscountytexas.gov/planning-budget/srp

28