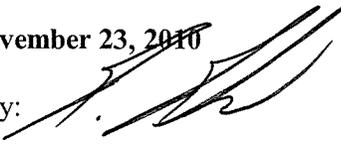


Travis County Commissioners Court Agenda Request

Voting Session **November 23, 2010**

I. A. Request made by: 

Rodney Rhoades _____ Phone # 854-8679

Signature of Elected Official/Appointed Official/Executive Manager/County Attorney

B. Requested Text:

Receive presentation Broaddus and Associates concerning the results of the community outreach on the Master Plan Scenarios for the Central Campus Needs Assessment and Master Plan and take appropriate action on a preferred scenario.

C. Approved by: _____

Signature of Commissioner(s) or County Judge

II. A. Backup memorandum and exhibits should be attached and submitted with this Agenda Request (Original and eight copies of agenda request and backup).

B. Please list all of the agencies or officials names and telephone numbers that might be affected or be involved with the request. Send a copy of this Agenda Request and backup to them:

- Honorable John K, Dietz, 250th District Court 854-9312
- Honorable Bob Perkins, 331st District Court 854-9443
- Honorable Lora Livingston, 261st District Court 854-9309
- Honorable Brenda Kennedy, 403rd District Court 854-9808
- Honorable Eric Shepperd, County Court-at-Law #2 854-9248
- Honorable David Crain, County Court-at-Law #3 854-9243
- Honorable Michael Denton 854-9896
- Honorable Guy Herman, Probate Court 854-9258
- Honorable Herb Evans, Justice of the Peace, Pct.5 854-9050
- Bruce Elfant, Constable Pct., 5 854-9100
- Debra Hale, Criminal Court Administration 854-9244
- Peg Liedtke, Civil Court Administration 854-9364
- Sheriff Greg Hamilton 854-9770
- Amalia Rodriguez-Mendoza, District Clerk 854-9737
- Dana DeBeauvoir , County Clerk 854-9188
- Rosemary Lehmborg, District Attorney 854-9400
- David Escamilla, County Attorney 854-9415
- Dolores Ortega-Carter, Travis County Treasurer 854- 9365
- Susan Spataro, Travis County Auditor 854-9125
- Cyd Grimes, Travis County Purchasing Agent 854-9700
- Danny Hobby, Executive Manager Emergency Services 854-9367

Roger Jefferies, Executive Manager Justice & Public Safety	854-4415
Sherrri Fleming, Executive Manager Health & Human & Veterans' Services	854-4100
Joe Gieselman, Executive Manager Transportation & Natural Resources	854-9383
Roger El Khoury, Director Facilities Management Department	854-4579
Joe Harlow, Chief Technology Officer	854-9175
Deece Eckstein , Intergovernmental Relations Coordinator	854-9754
Steven Broberg, Director of Records Management	854-9575
Diane Blankenship , Director, Human Resources Management	854-9165
Rodney Rhoades, Executive Manager Planning & Budget	854-8679
Belinda Powell, Strategic Planning Manager	854-9106
Leslie Stricklan, AIA, Sr. Project Manager	854-4778

III. Required Authorizations: Please check if applicable:

Planning and Budget Office (854-9106)

- Additional funding for any department or for any purpose
 Transfer of existing funds within or between any line item budget
 Grant

Human Resources Department(854-9165)

- A change in your department's personnel (reclassifications, etc.)

Purchasing Office (854-9700)

- Bid, Purchase Contract, Request for Proposal, Procurement

County Attorney's Office (854-9415)

- Contract, Agreement, Policy & Procedure

AGENDA REQUEST DEADLINE: This Agenda Request complete with backup memorandum and exhibits should be submitted to the County Judge's Office no later than 5:00 PM on Tuesday for the following week's meeting. Late or incomplete request may be deferred to the next subsequent meeting.



PLANNING AND BUDGET OFFICE

TRAVIS COUNTY, TEXAS

314 W. 11th Street
P.O. Box 1748
Austin, Texas 78767

MEMORANDUM

November 23, 2010

TO: Members of the Commissioners Court

FROM: Belinda Powell, Strategic Planning Manager
Leslie Stricklan, AIA, Sr. Project Manager, Facilities Management Department

SUBJECT: Receive presentation Broaddus and Associates concerning the results of the community outreach on the Master Plan Scenarios for the Central Campus Needs Assessment and Master Plan and take appropriate action on a preferred scenario.

Summary and Recommendations:

The Public Outreach Process meetings on planning scenarios for Phase II of the Travis County Central Campus Master Plan began with the work session with the Commissioners Court on September 30, 2010. At that time Broaddus and Associates presented two scenarios for consideration and discussion. Those scenarios were also presented to a group of county internal stakeholders on October 1, 2010 in an open work shop and to the general public in a work shop held October 2, 2010. In addition to these meetings, an on-line survey was posted to garner feedback from the community at large. Travis County staff has continued to meet with associations or individuals who have requested meetings to better understand the scenarios and to gather feedback. The Project Team was also asked to request written comments from the offices most significantly impacted by the differences in the two scenarios. Letters from Major Darren Long representing the Sheriff's Office and Dr. Geraldine Nagy representing the Adult Probation Department and Pretrial Services are attached so that their specific input can be considered during your deliberations.

The results of the Public Outreach meetings and survey are contained in the attached presentation from Broaddus and Associates. The results show a preference for the master plan concept to refine a slightly modified version of Scenario 2. The following refinements have been suggested for further review and development during the next phases of work on the Master Plan:

1. Tunnel connections between the proposed Office/Central Booking building and the Criminal Justice Center expansion,
2. Plan for the County Attorney's Offices to be located in the Criminal Justice Center Expansion, but still build office space with the new Central Booking facility for other courts-related functions,
3. Build additional shell space for the Criminal Courts when the expansion is constructed essentially making this a 20 story building, the same as depicted in Scenario 1,
4. Develop some general population housing with the central booking 72 hour assessment housing,

5. Consider the option of creating ground floor retail on the first level of the 700 Lavaca Parking Garage as the motor bank lease expires.

If some or all of these directions are given by the Commissioners Court, then the next tasks for the Project Team will be to incorporate these elements into the work performed during concept refinement and cost development.

Background:

All of the work developed in Phase II has built on the approved analysis from the Phase I Needs Assessment. Therefore, each of the scenarios developed by the Project Team was tested against the approved programmatic elements and square footage for each office and department as described in Phase I and then tested against the adjacency matrix approved by the Commissioners Court. In this way the Project Team was able to narrow the field of options so that each scenario presented during the public discussions meet the requirements identified during Phase I by each of the Elected and Appointed Officials and Department Heads. Also, it should be noted that both scenarios provide the same total amount of parking to meet the projected needs, though differing in mix of new to existing parking. The decision to select one scenario over another should be based on factors that have been articulated throughout the development of the project goals and objectives, as noted in the evaluation criteria approved by the Commissioners Court. Primary considerations might include;

1. which option best addresses Wooldridge Square Park as the “Courthouse Square,”
2. which option best incorporates the notion of Guadalupe and Lavaca as a “transit corridor,”
3. which option most effectively delivers flexibility or “swing space” during the interim years from now to 2035, as well as into the future to support development in the campus beyond 2035.

Though some of these considerations are subjective, the public has expressed interest in ensuring that some or all of them be considered as a final scenario has been selected. In addition to generally supporting the objectives listed above and particularly as they are related to scenario 2, Facilities Management has raised a further point of consideration that scenario 2 retains the Granger Building, during the remaining useful life of the existing facility and until 2035, leaving the opportunity for future development on this site open to meet needs that reach beyond our current planning horizon.

In addition to the objectives listed above, the Project Team believes that the recommended scenario will create an active and pedestrian-friendly County campus as a distinctive urban place that has the potential to improve the diversity of business/store fronts in the immediate area. The provision of potential retail areas and cultural points of interest in the county buildings, specifically those that frame Wooldridge Square Park, can help keep this area of the Central Business District alive with activity after 5:00 p.m. and on the weekends. This is of particular concern as the County continues to expand in the area, so that a dense “County Campus” is seen as a good neighbor by the residents of the area.

Fiscal Impact:

Initial costs analysis of the 2 scenarios reflects a difference of approximately 1%. At the current Master Plan level of the analysis this means that the costs difference is not likely to be a determining factor in the selection. Cost information will be further refined after the selection of a preferred scenario and the incorporation of the desired changes articulated as scenario 2A.

Attachments:

Presentation from Broaddus and Associates

November 1, 2010 letter from Major Long, Travis County Sheriff's Office

November 8, 2010 letter from Dr. Geraldine Nagy, Director Travis County Adult Probation

COPY TO:

Honorable John K. Dietz, 250th District Court

Honorable Bob Perkins, 331st District Court

Honorable Lora Livingston, 261st District Court

Honorable Brenda Kennedy, 403rd District Court

Honorable Julie Kocurek, 390th District Court

Honorable Eric Shepperd, County Court-at-Law #2

Honorable David Crain, County Court-at-Law #3

Honorable Michael Denton, County Court-at-Law #4

Honorable Guy Herman, Probate Court

Honorable Herb Evans, Justice of the Peace, Pct.5

Bruce Elfant, Constable Pct., 5

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Rodney Rhoades, Executive Manager Planning & Budget

Danny Hobby, Executive Manager Emergency Services

Roger Jefferies, Executive Manager Justice & Public Safety

Sherri Fleming, Executive Manager Health & Human & Veterans' Services

Joe Gieselman, Executive Manager Transportation & Natural Resources

Roger El Khoury, M.S., P.E., Director, Facilities Management Department

Joe Harlow, Chief Technology Officer, Information & Telecommunications Systems Department

Deece Eckstein, Intergovernmental Relations Coordinator

Steven Broberg, Director, Records Management & Communication Resources

Diane Blankenship, Director, Human Resources Management Department

TRAVIS COUNTY CENTRAL CAMPUS STUDY

FOR STRATEGIC NEEDS ANALYSIS & FACILITIES MASTER PLAN

COMMISSIONERS COURT PRESENTATION, NOVEMBER 23, 2010



**BROADDUS
& ASSOCIATES**
INNOVATIVE PROJECT MANAGEMENT AND PLANNING

RICCI GREENE ASSOCIATES
WIGINTON HOOKER JEFFRY
ARCHITECTS

COMMUNITY OUTREACH OUTCOMES

TRAVIS COUNTY CENTRAL CAMPUS STUDY



COMMUNITY OUTREACH OUTCOMES

- Community Outreach Key to Successful Master Plan
 - Informs Key Stakeholders & the Public
 - Provides Opportunity to Participate
 - Builds Support for the Plan
- Second Round of Outreach: September 30-October 2, 2010
 - Commissioners Court Work Session
 - Elected & Appointed Officials Workshop
+/-30 attendees
 - Public Workshop
+/-40 attendees
 - Online Survey
+/-85 responses
 - Other Stakeholders (Austin Bar Association, Regency Apartments)

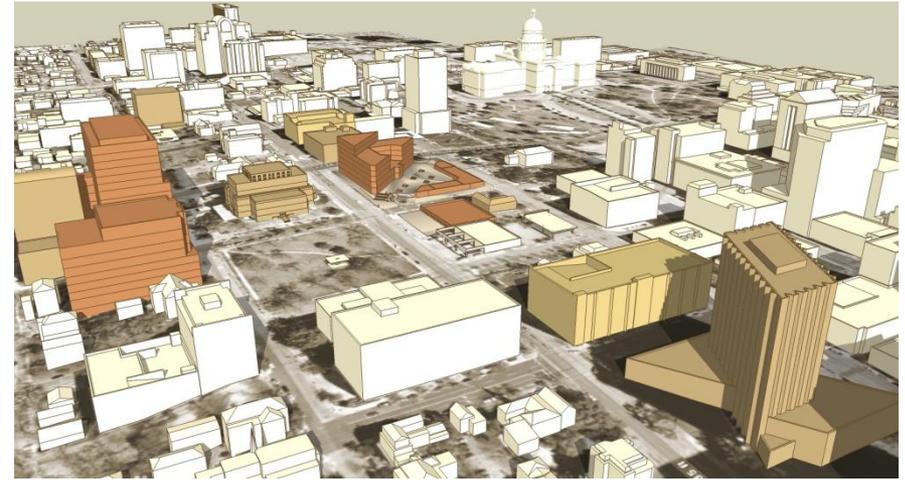


SCENARIO COMPARISON



SCENARIO 1

- Enables Criminal Justice Center Expansion beyond 2035
- Allows Central Booking Expansion beyond 2035
- Builds Less New Parking
- County Attorney in CJC Expansion



SCENARIO 2

- Addresses Wooldridge Square Park
- Builds More New Parking
- Less Capacity for CJC to Expand
- No Capacity for Central Booking Expansion
- County Attorney located with Central Booking

OUTREACH OUTCOMES

ELECTED / APPOINTED OFFICIALS

- SCENARIO 2 Preferred
 - 11 for Scenario 1; 22 for Scenario 2*
- Feedback
 - Prefer Central Booking adjacent the CJC
 - Prefer to “build-in”/ “shell” extra floors for the CJC addition to allow for expansion beyond 2035
 - Like the Block 126 Plaza Concept
 - Like that San Antonio Garage will be replaced with a building that adds to Wooldridge Square Park
 - May need Long-Term Housing to be Added to Central Booking



SCE. 2 should allow for Bldg B to be the same size as in see. A

SCENARIO 2
Bldg B SHOULD BE INCREASED IN HEIGHT TO 20 STORIES JUST LIKE SCENARIO 1

make "B" AS tall in Scenario 2 as it is in Scenario 1.
Shell space for expansion is wise

CJC expansion should be as many stories in B as in A.

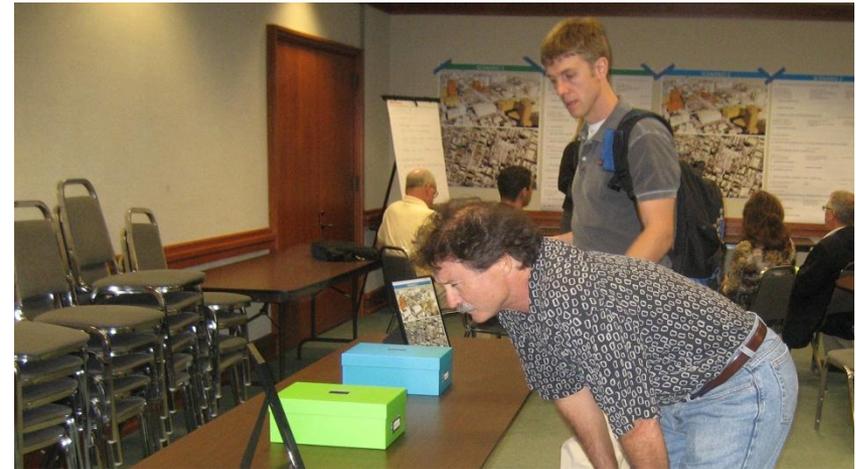
*Participation in the voting exercise was optional; some respondents chose not to vote.

OUTREACH OUTCOMES

PUBLIC WORKSHOP

- SCENARIO 2 Preferred
 - 8 for Scenario 1; 19 for Scenario 2*
- Feedback
 - Like height of the proposed buildings – density a good thing!
 - Like the construction of a new building at S. A. Garage
 - Does Central Booking have to be downtown?
 - Like the Block 126 Plaza Concept
 - Like that San Antonio Garage will be replaced with a building that adds to Wooldridge Square Park

*Participation in the voting exercise was optional; several participants chose not to vote.



• Provides for future expansion for CJC and Central Booking beyond 2035 which, based on past experience, will be needed.

Like that County & District A Horney's are co-located

CENTRAL BOOKING is FAR FROM THE COURT AREA TRANSPORTATION MIGHT BE AN ISSUE.

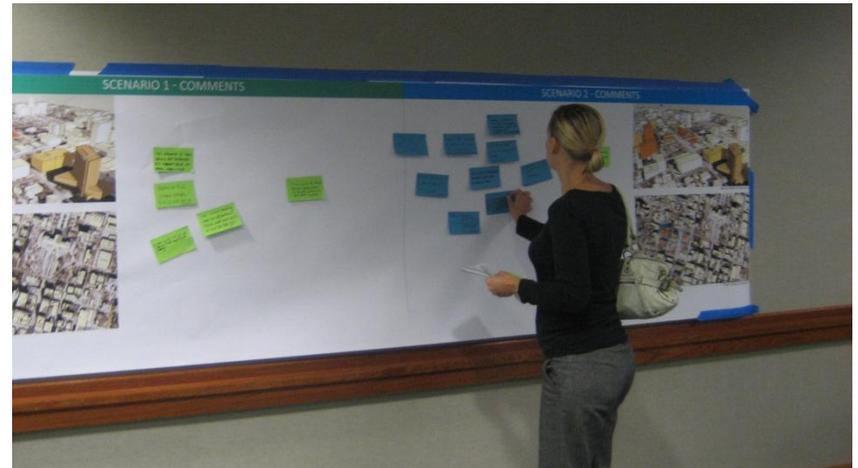
LOVE Wooldridge Park attention KEEP Granger & gut - it's a good bldg TAKE bike paths ^{along from 416 to 418} on Lavaca & Sward.

OUTREACH OUTCOMES

ONLINE SURVEY

- **SCENARIO 1 Preferred**
 - 42 for Scenario 1; 35 for Scenario 2*
 - 53 Employees; 35 Others
 - 40 Zip Codes
- **Feedback**
 - Parking mentioned most frequently
 - Liked that Scenario 1 distributed parking across several sites
 - Does Central Booking have to be downtown?
 - Like that the plaza and buildings will activate Wooldridge Square Park
 - Like that plans preserve the View Corridors

*Participation in the voting exercise was optional; several participants chose not to vote.



WHAT WE HEARD

DEVELOP SCENARIO “2A”

- Locate Central Booking on San Antonio Garage Site
- Locate County Attorney in the Criminal Justice Center Expansion



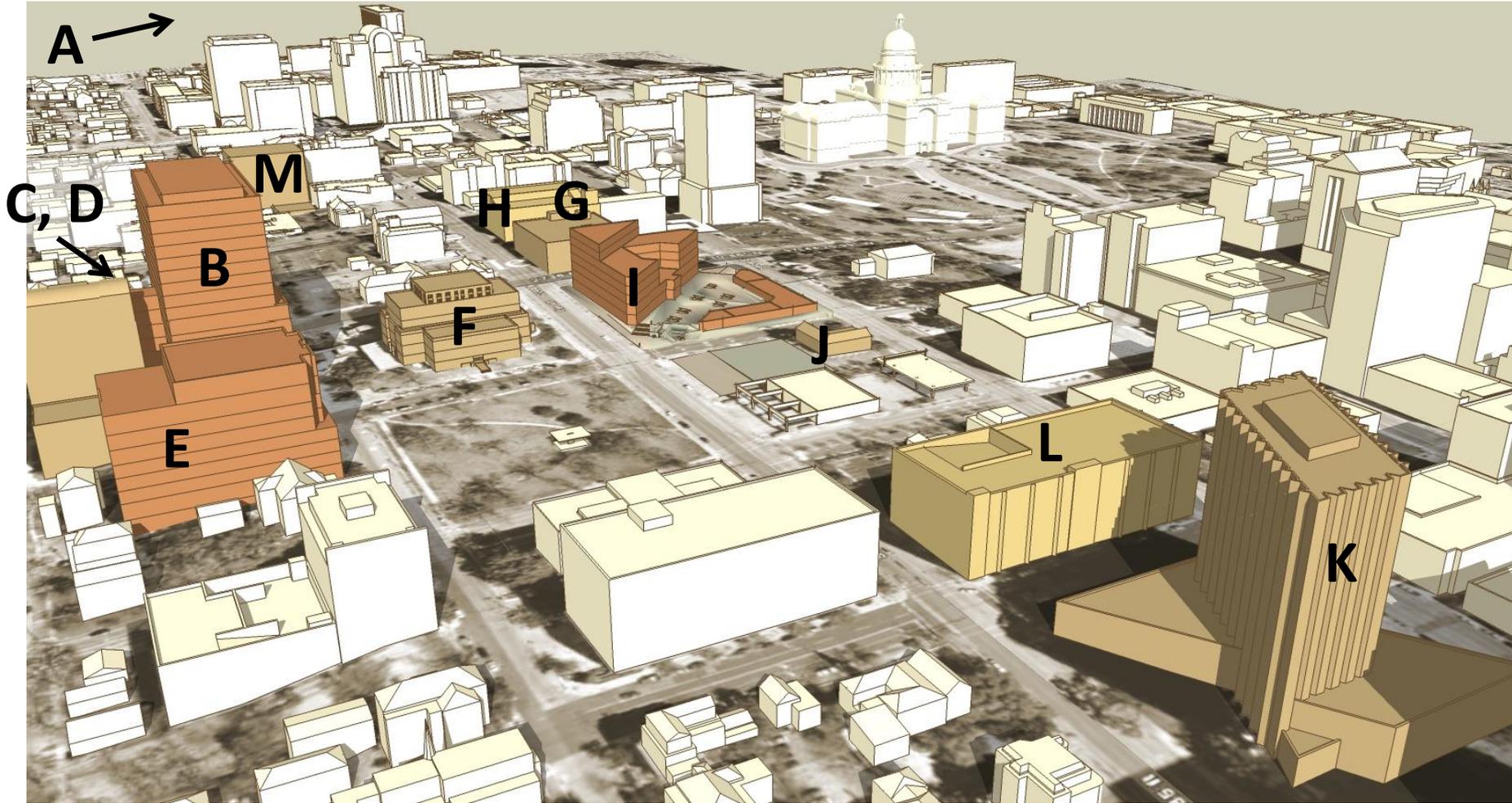
PROPOSED CONCEPT PLAN – URBAN CAMPUS

TRAVIS COUNTY CENTRAL CAMPUS STUDY



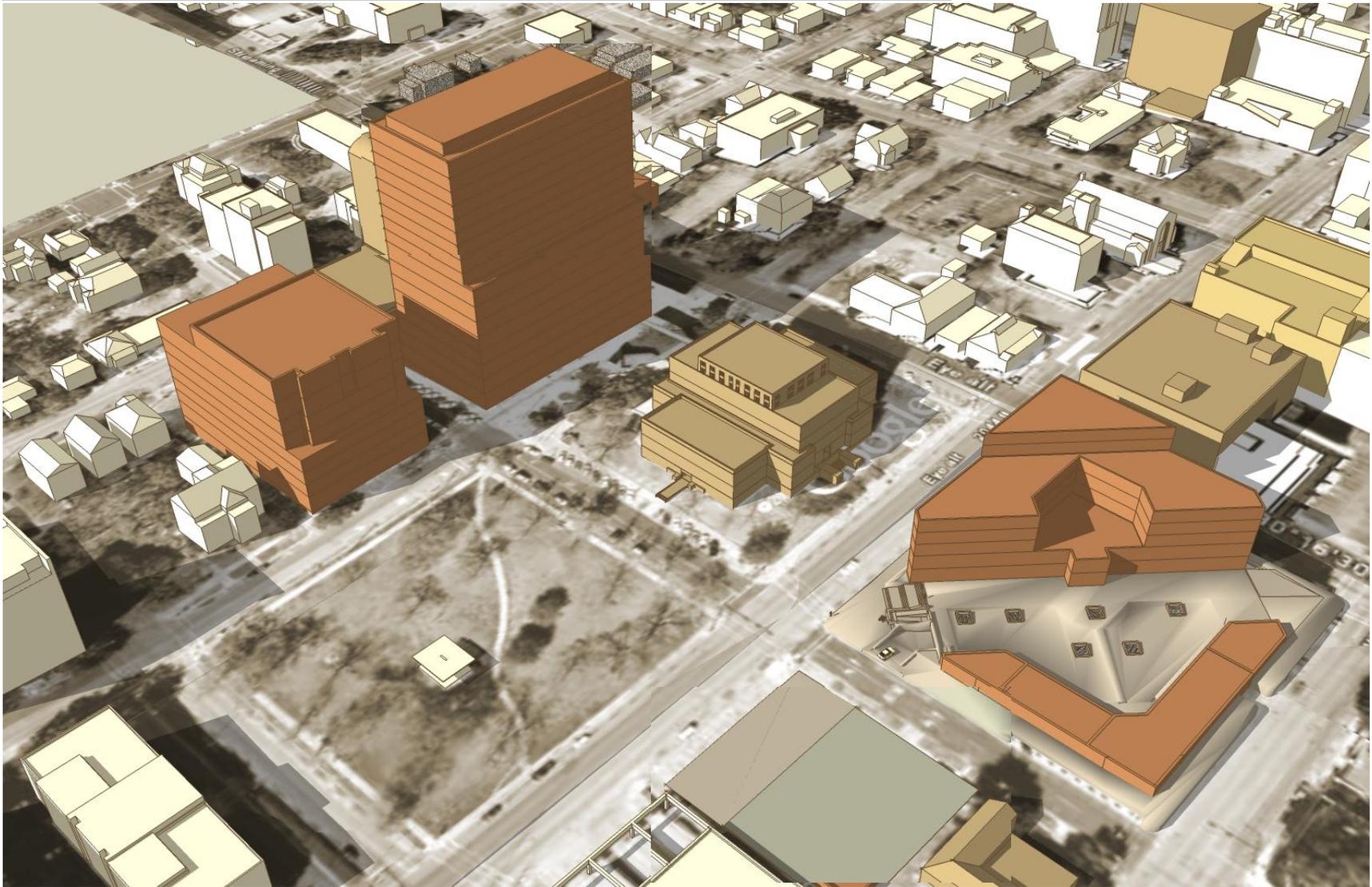
SCENARIO 2A:

CENTRAL BOOKING ON SAN ANTONIO GARAGE SITE



SCENARIO 2A:

CENTRAL BOOKING ON SAN ANTONIO GARAGE SITE

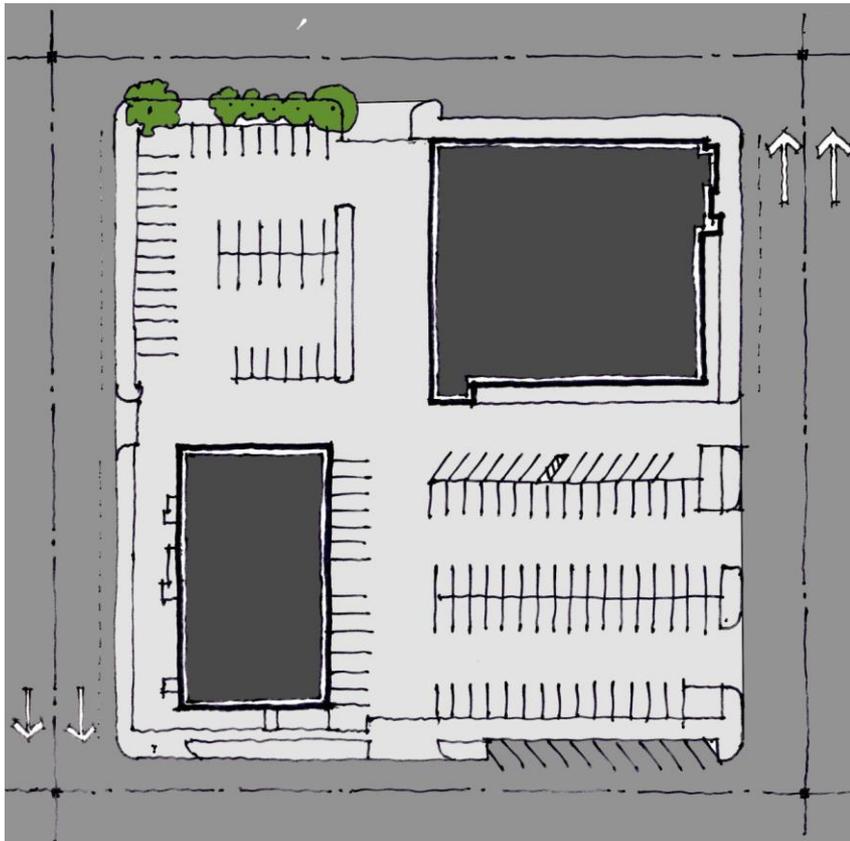


SCENARIO 2A:

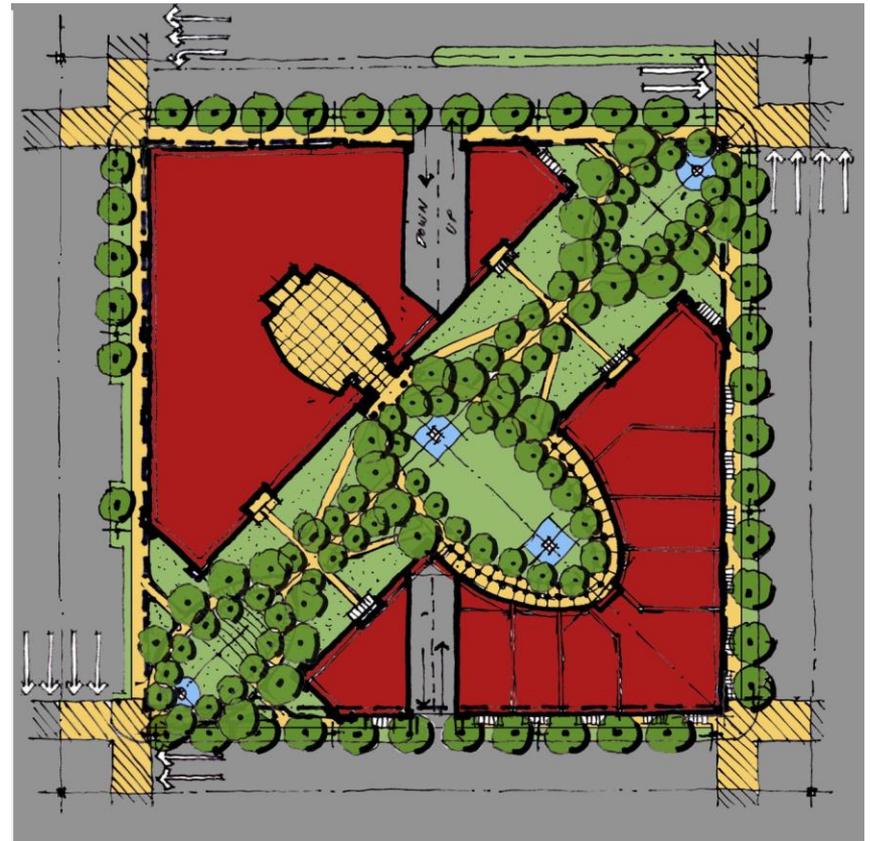
CENTRAL BOOKING ON SAN ANTONIO GARAGE SITE

	Project Name	Type	2035 Functions	Appx. GSF	Height	Site Size
A	Civil & Family Justice Center + Parking Garage	NEW CONSTRUCTION	Civil Courts, District Clerk, County Clerk, Domestic Relations Office, OCR, OPR, Law Library, Dispute Resolution Center, Sheriff (Transport & Staging), AG-IV D Masters Courts, 600 Parking Spaces	510,000 GSF	17 stories (includes basement & mechanical penthouse)	Full Block
B	Blackwell Thurman Criminal Justice Center & Expansion	DEMOLITION (TCJ, Gault), RENOVATION & NEW CONST.	Criminal Courts, District Clerk, District Attorney, Adult Probation (Intake), Pretrial Services, Tax Assessor-Collector (Court Fines & Fees), Sheriff (Transport & Staging)	232,000 GSF (existing) + 515,000 GSF (new)	11 stories (existing), 18 stories (new, includes basement & mechanical penthouse)	Full Block
C	Brizendine House	RESTORATION	Public Use TBD	1,800 GSF	2 stories	1/16 Block
D	1101 Nueces	DISPOSITION/REUSE	Use TBD	4,300 GSF	1 story	1/8 Block
E	Central Booking & 72-Hour Housing (San Antonio Garage site)	DEMOLITION, NEW CONSTRUCTION	Sheriff (Central Booking & 72-hour Housing), Expansion Space	230,000 GSF	9 stories (including basement & mechanical penthouse)	3/8 Block
F	Heman Marion Sweatt Courthouse	RESTORATION	Probate Courts, Justice of the Peace, County Clerk (Probate, Misdemeanor Records, Admin.), Constable, Campus Amenities	160,000 GSF	7 stories	Full Block
G	Granger Building	RENOVATION	Adult Probation, Counseling & Education Services, Mental Health Public Defender, Expansion Space	110,000 GSF	5 stories	1/4 Block
H	Granger Garage	UPGRADES	372 Parking Spaces		8 stories	1/4 Block
I	Office Building, Retail, Parking, Plaza (Block 126)	DEMOLITION, NEW CONSTRUCTION	Information & Telecommunications Systems, Retail, 1000 Parking Spaces, Public Plaza	135,000 GSF	6 stories (includes mechanical penthouse)	Full Block
J	Rusk Building	RESTORATION	Health & Wellness Clinic	7,500 GSF	2 stories	1/2 Block
K	700 Lavaca Building	UPGRADES, Tenant Fit-Out	Commissioners Courtroom, Commissioners Court Members Offices, County Treasurer's Office, Purchasing Office, Transportation & Natural Resources, Criminal Justice Planning, Planning & Budget Office, Administrative Operations, Human Resource Management, Facilities Management, Records Management & Communications Resources, Intergovernmental Relations	315,000 GSF	15 stories	Full Block
L	700 Lavaca Garage	UPGRADES	673 Parking Spaces		7 stories	1/2 Block
M	Executive Office Bldg.	DISPOSITION	Office & 117 Parking Spaces	61,000 GSF	11 stories	1/4 Block
	TOTALS					

TRAVIS COUNTY PLAZA



Existing Site Diagram



Proposed Site Diagram

CITY HALL PLAZA: Baltimore, MD

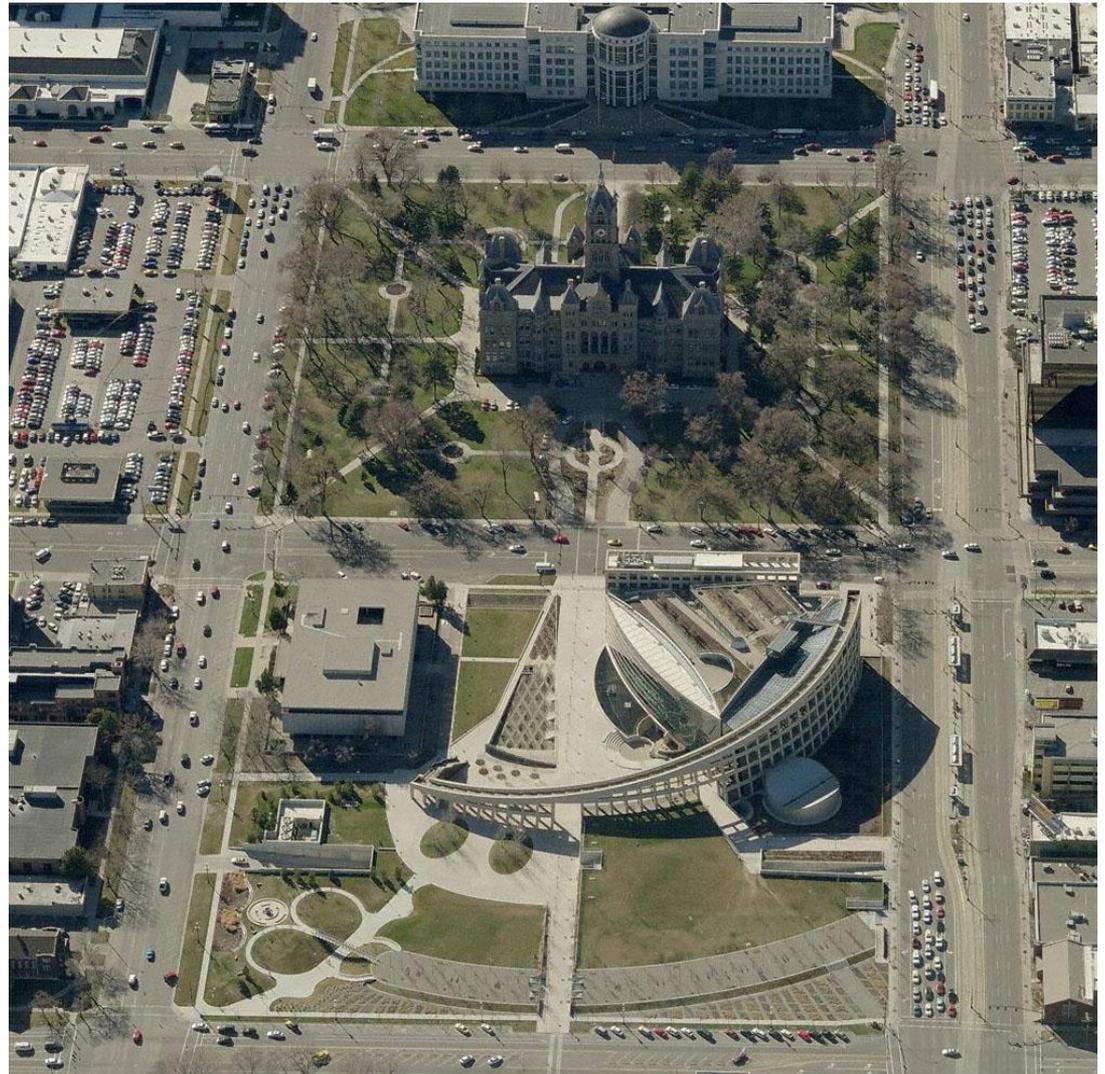


City Hall Plaza – Baltimore, MD

City Library:

Salt Lake City

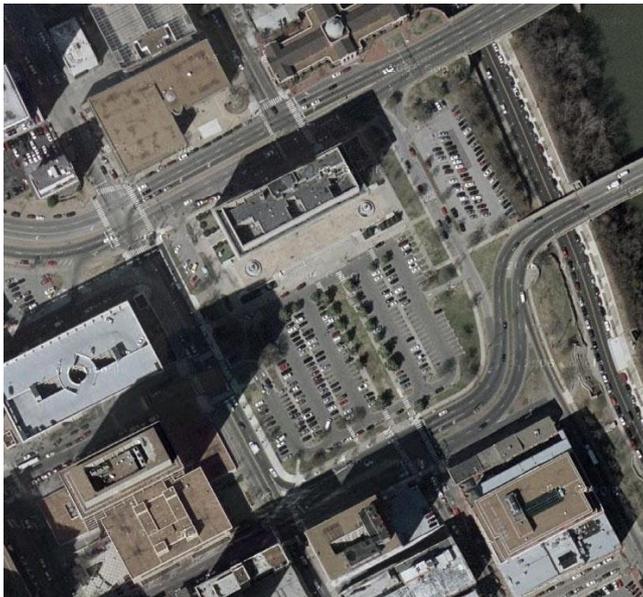
New Library Building focuses pedestrian movement and frames view of the existing State Capitol Building



Civic Center Plaza :

Nashville, Tenn.

Surface parking lots
redeveloped into Civic Plaza
w/below-grade parking



Civic Center Plaza :

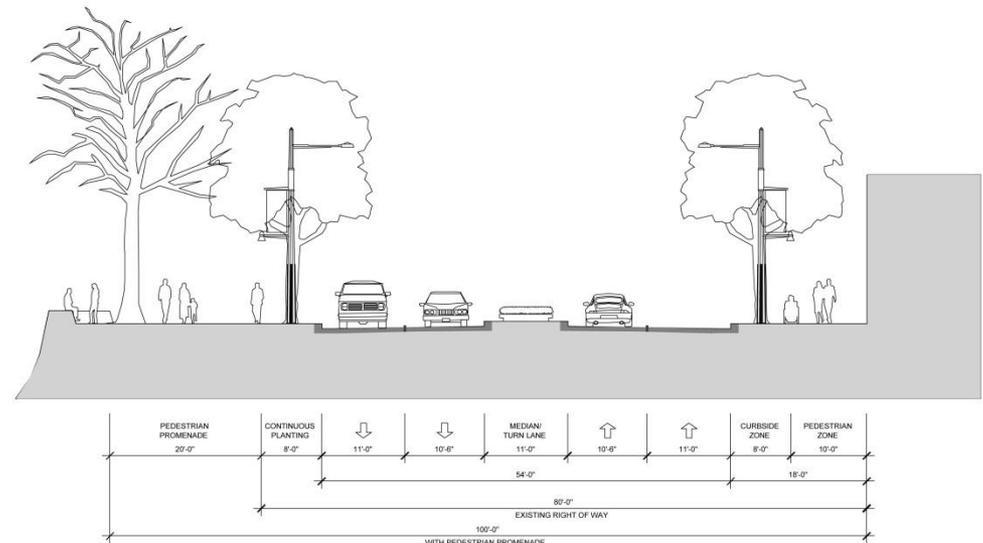
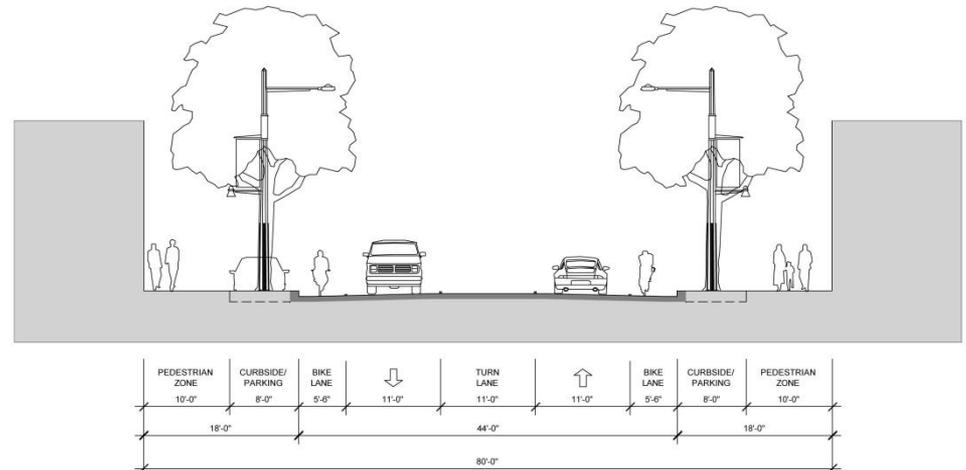
Nashville, Tenn.

Plaza at center of City and County facilities – creates a true “Public Square”



GREAT STREETS & DOWNTOWN AUSTIN PLAN

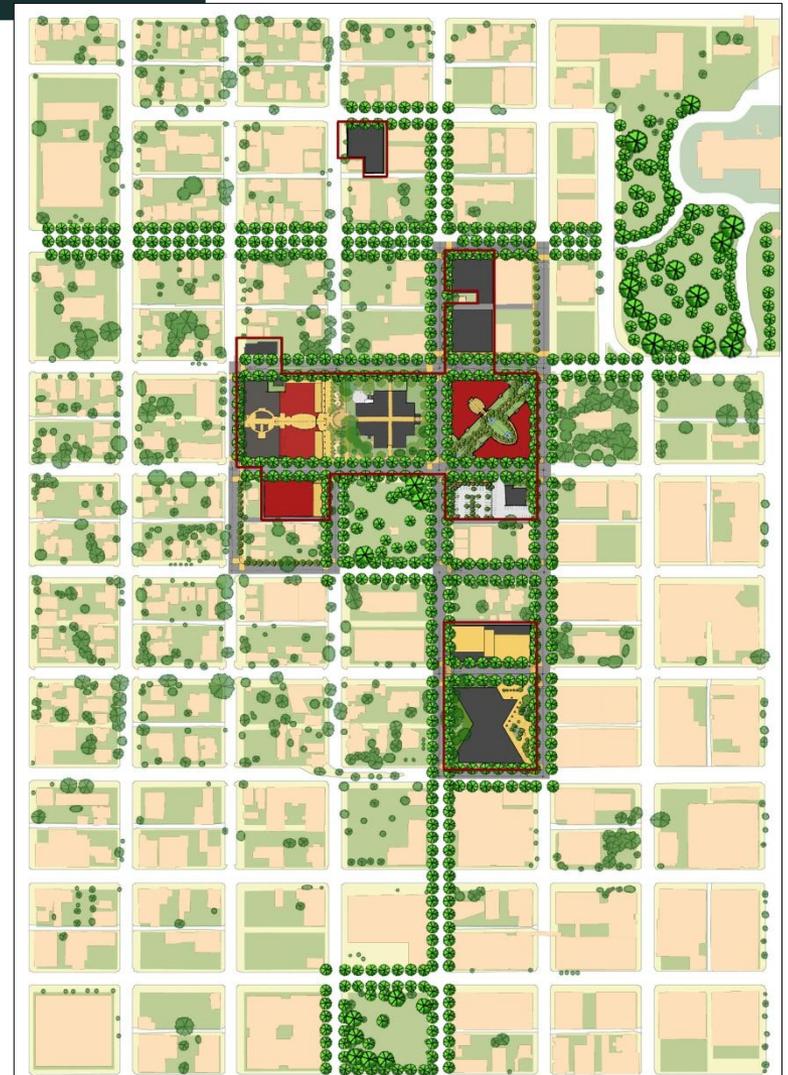
- Implementation will greatly change the character of northwest downtown district
- Types of Streets:
 - Mix-Mode
 - Rapid Transit
 - Bicycle & Local Access
 - Commuter Streets
 - Commuter Boulevards
- County building projects will enhance/reinforce the pedestrian space



CONCEPT PLAN DIAGRAM

- Establish Pedestrian Connections
 - Implement Great Streets & DAP Standards
 - Focus on Connecting Campus Facilities
 - Make a “Pedestrian Friendly” Environment
 - larger sidewalks, shaded pathways, clear signage, engaging street walls
- Create Landscaped Corridors
 - Employ Landscape Guidelines to Unify Campus Appearance

- Sidewalks/Lobbies
- Proposed Building
- Existing Building



Pedestrian Connection Diagram

QUESTIONS & DISCUSSION

TRAVIS COUNTY CENTRAL CAMPUS STUDY

