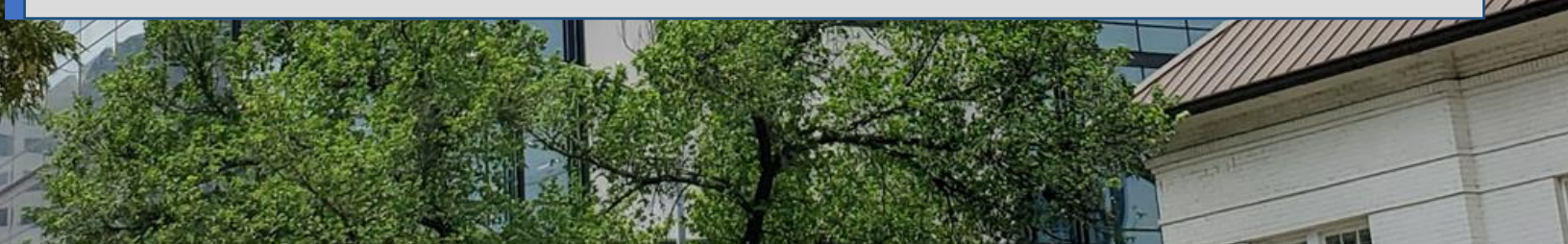




# **Update to the 2018 Travis County Facility Master Plan**

May 2022

**Economic Development & Strategic Investments  
Travis County Planning and Budget Office**



## Introduction

The purpose of this report is three-fold: one, provide a concise update on the status of projects referenced in the Travis County 2018 Facility Master Plan (FMP); two, identify new projects and facilities that were not part of the 2018 FMP; and three, describe the comprehensive facility planning process that will begin in the summer of 2022.

Please note that the name of this document is changing from the Facility Master Plan Update to the Comprehensive Facility Plan (CFP). As we navigate this name change, when referencing the 2018 work, it will be referenced by its original name, the 2018 Facility Master Plan Update (FMP); however, when referencing work moving forward, the term Comprehensive Facility Plan will be used.

In this report, the facilities are grouped by either campus (e.g., Central, North, South, Springdale Campuses) or by Department/Elected Official when a campus plan is not available or necessary. Because this is a brief update to the 2018 FMP, the full document is attached as Appendix A for reference.

When the new 2023 CFP is completed, it will include a new component: a comprehensive implementation plan. The intent of the comprehensive implementation plan is to prioritize the various requested projects and assign implementation dates. These projects will then be reflected in the debt model that is reviewed by the Commissioners Court each spring at the start of the budget cycle.

## Executive Summary

The purpose of the CFP is to ensure that the County's portfolio of 78 buildings, garages, and real estate assets support the County's mission and assist all County departments and elected officials in achieving their mandated objectives and strategic goals.

The 2018 FMP was presented to Commissioners Court on April 10, 2018. It is scheduled to be updated every three years, but due to staff vacancies and the Covid-19 pandemic, work on this report was delayed until the fall of 2021. This update is smaller in scope than previous updates. A formal process is slated to begin in the summer of 2022 that will result in a more complete update to Commissioners Court in early 2023.

### Impacts to comprehensive facility planning since 2018

Since the publication of the 2018 FMP, new planning initiatives have begun and are underway at the County. In addition, significant legislation has passed at the state level that impacts comprehensive facility planning. The four most substantive impacts are outlined below.

Telework Plan. On May 12, 2020, the Travis County Commissioners Court set a goal for 75% of eligible positions to telework on a permanent basis, at least one day a week, to support County climate and sustainability goals. To make this goal a reality, the County engaged a consultant to conduct an analysis and propose recommendations to support an adaptable work environment to allow for both onsite and remote work. The initial report is complete, and the County is working to implement the recommendations. This plan will have a substantive impact on space needs and will be a critical part of long-term space planning moving forward.

Strategic Plan. In 2022, after a delay due to the COVID-19 pandemic, Travis County started a strategic planning process. The adopted strategic plan will inform the facilities needed to meet the County's strategic goals in addition to mandated services.

Senate Bill 2. In June 2019, the governor of Texas signed SB2 into law. Senate Bill 2 generally prohibits counties from raising the maintenance and operations (M&O) tax rate to 3.5 percent more revenue than in the year prior, excluding revenue from new construction, unless the voters approve the tax rate in a referendum. This law impedes the County's ability to generate revenue to match the pace of growth, which reduces available funding for mandated and non-mandated services and programs. With reduced resources, the implementation of any long-range facility plan may need to be extended or modified to maintain a balanced budget.

House Bill 1869. In June of 2021, the Governor signed HB1869 which prescribes changes to the way local governments define debt for the purposes of calculating property tax rates. This legislative change restricts the County's ability to issue Certificates of Obligation (CO) that can be paid for by the debt service portion of the property tax rate for certain purposes. While voter approved debt continues to be available, the result of this new law is that some capital projects may no longer be feasible due to timelines associated with bond elections. As a result, the implementation of any long-range facility plan may need to be extended or modified to allow for an election or for cash funding to become available.

## **Steps for developing a new comprehensive facility planning process**

The CFP is a two- to five-year plan encompassing the entire portfolio of owned and/or leased space that sets facility goals based on the organization's strategic objectives. The CFP helps facility managers do a better job of ensuring that all the County's facilities support the goals and objectives of the County's employees and constituent services.

With new impacts on funding and significant planning occurring, it is important that EDSI staff work with other County departments and Elected Officials to collaboratively develop a robust 2023 Travis County Comprehensive Facility Plan (CFP) that will document strategies for meeting the facilities needs of Travis County in the future.

The 2023 CFP will integrate the key recommendations and outcomes of the Telemark report and the Strategic Plan. In addition, it is EDSI's intent that the 2023 CFP will provide a closer alignment between long-term facilities planning and the County's annual budgeting process.

The 2023 CFP will serve as the foundation for the Commissioners Court to understand specific project objectives and associated scopes so that funding can be considered and prioritized during each budget cycle and/or bond election cycle. The CFP does not replace any comprehensive sub-plans for specific sites or campuses. The 2023 CFP will provide useful information through a process that is holistic and flexible. This can best occur through continuous updates and regular facilities-related discussions with the Commissioners Court.

A new, key component of the 2023 CFP will be a comprehensive implementation plan. The implementation plan will consolidate, prioritize, and schedule the facilities proposed in the

Central Campus Plan, the Adult Correctional System Plan, the Juvenile Probation Plan, the TNR Master Plan, and any other facility-related expansions or renovations. This information can then be used to inform the Debt Model presented to the Court each Spring at the beginning of the budgeting process.

A flexible and implementable CFP, based on the specific and unique considerations of the organization, will be developed through a three-step process. Over the next several months, the CFP process will occur in five stages: Information gathering, Analysis, Consolidation, Review, and Approval. This will begin in the summer of 2022 and end with a final draft of the CFP prior to the beginning of the budget process for Fiscal Year 2024. The fifth and final stage concludes with the Commissioners Court consideration for approval.

During the Information Gathering Stage which will begin in the summer of 2022, EDSI staff will work with Departments and Elected Officials to collect the appropriate data to be used for demographic, programmatic, and staffing projections. This stage will also include several discussions with the Court about specific facilities for which confirmation of or an update to previous Court direction is needed. These various discussions will occur as a cohesive part of the CFP process and not as separate, independent facility issues. Towards the end of this stage, available information from the facility condition assessment, overseen by Facilities Management with the Technology and Operations Department, will be brought in to understand the current state of the County's facilities.

The Analysis Stage will take the products from the information gathering stage to understand and evaluate potential implementation options. Additionally, EDSI staff will collaborate with Facilities Management to update and

modernize County space standards which will include consideration of telework.

EDSI staff will work with the County's Executive staff and other key stakeholders to draft a 2023 CFP with an implementation plan that prioritizes major facility-related projects and informs the 2023 Debt Model during the Consolidation Stage. During this stage, staff will ensure alignment with other policy documents such as the County's Climate Action Plan, the County Strategic Plan, and the implementation

of any proposed recommendations from the Deloitte Space Management Strategy Report.

This stage will also include working with Technology & Operations on a more formal recommendation process related to new and ad hoc facilities request. Further, EDSI will establish a regular briefing schedule to the Court.

Prior to coming to the Commissioners Court for consideration of approval, all stakeholders will be able to review the CFR for comment.

## Central Campus

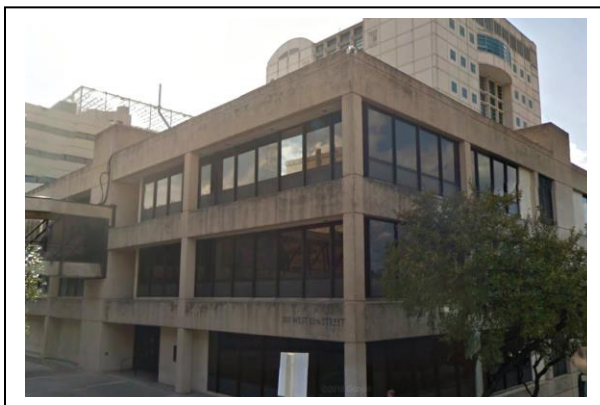
The Central Campus, located in downtown Austin along the Lavaca-Guadalupe corridor, has long been the center of county government. In 2011, the County approved a Central Campus Master Plan to consolidate departments and activities into a smaller number of facilities. Court-related functions were determined critical to remain in the downtown core along with the Commissioners Court. Affiliated departments requiring close coordination were co-located accordingly.

The Central Campus currently consists of 15 county-owned buildings totaling approximately 1.35 M square feet of office space. In addition to these facilities, there are four parking structures and two surface lots providing about 1,900 parking spaces.

### The following major changes have been completed in the Central Campus since 2018:

#### Ronnie Earle Building

The construction of the Ronnie Earle Building was completed in the fall of 2018 and the building was officially dedicated on September 24, 2018. Located directly across from the Criminal Justice Complex, the building provides optimally proximate space for all functions of the District Attorney's Office.



#### Gault Building

All renovations of the Gault Building (505 W. 11th St) have been completed, and the following occupants have been moved in:

- District Clerk
- Criminal Courts Administration
- District Attorney
- TCSO
- Tax Office
- Pretrial Office



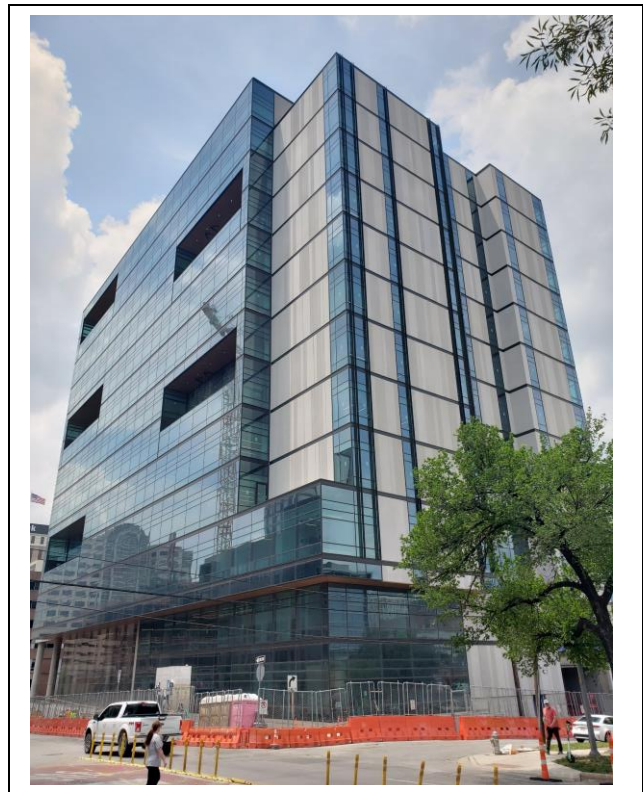
### Probate Court Building

In 2016, the County took ownership of the Federal Courthouse and began a \$28 million project to restore and renovate the building. This project was completed in the fall of 2020 and the County held a dedication ceremony on November 18, 2020. The Probate Courts and the County Clerk Probate Division were moved into the facility in October 2020.

### Civil and Family Court Facility (CFCF)

On July 10, 2018, the Commissioners Court entered into an Exclusive Negotiation Agreement with Hunt Companies Inc. for the construction of a new CFCF to accommodate growth in the number of civil and family courts that are currently housed in the Heman Sweatt Travis County Courthouse. The facility is currently under construction and is expected to be substantially complete by the end of 2022 and occupied by the spring of 2023. It will house the following courts and offices:

- 2 County Courts at Law
- 12 District Courts
- 4 Associate Judges
- Civil Court Administration
- Law Library and Self-Help Center
- County Clerk Civil Division
- District Clerk Civil Division
- County Attorney
- District Attorney
- Domestic Relations Office



## Central Campus Buildings

<b>Building</b>	<b>Address</b>	<b>Sq. Ft.</b>
Administration Building	700 Lavaca Street	315,000
Blackwell-Thurman Criminal Justice Center	509 West 11th Street	232,000
Ronald Earle Building and Garage	416 West 11th Street	210,000
Heman Marion Sweatt County Courthouse	1000 Guadalupe	158,133
Ned Granger Administration Building	314 West 11th Street	109,797
Executive Office Building and Garage	411 W 13th Street	97,439
Gault Building	505 West 11 Street	66,781
Probate Courts	200 West 8th Street	55,820
University Savings Building	1010 Lavaca Street	53,067
Sobriety Center	1213 Sabine	15,000
County Jail	500 West 10 Street	12,500
Holt Building	1004 Guadalupe	9,280
Rusk Building	910 Lavaca Street	8,500
1101 Nueces	1101 Nueces	4,300
Civil And Family Court Facility	1700 Guadalupe St	430,000

As of December 16, 2021

## Central Campus Occupants by Facility

	Administration Building	Blackwell-Thurman Criminal Justice Center	Ronald Earle Building and Garage	Heman Marion Sweatt County Courthouse	Ned Granger Administration Building	Executive Office Building and Garage	Gault Building	Probate Courts	University Savings Building	Sobriety Center	County Jail	Holt Building	Rusk Building	1101 Nueces
Human Resources Mgmt. Department	X													
ITS Department	X													
Pretrial Office							X							
SafeAlliance - License Agreement														
Adult Probation Department					X									
Adult Probation Intake		X												
APD Arrest Unit										X				
Auditor Office	X													
Cafeteria	X													
Capital Area Public Defenders											X			
Capital Metro.	X													
Central Booking		X												
Civil Court Administration			X											
Civil Courts			X											
Commissioner Pct 1 Office	X													
Commissioner Pct 2 Office	X													
Commissioner Pct 3 Office	X													
Commissioner Pct 4 Office	X													
Commissioners Court	X													
Counseling & Education Services				X										
County Attorney Hoteling Suite	X													
County Attorney Office				X										
County Clerk			X											
County Clerk Probate Division								X						
County Judge Office	X													
Courts Administration Office		X												
Criminal Courts		X												
Criminal Courts Administration							X							
Deli shop	X													
District Attorney		X												
District Attorney							X							
District Clerk							X							
District Clerk - Admin			X											
District Clerk - Criminal		X												
Domestic Relations Office								X						
Downtown County Jail										X				
Drug Court					X									
EMS Office			X											
Facilities Management Department	X													
Grand Jury		X												
Intergovernmental Relations	X													
Justice and Public Safety Department	X													
Justice of Peace Pct 5			X											
Law Library and Self Help Center				X										
Mail Room	X													
Majestrate Court										X				
MH Public Defender								X						
Office of Child Representation				X										
Planning and Budget Office	X													
Pretrial Services		X												
Pretrial Services					X									
Probate Courts			X											
Probate Courts								X						
Public Defender's Office								X						
Purchasing Office	X													
Records Mgmt. Communications Resources	X													
Sobriety Center									X					
Tax Assessor-Collector		X												
Tax Office							X							
TC Treasurer Office	X													
TCSO		X												
TCSO							X							
TNR Department	X													
Wellness Clinic	X													

As of December 16, 2021

## North Campus

The Travis County North Campus is located along Airport Boulevard between 53<sup>rd</sup> ½ Street and Koenig Lane in an area where the City of Austin’s vision includes pedestrian-friendly, transit-oriented, mixed-use developments.

Between 2003 and 2013, the Commissioners Court completed a series of building acquisitions to assemble just over 13 acres. This presented a great opportunity for Travis County to develop an innovative and catalytic solution to supplement the county’s space requirements and contribute positively to the neighborhood. This was the basis for the 5325 Airport Boulevard mixed-use project.

### North Campus Office Building (5325 Airport Boulevard) and Travis Flats Apartments (5310 Helen St.)

The Travis County Development Authority, Planning and Budget Office, and Facilities Management Department collaborated to plan and execute the development of 5325 Airport Boulevard.



This project was completed in the spring of 2021 and includes the 78,638 square foot North Campus Office Building; the Travis Flats Apartments, an apartment complex with 146 units of affordable housing; and additional structured parking to serve the campus.

The office building consolidates Health and Human Services staff from Palm Square, Post Road, and 502 East Highland Mall Boulevard and houses the Jury Duty/Passport Office and the Veterans Services Office.

### Expansion for County Clerk’s Office (5501 Airport Blvd.)

As anticipated in the 2018 FMP, the flagship Tax Office was relocated to a new 61,041 square foot site at 2433 Ridgepoint Dr. When the tax office moves to its new location in the summer of 2022 and vacates its North Campus office space, renovations will begin on the Nelda Wells Spears Building (5501 Airport Blvd.). This will provide additional space for the and the County Clerk departments at the North Campus.



### North Campus Facilities

Building	Address	Sq. Ft.
Nelda Wells Spears Building	5501 Airport Blvd	125,098
Keith G. Ruiz Building	5555 Airport Blvd	58,000
North Campus Office Building	5325 Airport Blvd	78,638
Off-site		
Central Tax Office	2433 Ridgepoint Dr	

As of December 16, 2021

### North Campus Occupants by Facility

	Nelda Wells Spears Building	Keith G. Ruiz Building	North Campus Office Building		2433 Ridgepoint Dr
Fire Marshall Office		X			
HHSD Administrative			X		
HRMD Training	X				
Passport Office			X		
RMCR (Archives)		X			
CAR (Imaging)	X				
County Clerk	X				
Counseling and Education Services	X				
HHSD-Family Support Services			X		
Jury Duty			X		
Tax Office	X				X
TCSO	X				
TCSO		X			
Veterans Services			X		
Welness Clinic.	X				

As of December 16, 2021

## South Campus

The South Campus, located on South Congress Avenue near Oltorf Street, has long been home to Juvenile Probation and affiliated entities. The existing Juvenile Justice Center is comprised of the Gardner-Betts Building and the W. Jeanne Meurer Intermediate Sanction Center and currently provides approximately 227,000 square feet of office, treatment, and detention space.

### Gardner Betts Juvenil Justice Center

The Gardner-Betts Building houses the Juvenile Justice Center. It was completed in 1991 with 120 secure detention beds at the facility, as well as kitchen, laundry, medical, gymnasium, and court facilities.



### W. Jeanne Meurer Intermediate Sanction Center

The W. Jeanne Meurer Intermediate Sanction Center (ISC) is situated adjacent to the Gardner-Betts Building. Completed in 2001, it provides 118 additional beds at the site.

In 2006, Travis County purchased land and the Bank of America (BOA) building immediately to the north (at South Congress Avenue and Long Bow Lane) to alleviate space pressures on the site and allow for expansion options. A garage was constructed in the back of the new site to meet parking demand, and Juvenile Justice staff are currently occupying part of the Bank of America building. In 2015, the County purchased the vacant TASBO building to accommodate additional Juvenile Justice staff and address a shortage of office space.

The condition and configuration of the BOA and TASBO buildings do not provide a permanent solution for fully accommodating long-term departmental growth or the department's mission, as detailed in Phase II of the Juvenile Probation Department Needs Assessment and Master Plan.

At the northern end of the South Campus is Travis County's Post Road facility. This building currently houses HHS's Deaf Services Department, the Juvenile Public Defender, and the IV D Child Support Court in a 34,150 square foot building. In 2021, HHS Family Support Services was relocated to the North Campus Office Building.

### South Campus Facilities

Building	Address	Sq. Ft.
Post Road Building	2201 Post Road	32,568
South Congress Building - BOA	2501 South Congress Ave	25,917
TASBO	2538 South Congress Ave	11,564
Gardner-Betts Juvenile Center	2515 South Congress Ave	226,989

As of December 16, 2021

### South Campus Occupants by Facility

	Post Road Building	South Congress Building - BOA	TASBO	Gardner-Betts Juvenile Center
Bank of America		X		
HHS-Deaf Services	X			
IV D Court	X			
Juvenile Center Offices		X		
Juvenile Probation Department				X
Juvenile probation education Program			X	
Juvenile Public Def	X			
Office of Parental Representation	X			

As of December 16, 2021

## Springdale Campus

The Springdale Campus encompasses approximately 9.9 acres in northeast Austin near the intersection of Springdale Road and Old Manor Road. This campus was initially developed to accommodate STAR Flight, but additional land was purchased to accommodate future county growth needs. In 2013, the Springdale Campus was determined to be the most viable site to house the Medical Examiner's Facility. Approximately three undeveloped acres remain at the new campus.

### Medical Examiner's Facility

As one of just 13 medical examiner's offices in Texas, the Travis County Medical Examiner serves the entire Central Texas region. The original Medical Examiner's Office at 213 Sabine Street was built in 1996 to accommodate three pathologists. A 2011 needs analysis and financial feasibility study indicated that the original location was inadequate to meet both current and future operational need. The study suggested that the Travis County Medical Examiner should maintain its role as a multi-county, regional service provider in a new facility more than three times the size (51,000 square feet). The state-of-the-



art facility was dedicated on October 11, 2017. It is LEED Silver Certified and includes Type A quality finishes, a Morgue/Autopsy Suite with nine (9) autopsy stations, a Forensic Laboratory unit, investigators' offices, administrative offices, and a Conference/Training area. The new facility provides much-needed additional square footage and state of the art equipment that will allow staff to serve the Central Texas region more effectively. The space was designed with the intention of ensuring that members of the public visiting the Medical Examiner's office during a difficult time are treated with dignity and respect.

### STAR Flight Site



The STAR Flight Facility currently serves as the base for the County's emergency helicopter transport service and includes both storage and support space. While initially developed as a remote undeveloped site appropriate for this purpose, the surrounding area is rapidly developing and there is concern of growing incompatibility with greater commercial and residential development in the area. The County may need to consider relocating STAR Flight in the future and using this site for warehouse or storage purposes.

### 1600 Smith Road (County Warehouse)

The County's Smith Road facility is predominantly used by the Facilities Management Department for warehousing. The facility provides significant storage space (18,680 square feet). In addition to warehouse space, the Smith Road site is home to HHS Texas AgriLife Extension Services (8,320 square feet). This space includes both office and storage space.

**Springdale Campus**

<b>Building</b>	<b>Address</b>	<b>Sq. Ft.</b>
New Medical Examiner Building	7723 Springdale Road	52,500
Kristin E. McLain Building	7800 Old Manor Road	12,800

As of December 16, 2021

**Springdale Occupants by Facility**

	<b>New Medical Examiner Building</b>	<b>Kristin E. McLain Building</b>
Medical Examiner Office	X	
EMS		X
Air Rescue/Transport		X

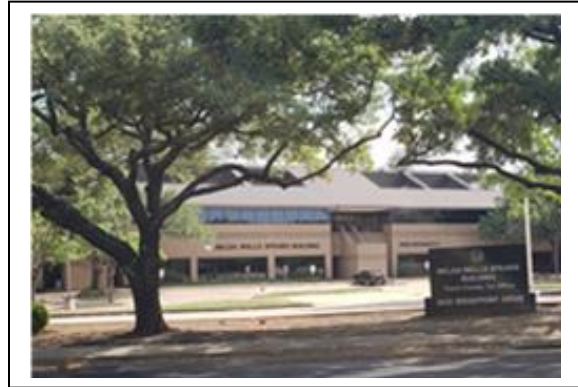
As of December 16, 2021

## Departments

### Tax Office

#### New Central Tax Office (2433 Ridgepoint Dr.)

As anticipated in the 2018 FMP, a larger facility was acquired for the Central Tax Office. The flagship Tax Office will be relocated from the North Campus to a new 61,041 square foot site at 2433 Ridgepoint Dr. Renovations are currently underway and move-in is expected to be complete by the summer of 2022.



#### Precinct 2 Tax Office



Although the 2018 Facility Master Plan did not anticipate a new building for the Precinct 2 Tax Office, the County identified an opportunity to acquire a building to serve its needs.

On February 2, 2022, the Court approved the acquisition of a former bank facility located off RM 620 at 8110 RR 620 North. The facility will extend the provision of County tax office services to the northwestern portion of the County.

## County Precinct Office Buildings

### Precinct One

The Richard E. Scott Building (4717 Heflin Lane) was constructed in 2010 for the Justice of the Peace 1 and Constable 1. The LEED-Gold certified building provides both departments with high quality space to meet current and future need. The building design can accommodate an additional level if needed in the future. In addition, a small freestanding structure was constructed at the same site to house a satellite tax office. The Richard E. Scott Building replaced the previous facility at 1811 Springdale Road, which is currently being leased by Austin Community College's Phlebotomy Program.



### Precinct Two

The Kevin L. Aigner Building (10409 Burnet Road) was an existing office building that the County acquired and expanded to provide additional space for the Justice of the Peace 2, Constable 2, and Adult Probation north field office. It accommodates one of two Adult Probation field offices in Travis County. Space is also available on the second floor to accommodate a second Justice of the Peace position to address growth in the precinct.



However, its current location in the Burnet-Gateway corridor near the Domain has created incompatible traffic situations that have recently become untenable due to the population, retail, and office space growth in the Domain and the opening of the new Q2 soccer stadium immediately next door. Staff are currently assessing potential options to address this situation.

### Precinct Three

Land was acquired and two Travis County offices were constructed in Oak Hill (8656 Highway 71 West). Building A houses the Justice of the Peace 3, Constable 3, and a satellite tax office. Building B houses a Health and Human Services Community Center (described further in the Health and Human Services facility section). A Central Health CommUnityCare clinic is also located on site.



### Precinct Four

The Ray Martinez Building (4011 McKinney Falls Road) was constructed to accommodate the Justice of the Peace 4, Constable 4, a satellite Tax Office, and an Adult Probation south field office. The Adult Probation field office is one of two field offices in Travis County and serves the southern portion of the county.



## Travis County Sheriff's Office

The Travis County Sheriff's Office is largely responsible for Travis County's mission to ensure public safety. The department focuses on law enforcement and corrections, specifically adult detention. Law Enforcement is based out of Central Command, located in at the North Campus, as well as patrol-oriented command centers located in the western and eastern areas of the County. These western and eastern facilities are discussed on the following pages. Corrections is accommodated by the Travis County Jail (TCJ) in the Central Campus and the Travis County Correctional Complex (TCCC) located in Del Valle. The Central Command facility is addressed in the North Campus overview.

### Travis County Corrections Facilities

The space needs at the 128-acre Travis County Correctional Complex are determined by peaks in the population of incarcerated individuals, the changing profile of the population, and facility conditions. Projecting the population by classification and need was a key aspect of the 2016 Travis County Adult Correctional System Needs Analysis and Master Plan (TCCC Master Plan). The TCCC Master Plan determined that the jail population is not expected to increase significantly and that the changing profile and growing need of the population will have a greater impact on both short- and long-term plans.

Slower jail population growth provides a unique opportunity to address major facility deficiencies, create more space for additional inmate programs, meet growing mental health and medical needs of the population, and create a more efficient campus layout. The TCCC Master Plan recommends improvements to the Travis County Correctional Complex that include a reduction in the overall number of Travis County jail beds, a new Women's Facility, new Medical/Mental Housing and Clinic Services, construction of a new Male Facility for General Population and High-Risk Housing, and the renovation of the existing Health Services Building (HSB), as well as demolition of poorly performing peripheral buildings.

*The TCCC Master Plan recommends improvements to the Travis County Correctional Complex that include a reduction in the overall number of Travis County jail beds...*

Phase I of the Travis County Adult Correctional System Needs Analysis and Master Plan includes construction of a mission specific, self-contained women's facility. This facility would provide a full continuum of general population and high risk/high need beds for female inmates, addressing a critical shortcoming of the current buildings housing women and allowing TCSO to accommodate all female inmates in appropriate and safe environments. Priority construction of this facility would lay the foundation for a phased-development approach. The new facility would be constructed on available land within the complex, which will not require demolition of existing facilities or costly relocation of displaced inmates during construction. The additional capacity of the TCCC will allow for the eventual demolition of the downtown Travis County Jail.

The new women's facility was planned to include dedicated classrooms for gender-specific programming and a satellite clinic for addressing women's health issues, reducing both internal escorts to on-site services currently located in HSB and external transport to specialty clinics for OB/GYN and other women's-related health issues.

On March 6, 2018, the Commissioners Court voted to postpone the Request for Qualifications (RFQ) process for the design of this facility for one year to allow time to evaluate diversion programs and options for reducing the overall jail population before making this investment.

On December 10, 2019, the Court voted to authorize the purchasing agent to commence negotiations with the most highly qualified firm, HDR Architecture, Inc., in response to the RFQ for the new women's facility.

On May 27, 2021, the Court voted to "[pause] for at least 12 months any decisions on the design or construction of any new jail facility" while staff prepares a report that updates the TCCC 20-year facility plan, convenes a working group to reduce the number of women in jail, and provides recommendations and options for "how to begin providing better physical, mental, and behavioral health care in the existing jail." The Court extended this pause an additional 45 days on August 10, 2021.

### **Travis County Sheriff's Office Command Centers**

The Travis County Command Centers provide two bases for law enforcement activities. The distribution of the command centers provides a sensible way to split service areas for unincorporated Travis County areas, which are bifurcated by the City of Austin and other municipalities.

#### West Command Center

The West Command Center (3800 Hudson Bend Rd) is the base location for law enforcement activities in western Travis County. The structure is heavily occupied, and an assessment will be required to determine the viability of expansion at this site and to evaluate alternatives.

#### East Command Center

The East Command Center (6011 Blue Bluff Rd) is the base location for law enforcement activities in eastern Travis County. It is home to an animal pen and barn for stray livestock the Sheriff's Office keeps until their owners can be located and the livestock returned. In addition, East Command is where the Sheriff's evidence storage warehouse is currently located. A new evidence storage warehouse is currently under construction at the TCCC to address cramped conditions. Renovations were completed in 2017 to add several offices and upgrade the crime lab and cold evidence storage.

## Transportation and Natural Resources

Transportation and Natural Resources (TNR) provides engineering, design, construction, and maintenance of Travis County's roads, drainage, and bridges. The department is also responsible for fleet services, environmental protection, solid waste management, resource conservation, county parks, capital improvement projects, and land development review in the unincorporated areas.

The Road and Bridge Satellite Offices were consolidated into East and West Service Centers. The department also occupies space in the Central Campus at the 700 Lavaca Building. The department's four primary properties are:

- the West Service Center serving western Travis County,
- the East Service Center serving eastern Travis County,
- the Solid Waste Transfer Station in Bee Cave, and
- the Parks West Center on Hamilton Pool Road.

### West Service Center

The West Service Center (4501 N FM 620 Road) is an approximately 34-acre site purchased from the Lower Colorado River Authority (LCRA). It includes office and meeting space in addition to serving road and maintenance needs for western Travis County. This strategically located site is of long-term value to Travis County.

### East Service Center

The East Service Center (6011 Blue Bluff Road) was developed in 2009 and consists of six structures plus covered parking. Like the West Service Center, the East Service Center serves road and maintenance needs for the eastern half of Travis County. In addition to TNR functions, the East Service Center is also home to the new Purchasing Warehouse.

### Solid Waste Transfer Station

The Solid Waste Transfer Station (4001 Ranch Rd 620 S) in Bee Cave is currently operated by Texas Disposal Systems (TDS) on county-owned land. This station enables the collection of materials from several different trucks in one larger capacity transfer truck for transportation to TDS Austin and Creedmoor facilities for proper recycling or disposal. TDS has a temporary lease extension at the site until March 2026.

### Parks West Center

The Parks West location (14624 Hamilton Pool Rd.), formerly the Satellite 3 Road and Bridge Facility, is a 13-acre site currently being occupied by Parks staff. This site includes administrative, maintenance, and storage space, and an active fueling station.

### Balcones Canyonland Preserve Building

Although it was not planned in the 2018 Facility Master Plan, the County took advantage of an opportunity to acquire a building adjacent to the Balcones Canyonland Preserve.

On November 15, 2019, Travis County purchased the former SAS Institute property located off FM 620 at Wilson Parke Avenue. The tract included a 3-story office building that will be transformed

into a Visitor Center for the Balcones Canyonlands Preserve and provide additional office space for

TNR with room for future expansion. On

September 22, 2020, the Commissioners Court allocated space on the third floor for tax office

expansion.



## Health and Human Services

The Health and Human Services Department (HHS) serves the community by protecting vulnerable populations, investing in social and economic wellbeing, promoting healthy living, and building a shared understanding of the community. The department addresses these community needs through both internal and external investments and services.

While many of the department functions have been consolidated at the new North Campus Office Building (5325 Airport Boulevard), emergency assistance and support services are provided at satellite community center locations around Travis County. These locations provide emergency financial assistance to qualifying residents, a food pantry, and a clothing closet, dependent upon donations received. Some centers provide space for senior programs and non-profit meetings. Most community centers are co-located with Central Health's CommUnityCare clinics. Details on each site are provided below.

HHS is a dispersed department, with facilities located throughout the county. Administrative functions are primarily based at the new North Campus Office Building and Deaf Services are based at Post Road, near the Texas School for the Deaf. Weatherization and Housing Services are based at the East Cesar Chavez Boulevard facility to facilitate easy access to client residences across the county. The AgriLife program is based at Smith Road. Community Centers are dispersed across the county, providing residents with access to emergency financial services as well as community space in most locations.

### Palm School

Palm School (100 N IH-35) is a County-owned property that holds significant historic and cultural importance, especially to Austin's Mexican American community. The property was a public school from 1892-1976. Most recently, it served as the Travis County Community Center at Palm Square from 1985-2020. The building is now vacant.

With the opening of the North Campus Office Building and the relocation of departments previously housed at the Palm School Building, the County is preparing for the next steps for the long-term future of the building. Guided by community input, Travis County is working to redevelop the Palm School parcel in a way that maintains and balances the school's cultural, historic, and market value.

In anticipation of the relocation of HHS from Palm School, staff and consultants developed a Historic Structures Report and Site Reuse Assessment to inform the community conversation about future uses at the site. This parcel is one of Travis County's most valuable. While it is an important historic civic asset, there is no County need for the property.

On October 29, 2019, the Court approved a restrictive covenant for the building that would require any future owner of Palm School to:

- Restore the Primary Preservation Area within 5 years of purchase and properly maintain the property.
- Dedicate a minimum of 80% of the Primary Preservation Area to 6 types of public uses.
- Ensure that the South Lawn and eastern property edge are No-Build Zones.
- Build any new construction north of the Primary Preservation Area, maintaining physical, visual, and programmatic connectivity between Palm Park and Palm School.

Discussions regarding the redevelopment of the Palm School site were paused during the COVID-19 pandemic and will restart in the summer of 2022.

#### Highland Mall Office Building

The Highland Mall Office Building (502 East Highland Mall Blvd) was purchased from the Travis County Housing Authority. Travis County HHS previously occupied approximately two-thirds of the building before being relocated to the new North Campus Office Building located at 5325 Airport Boulevard. Staff from the City and County's Adult Probation Mental Health Program were moved from leased spaces on IH-35 into the building which reduced external lease payments. The Housing Authority of Travis County (HATC) also leases office space in the building.

#### Pflugerville

The Community Center at Pflugerville (15822 Foothills Farm Loop) is located near the center of Pflugerville and provides constituent services including HHS - Family Support Services and a satellite tax office for residents in north central Travis County. A planned expansion of the tax office is currently in the design stage. The existing facility also houses CommUnityCare services and the City of Austin's WIC Program.

#### Del Valle

The Community Center at Del Valle (3518 South FM 973) is located on land adjacent to the Travis County Correctional Complex. The facility includes an assistance center operated by HHS and a Central Health CommUnityCare Clinic managed by the Travis County Health District. Adjacent to the primary structure is a new wellness clinic building for Travis County employees.

#### Manor

The Community Center at Manor (600 Carrie Manor Rd.) is in the center of Manor. The facility provides services for northeastern Travis County constituents as well as community space for City of Manor senior programs. The facility also provides space for Central Health's CommUnityCare services. It is significantly undersized for both Travis County and Central Health needs.

Adjacent to the primary building is a smaller, older building owned by Travis County that currently houses a volunteer-run library. The City of Manor has indicated no interest in the management of the facility. For now, the County is maintaining the structure and providing access to volunteer managers and customers.

#### Oak Hill

The Community Center at Oak Hill (8656 A State Highway 71 West) was built as one building at a two-building County facility in Oak Hill. The East Building accommodates both HHS - Family Support Services as well as a Central Health CommUnityCare clinic and City of Austin WIC Program space. This community center provides not only support services, but community space for senior programs and a public computer room.

#### Post Road

The Community Center at Post Road (2201 Post Road) is quite small, operating in just over 3,000 square feet of space. The HHS Department relocated the Family Support Services unit to the North Campus Office Building (5325 Airport Building), leaving additional space for Deaf Services at the site.

#### Jonestown

The Community Center in Jonestown (18649 FM 1431) provides family support services to residents living in northwestern Travis County. The current facility operates in leased space. In accordance with our planning principles and to ensure higher quality facility maintenance, staff would prefer a more permanent, County-owned space for service delivery.

#### Housing Services Building

HHS maintains a warehouse office building at 5021 E. Cesar Chavez at the eastern end of East Cesar Chavez Boulevard in east Austin. This site provides weatherization and home repair assistance to county residents. The site currently warehouses materials staff use to perform home repairs around Travis County.

# Appendix A

## 2018 Travis County Facility Master Plan