

# MAKING BIG THINGS HAPPEN: A MODEL FOR COURT PLANNING IN TRAVIS COUNTY

*Presenters:*

**Hon. Eric Shepperd**, Judge, Travis County Court of Law

**Belinda Powell**, Strategic Planning Manager, Travis County Planning and Budget

**Stephen Coulston, AIA**, Principal, Broaddus Planning

**Robert Fisch, AICP**, Principal, Ricci Greene Associates



# WHERE IT ALL STARTS— THE CLIENT'S PERSPECTIVE



# COUNTY'S ORIGINAL VISION

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*The development of a central campus appropriate for the historic significance of the area it is located in, with high quality facilities that are functional, economical and sustainable, and which symbolize democracy, justice and community pride.*



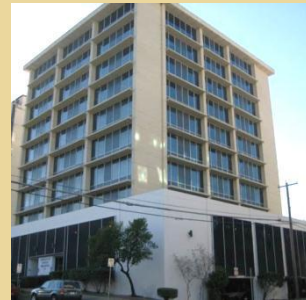


# CURRENT BUILDINGS

## J U S T I C E



## O F F I C E



## M I N O R





# CAPITOL VIEW CORRIDORS

Texas Capitol View Corridors  
make the list!

## 2007 Texas Most Endangered List

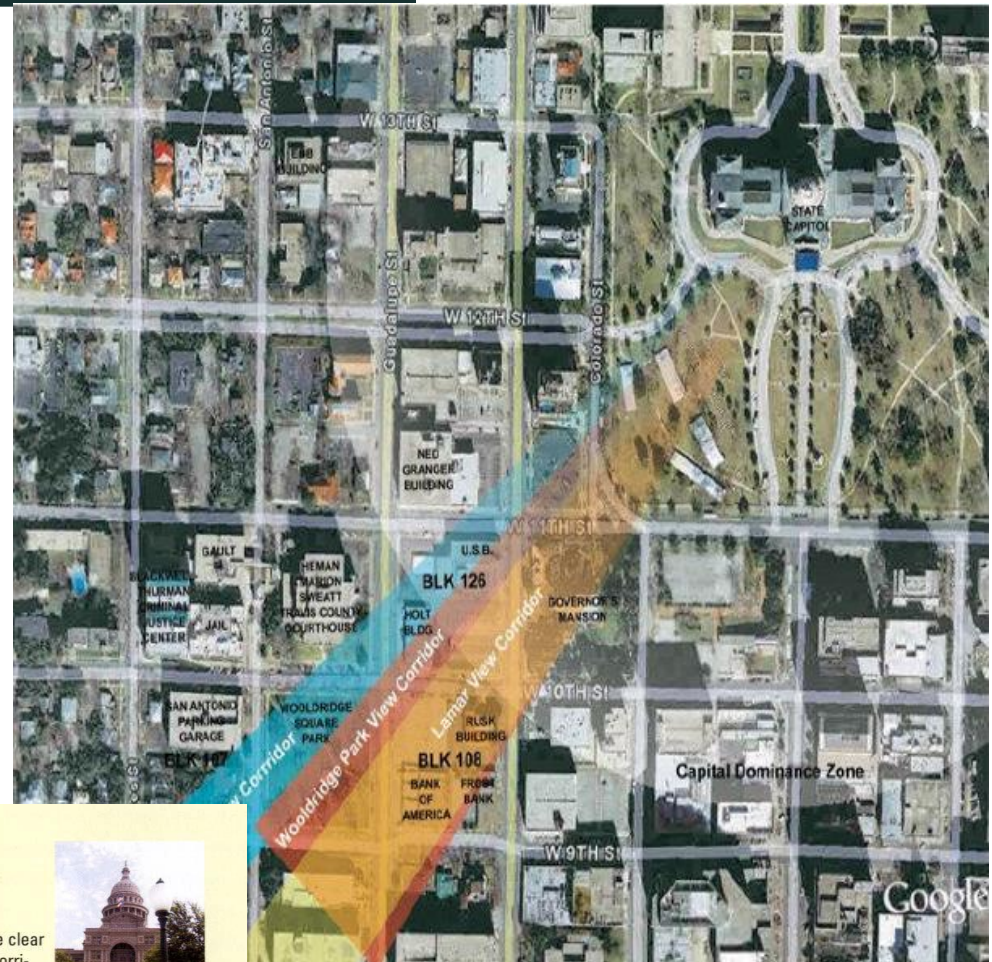


### Texas Capitol Views

#### Austin, Travis County

The Capitol is the heart of Austin. Completed in 1888, the red granite and limestone building is a reference point from almost any angle as you enter the downtown area. By law, the view must be clear on all sides, meaning that no tall buildings can block the protected Capitol sightlines. Thirty view corridors, each with secondary sightlines, converge on the Capitol from major Austin landmarks and vantage points. With the fast-paced growth of the city and developers eager for additional residential and commercial projects downtown, the City Council has formed a committee to evaluate the sightlines, with the possibility of eliminating some of them.

For close to 25 years, these legal protections have ensured continued views of the State Capitol, the most prized and recognized symbol of Austin, and today they are more relevant than ever. With the action of the Austin City Council, these Capitol view corridors are endangered. The views are priceless and any modification to the view corridors would endanger a valued historic property that belongs to all Texans.



# TIMELINE

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<b>1996</b>	First RFQ for Campus Master Plan drafted, not issued
<b>1999</b>	Space Planning Committee created
<b>2001</b>	Space Planning Committee published TC Strategic Facilities Plan
<b>2001-2006</b>	Nashing of teeth in County government
<b>2006-2007</b>	Site analysis for new Civil Courthouse undertaken
<b>2008</b>	RFQ for Central Campus Master Plan
<b>2009-2011</b>	Master Plan developed and issued

# TIMELINE

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<b>2010</b>	County purchased 700 Lavaca Building and new Courthouse site
<b>2012</b>	County hired consultant for Alternative Delivery Analysis
<b>2012 (FY2013)</b>	County adopts operating reserve (initial \$5 mil) for new Courthouse



# AUSTIN TEXAS

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# TOP 10 LISTS

## Austin Tops the Top 10 Lists

TOP 10 BEST PLACES TO LIVE  
CNNMoney.com  
July 2008

- 1 Plymouth, MN
- 2 Fort Collins, CO
- 3 Naperville, IL
- 4 Irvine, CA
- 5 Franklin Township, NJ
- 6 Norman, OK
- 7 **AUSTIN-ROUND ROCK, TX**
- 8 Columbia, MD
- 9 Overland Park, KS
- 10 Fishers, IN

10 BEST BIG CITIES FOR  
JOBS  
Forbes.com  
May 2009

- 1 **AUSTIN-ROUND ROCK, TX**
- 2 Houston, TX
- 3 San Antonio, TX
- 4 Fort Worth-Arlington, TX
- 5 Dallas-Plano-Irving, TX
- 6 Seattle, WA
- 7 Salt Lake City, UT
- 8 Raleigh-Cary, NC
- 9 Oklahoma City, OK
- 10 Portland, WA

BEST CITIES FOR YOUNG  
PROFESSIONALS  
Forbes.com  
July 2008

- 1 San Francisco, CA
- 2 Boston, MA
- 3 Houston, TX
- 4 New York, NY
- 5 Minneapolis, MN
- 6 Washington, DC
- 7 Chicago, IL
- 8 Charlotte, NC
- 9 Milwaukee, WI
- 10 **AUSTIN, TX**

BEST CITIES TO DO  
BUSINESS  
Inc.com  
July 2008

- 1 Raleigh-Cary, NC
- 2 **AUSTIN, TX**
- 3 Salt Lake City, UT
- 4 Houston, TX
- 5 Charlotte, NC
- 6 Charleston, SC
- 7 Asheville, NC
- 8 Las Vegas, NV
- 9 Fort Worth, TX
- 10 Seattle, WA

10 CITIES WHERE AMERICANS  
ARE RELOCATING  
Forbes.com  
March 2009

- 1 Raleigh, NC
- 2 **AUSTIN, TX**
- 3 Charlotte, NC
- 4 Phoenix, AZ
- 5 Dallas, TX
- 6 San Antonio, TX
- 7 Houston, TX
- 8 New Orleans, LA
- 9 Atlanta, GA
- 10 Denver, CO

TOP 25 CITIES FOR  
INDEPENDENT MOVIEMAKERS  
MovieMaker.com  
February 2009

- 1 Chicago, IL
- 2 Atlanta, GA
- 3 New York, NY
- 4 Shreveport, LA
- 5 Albuquerque, NM
- 6 Boston, MA
- 7 Stamford, CT
- 8 Memphis, TN
- 9 Milwaukee, WI
- 10 **AUSTIN, TX**

TOP 10 GREENEST CITIES  
Popular Science  
February 2008

- 1 Portland, OR
- 2 San Francisco, CA
- 3 Boston, MA
- 4 Oakland, CA
- 5 Eugene, OR
- 6 Cambridge, MA
- 7 Berkeley, CA
- 8 Seattle, WA
- 9 Chicago, IL
- 10 **AUSTIN, TX**

TOP 10 BEST CITIES TO LIVE,  
WORK AND PLAY  
Kiplinger.com  
June 2008

- 1 Houston, TX
- 2 Raleigh, NC
- 3 Omaha, NE
- 4 Boise, ID
- 5 Colorado Springs, CO
- 6 **AUSTIN, TX**
- 7 Fayetteville, NC
- 8 Sacramento, CA
- 9 Des Moines, IA
- 10 Provo, UT

AMERICA'S BEST BARGAIN CITIES  
Forbes.com  
May 2009

- 1 **AUSTIN, TX**
- 2 Phoenix, AZ
- 3 Washington, DC
- 4 Fort Worth, TX
- 5 Cincinnati, OH
- 6 Indianapolis, IN
- 7 Columbus, OH
- 8 Dallas, TX
- 9 Houston, TX
- 10 San Antonio, TX

TOP 10 HEALTHIEST CITIES  
BestPlaces.net  
2009

- 1 San Jose, CA
- 2 Washington, DC
- 3 San Francisco, CA
- 4 Seattle-Bellevue-Everett, WA
- 5 Salt Lake City-Ogden, UT
- 6 Oakland, CA
- 7 Sacramento, CA
- 8 Orange County, CA
- 9 Denver, CO
- 10 **AUSTIN-SAN MARCOS, TX**

# AUSTIN IDENTITY





# CIVIC IDENTITY.....THEN





# CIVIC IDENTITY....AND NOW

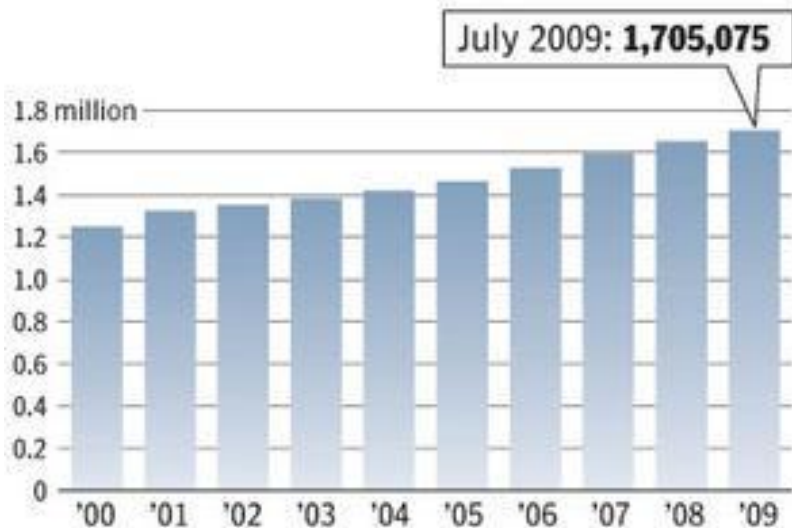
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# POPULATION GROWTH

## Austin-area growth

Estimated population of the Austin-Round Rock metropolitan statistical area

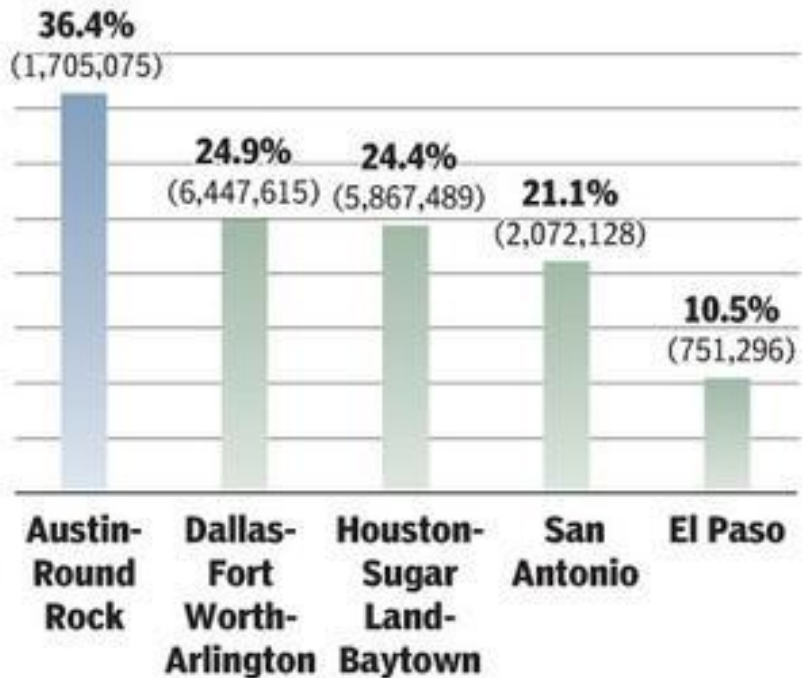


Source: U.S. Census Bureau

Robert Calzada AMERICAN-STATESMAN

## Changes in population

Percent change in metropolitan statistical area since 2000 (2009 estimated population)

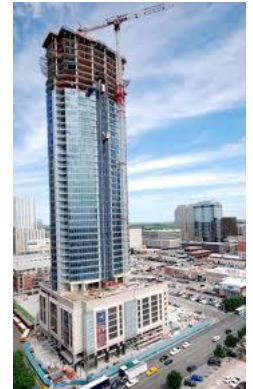
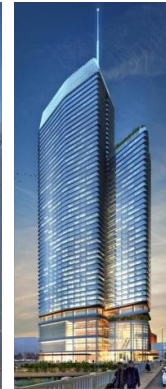


Source: U.S. Census Bureau

Robert Calzada AMERICAN-STATESMAN



# AUSTIN IS RISING



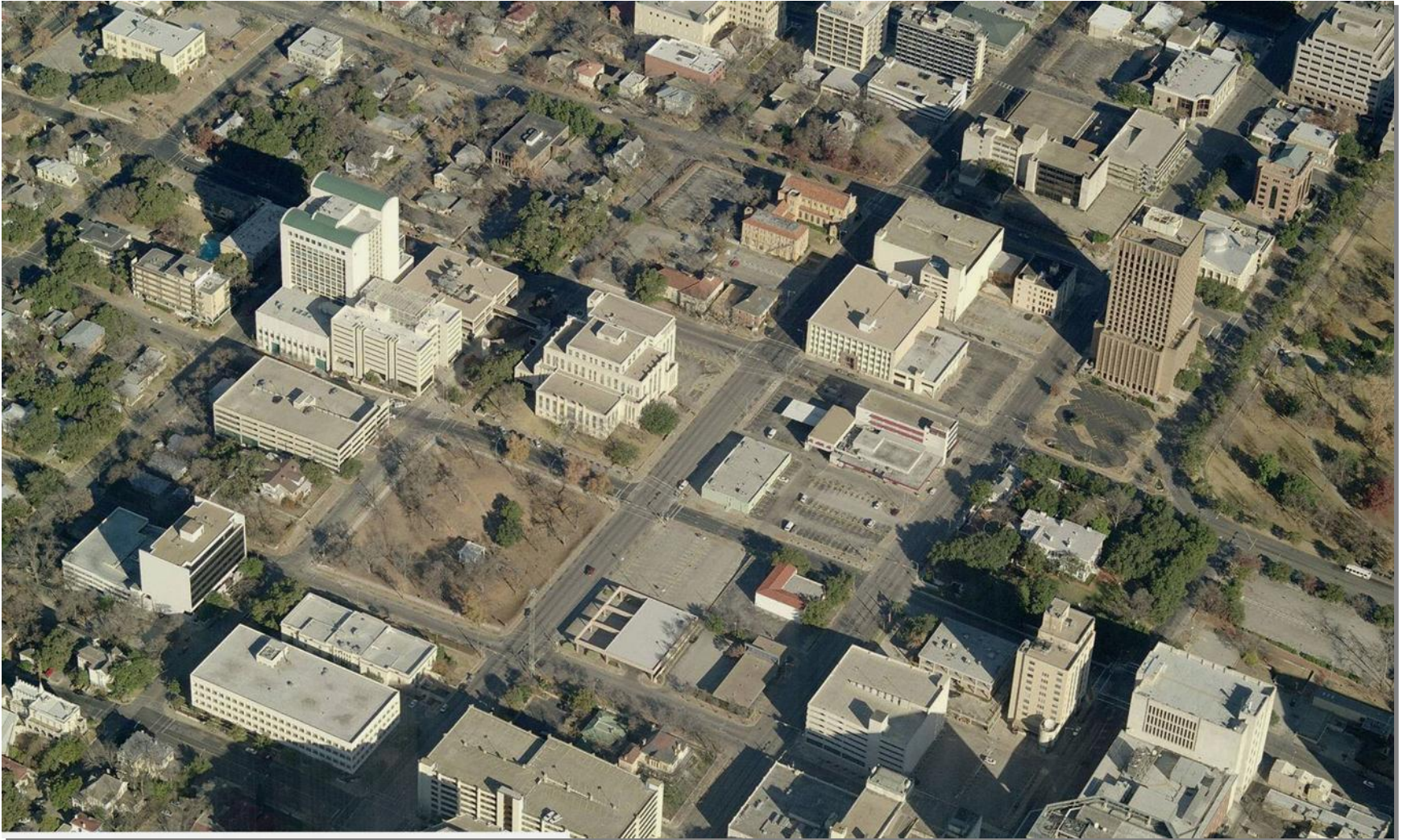
# THE MASTER PLAN





# TRAVIS COUNTY CIVIC CAMPUS

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# CONSENSUS BUILDING

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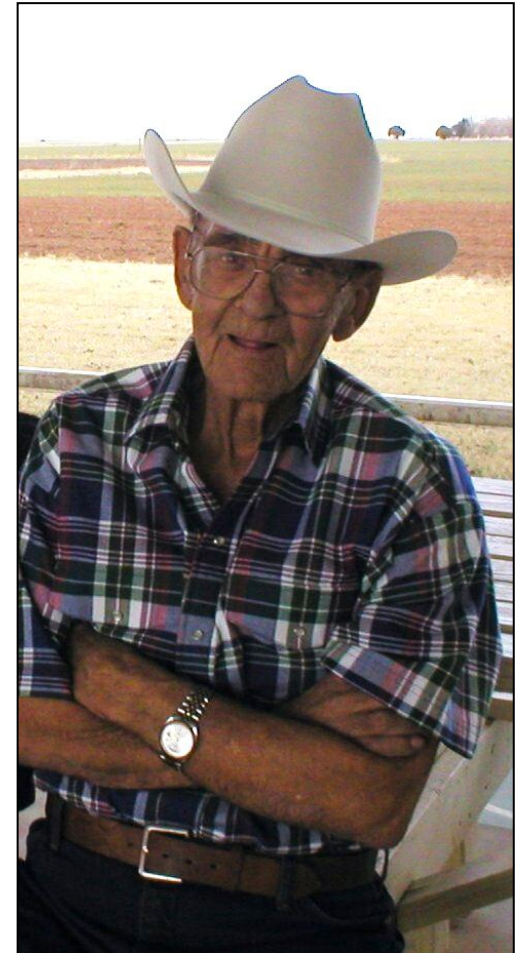


**“Men often oppose a thing merely because they have had no agency in planning it, or because it may have been planned by those whom they dislike.”**

*- Alexander Hamilton*

**“I’m against anything I’m not in on.”**

*- Carl Coulston*



# PROCESS OVERVIEW / TIMELINE

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## PH 1: Needs Assessment

### TASKS

- Visioning
- Functional & Operational Assessment
- Develop Staffing Projections
- Detailed Space Program
- Approvals

## PH 2: Master Plan

### TASKS

- Physical Analysis
- Conceptual Planning Alternatives
- Public Outreach
- Master Plan Development
- Establish Parking Policy

# PLANNING GOAL

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Create a

## **COMPREHENSIVE 25- YEAR FACILITIES MASTER PLAN FOR THE CENTRAL CAMPUS**

to strategically address growth





# METHODOLOGY



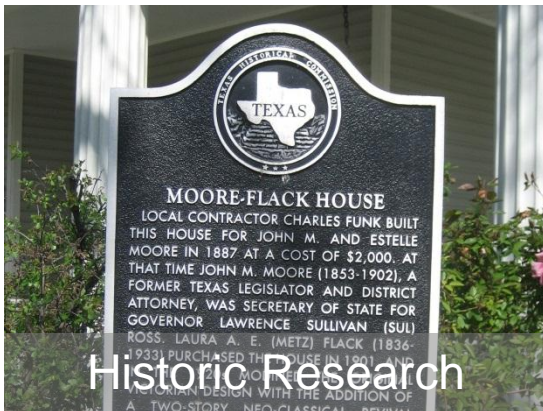
Steering Committee



Visioning Sessions



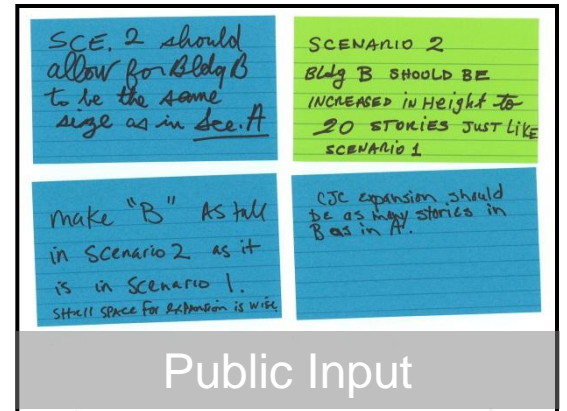
Facilities Tours



Historic Research



User Interviews



Public Input



Interface with City/State



Courthouse Tours

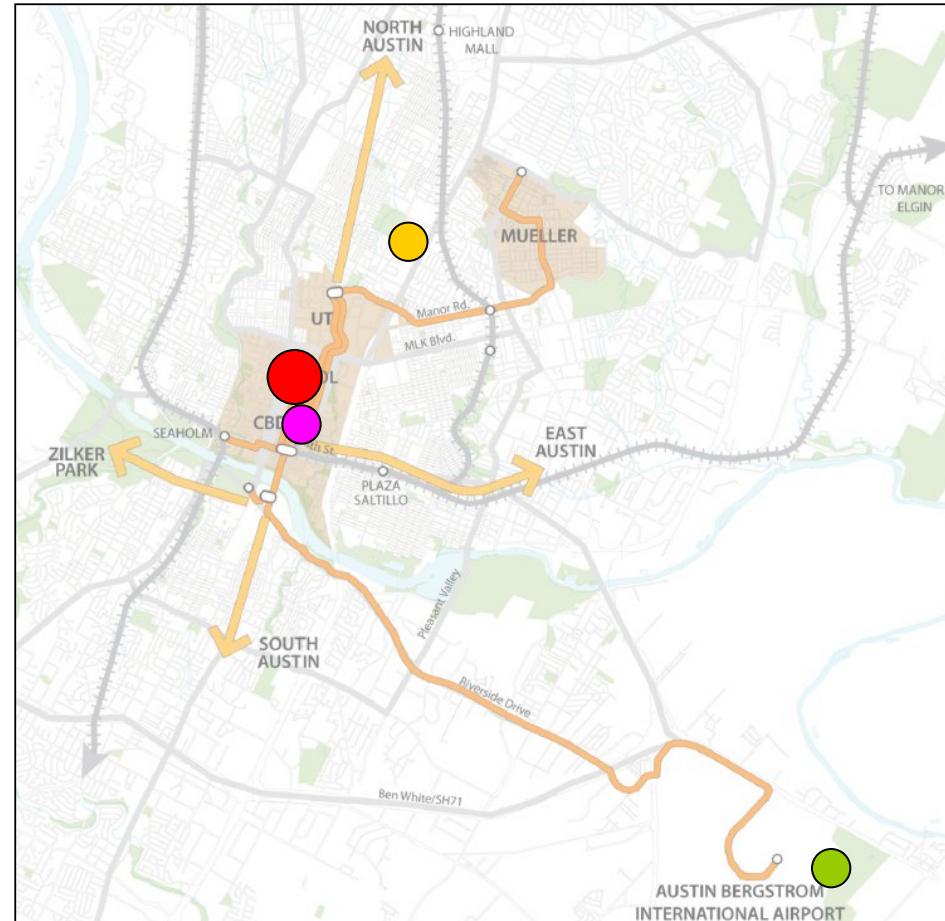


Public Charrette

# THINK GLOBALLY

## Travis County Property

- Central Campus
- South Campus
- TC Correctional Complex
- Airport Blvd.





# VISIONING



## **YOUR INPUT IS VALUED: HELP DEVELOP THE VISION FOR THE TRAVIS COUNTY DOWNTOWN MASTER PLAN**

### **VISIONING WORK SESSION**

June 24, 2009

9:00 A.M. - 4:00 P.M.

Legislative Conference Center Room, Capitol Extension Main Conference Room, E2.002A

**PLEASE RSVP BY 12:00 P.M., Monday, June 15**

Yolanda Reyes, Planning & Budget Office

E-mail: [Yolanda.Reyes@co.travis.tx.us](mailto:Yolanda.Reyes@co.travis.tx.us)

Phone: (512) 854-9106

You are invited to join the Travis County Master Plan Project Team and the Broaddus Planning Team to help craft a "Vision" for the downtown campus master plan. This sessions will orient you to the project and engage you in a 2030 "visioning" discussion about Travis County's downtown campus development. This day-long session will include round-table discussions and group break-out sessions addressing such topics as:

- Government Campus in the City
- Operational relationships & opportunities
- Building and site utilization
- Public accessibility & community connectivity
- Security
- Information technology & Data Center

The intended outcome of this work session is the preparation of a set of guiding principles, planning priorities and project values, which will guide the planning process over the next 18 months – and ultimately – the next twenty years.

You are a key County stakeholder whose input is encouraged and valued in the planning process. Please RSVP as soon as possible. We look forward to this fun and exciting day as we chart the future path for our Downtown County facilities. Please see RSVP information above.

Stephen Coulston, AIA  
Vice President, Broaddus Planning

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

**RICCI GREENE ASSOCIATES**  
**WIGINTON HOOKER JEFFRY**  
**ARCHITECTS**



# AUSTIN 2035

AIA / AAJ CONFERENCE 2012 - TORONTO



# VISIONING SESSION IN TRAVIS



# FACILITATED DISCUSSION - VISIONING TOPICS

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1. SPACE FUNCTIONALITY AND ADEQUACY
  2. PUBLIC SAFETY & SECURITY
  3. PUBLIC ACCESS & COMMUNITY CONNECTIVITY
  4. BUILDING & SITE UTILIZATION
-



# AUSTIN 2035

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Grow to focus on justice facilities that are friendly to everyone - including children

Existing courthouse as a Museum

Physical beauty: landscaping, public art, architecturally pleasing buildings

More transportation options – rail, hike & bike trails

Shade the city!

Revitalization – all kinds of retail Downtown

Revitalized Woodridge park as an urban space or courthouse square

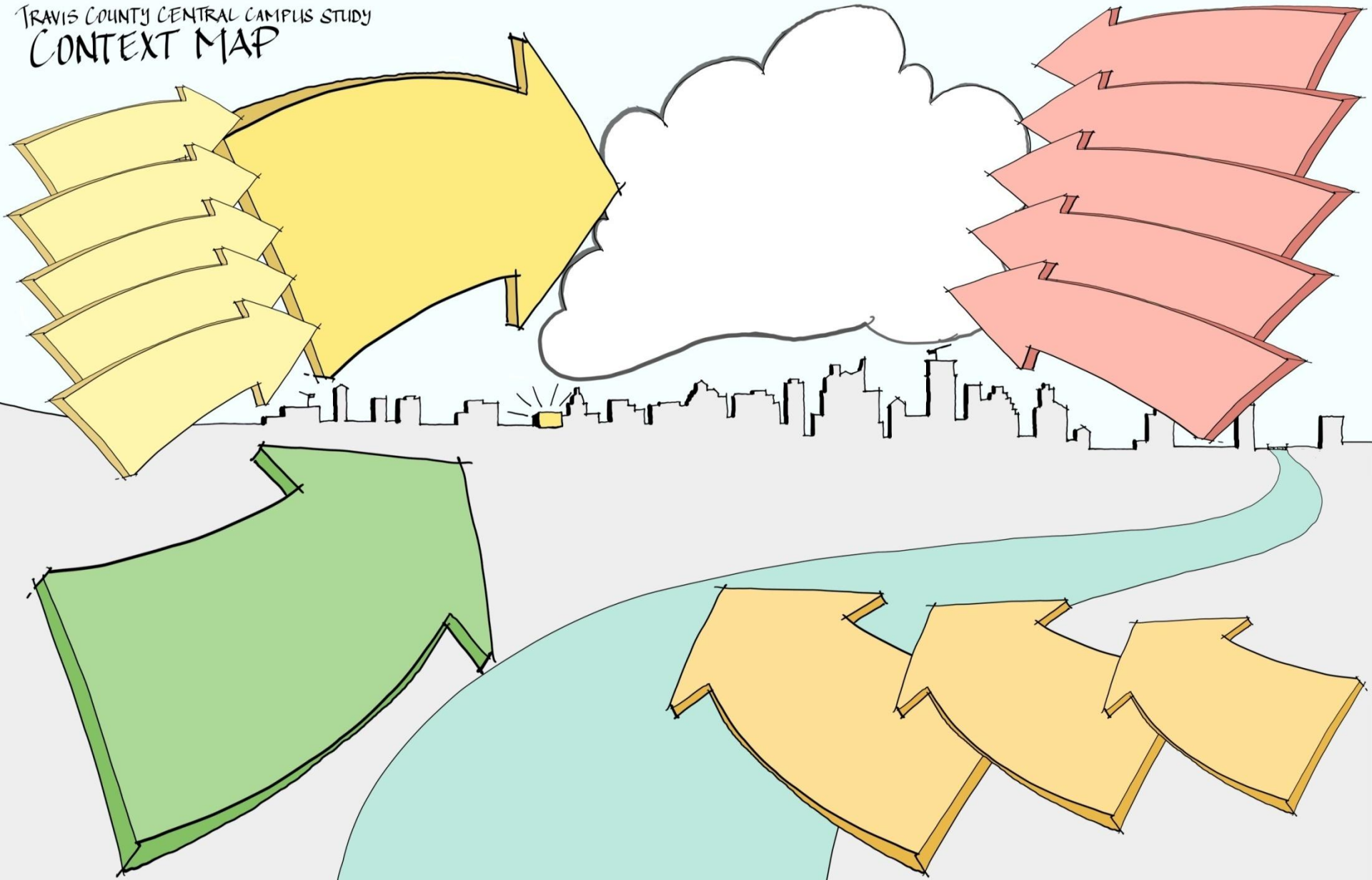
County should maintain respect (celebrate) for its historic courthouse

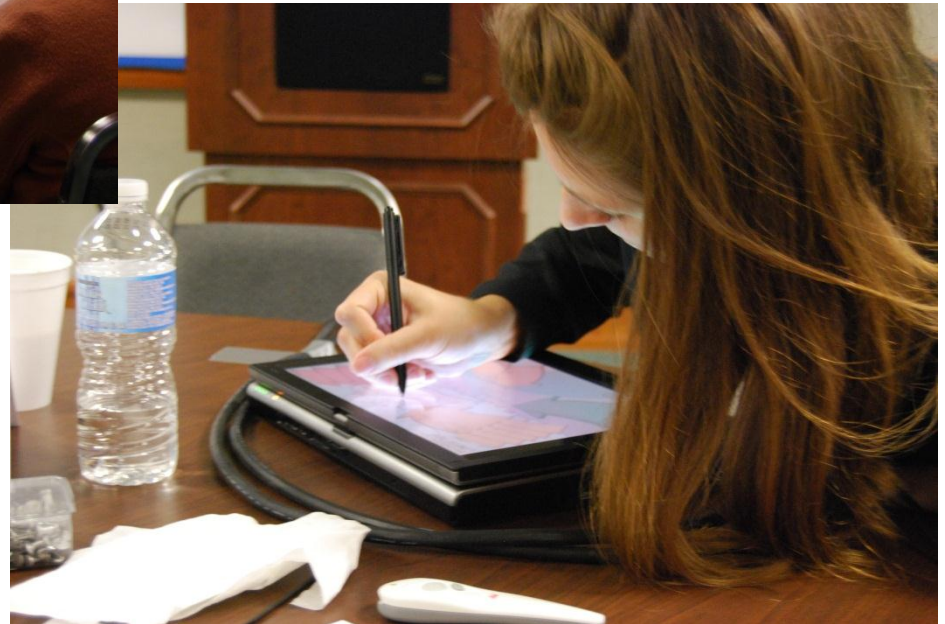
Historic courthouse as a community center for learning

Downtown will be welcoming to folks of all abilities – very accessible

Virtual way to monitor jail folks – different systems

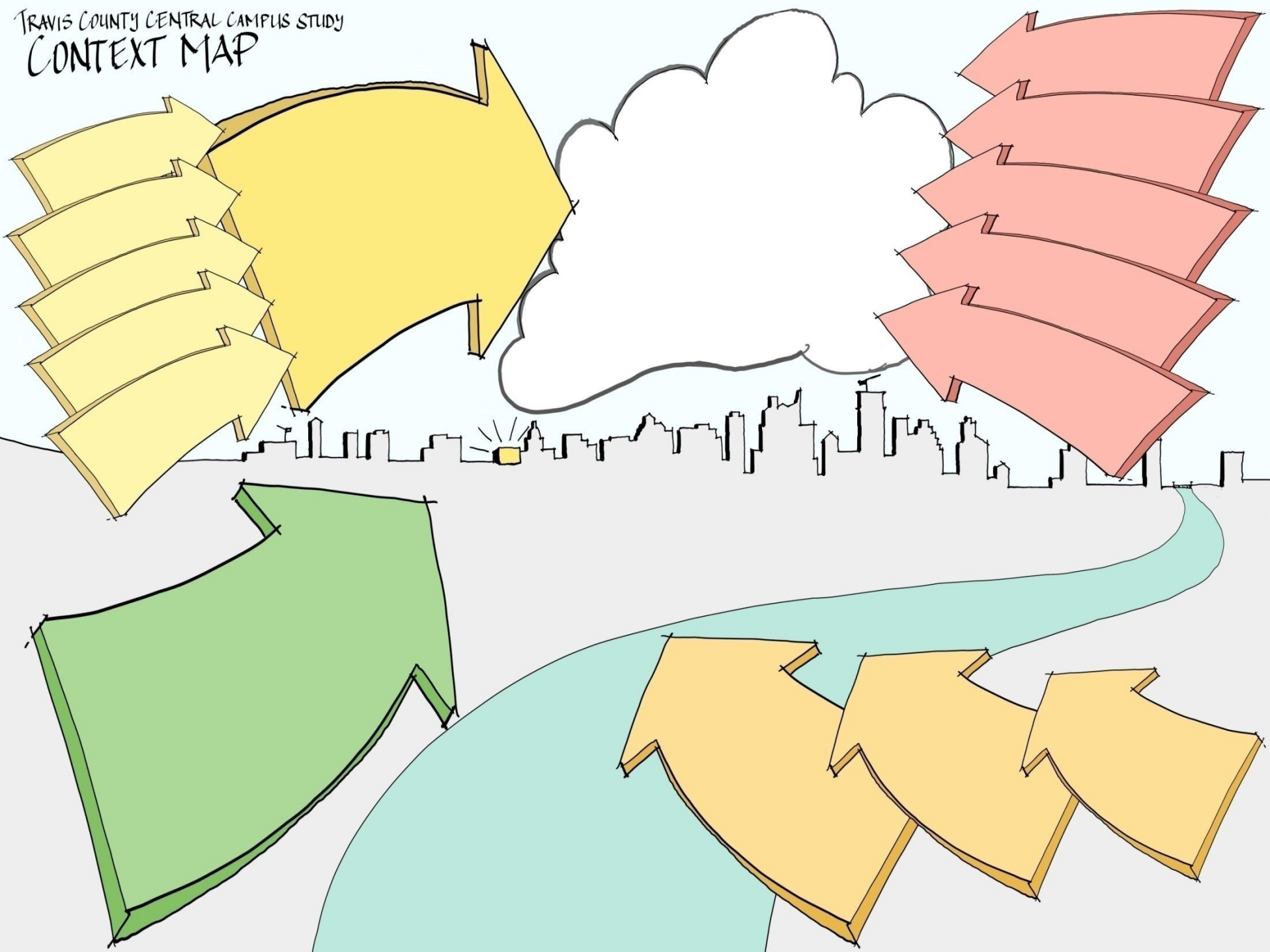
TRAVIS COUNTY CENTRAL CAMPUS STUDY  
CONTEXT MAP







TRAVIS COUNTY CENTRAL CAMPUS STUDY  
CONTEXT MAP



# GOAL STATEMENT / PLANNING PRINCIPLES

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1. CREATE CAMPUS IDENTITY
  2. KEEP SYMBOLIC FUNCTIONS DOWNTOWN
  3. ENHANCE ACCESS TO CAMPUS
  4. CREATE CAMPUS CONNECTIVITY
  5. UTILIZE TECHNOLOGY: ACCESS & CONNECTIVITY
  6. IDENTIFY & MEET FUTURE SPACE NEEDS
-

# HEMAN MARION SWEATT COURTHOUSE

AIA / AAJ CONFERENCE 2012 - TORONTO





# TRAVIS COUNTY COURTHOUSES

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1855 - 1876



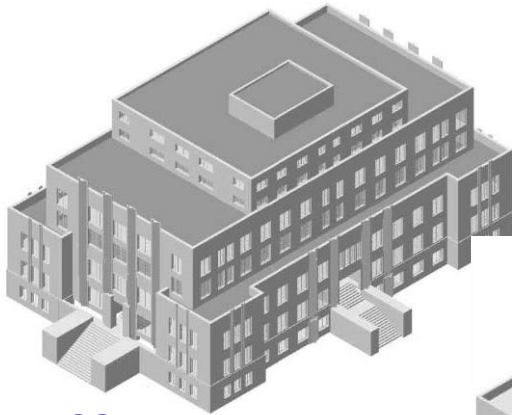
1876 - 1927



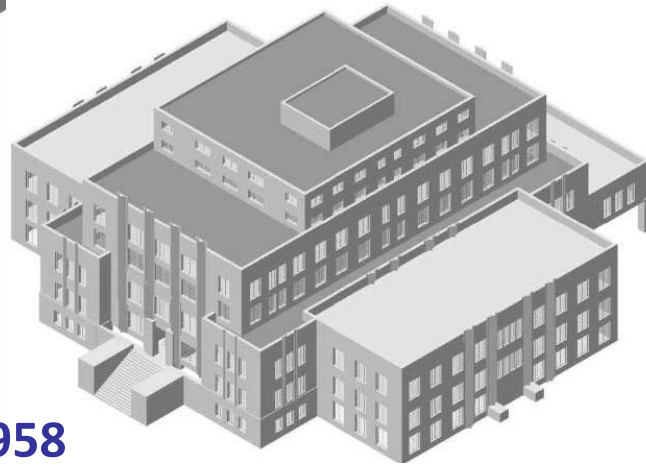
1927 - Present

# EVOLUTION OF THE HMS COURTHOUSE

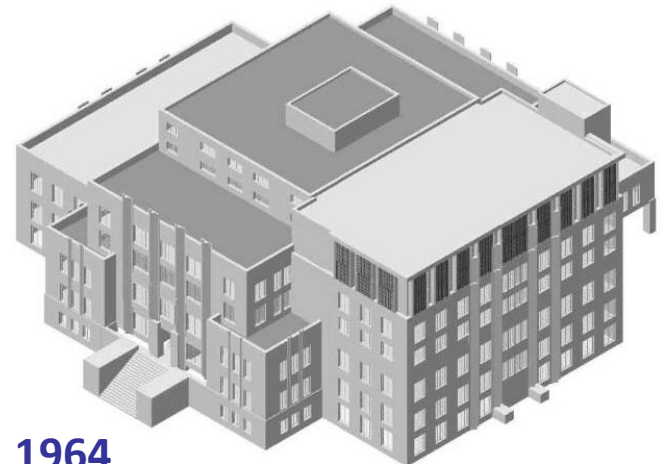
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1931



1958  
(2020?)



1964

# LANDMARK CASE

- In 1946, Heman Marion Sweatt applied to and was denied admittance to the University of Texas Law School.
- In May, 1946, Mr. Sweatt filed suit against T. S. Painter, the president of UT.



The University of Texas at Austin, Craft Collection: "Thurgood Marshall and others," di\_05060.



The University of Texas at Austin, Craft Collection: "Heman Sweatt Trial," di\_04795.



# COURTS COMPLEX TODAY

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- Today the County Jail operates out of a building constructed next the historic courthouse in 1982 and at a correctional complex sited outside of Austin in the 1970s.
- The Criminal Courts vacated the County Courthouse and courthouse Annex in 2000 and moved to a new Justice Center one block west.



# MASTER PLAN OUTCOMES

AIA / AAJ CONFERENCE 2012 - TORONTO

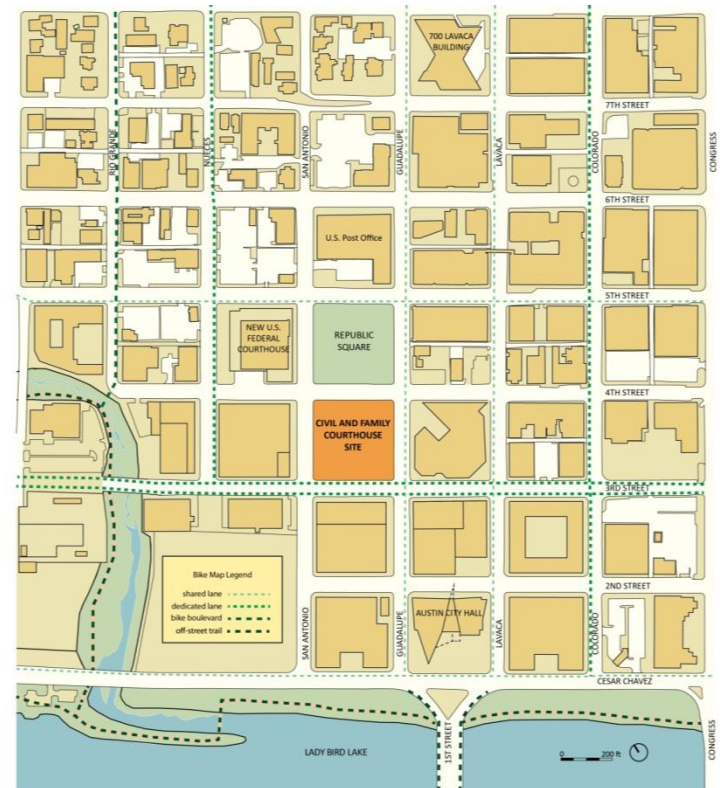


# USING INFORMATION MIDSTREAM

Purchased 700 Lavaca for  
County agencies (327,000 sf  
plus parking structure)

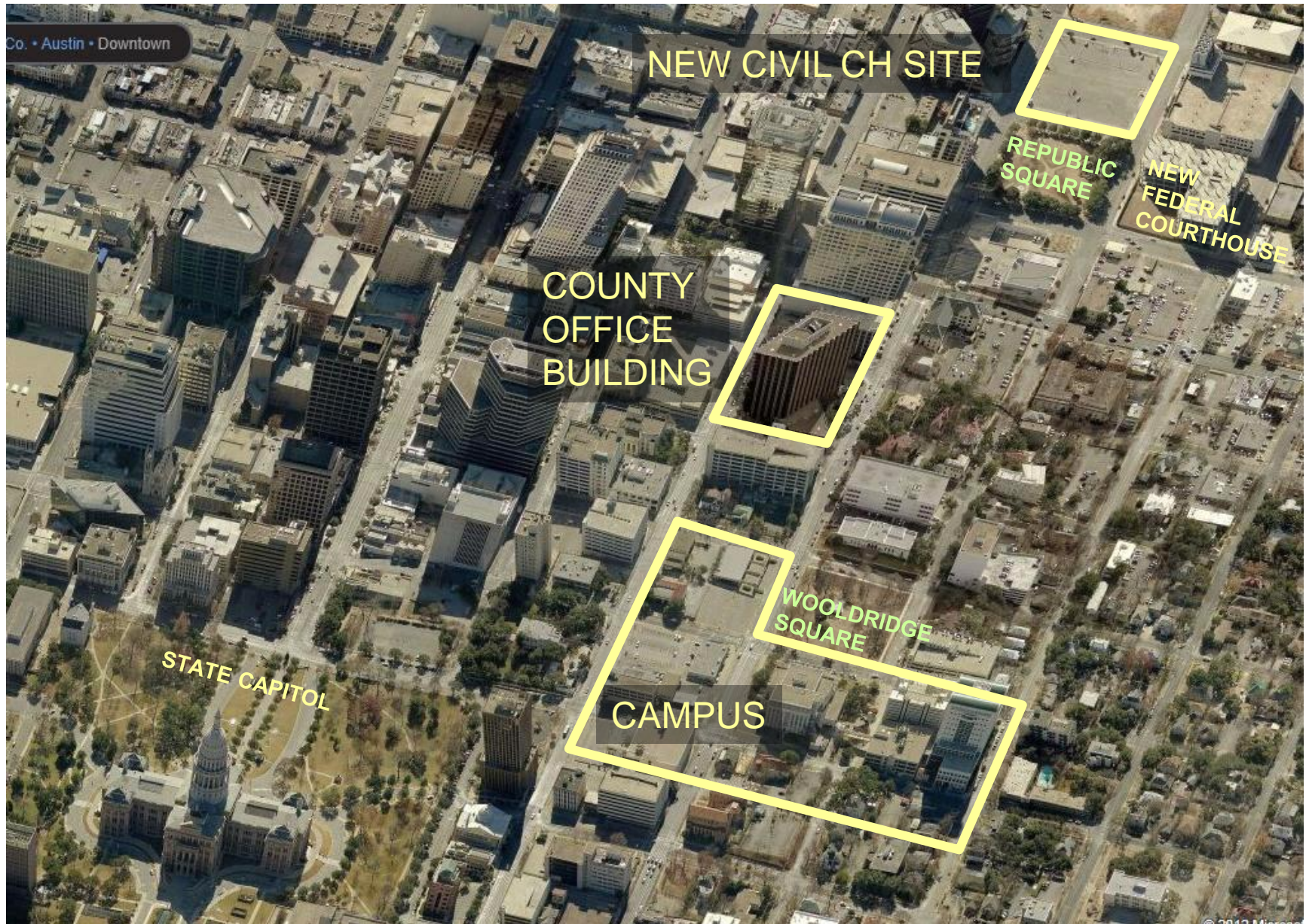


Purchased full City block on  
Republic Square for New Civil  
& Family Courthouse



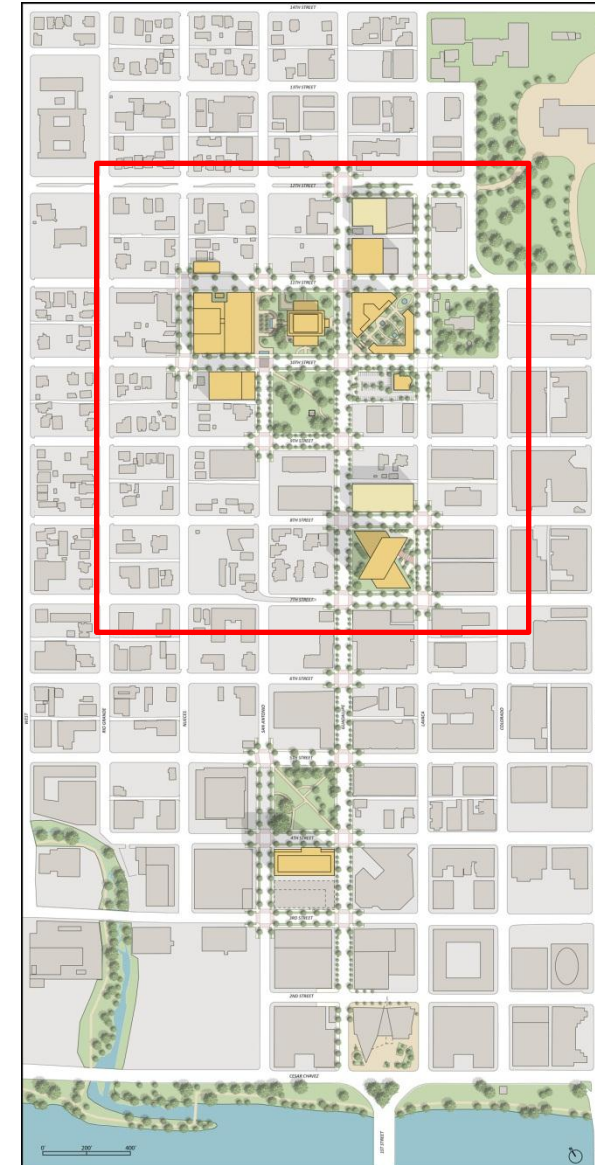
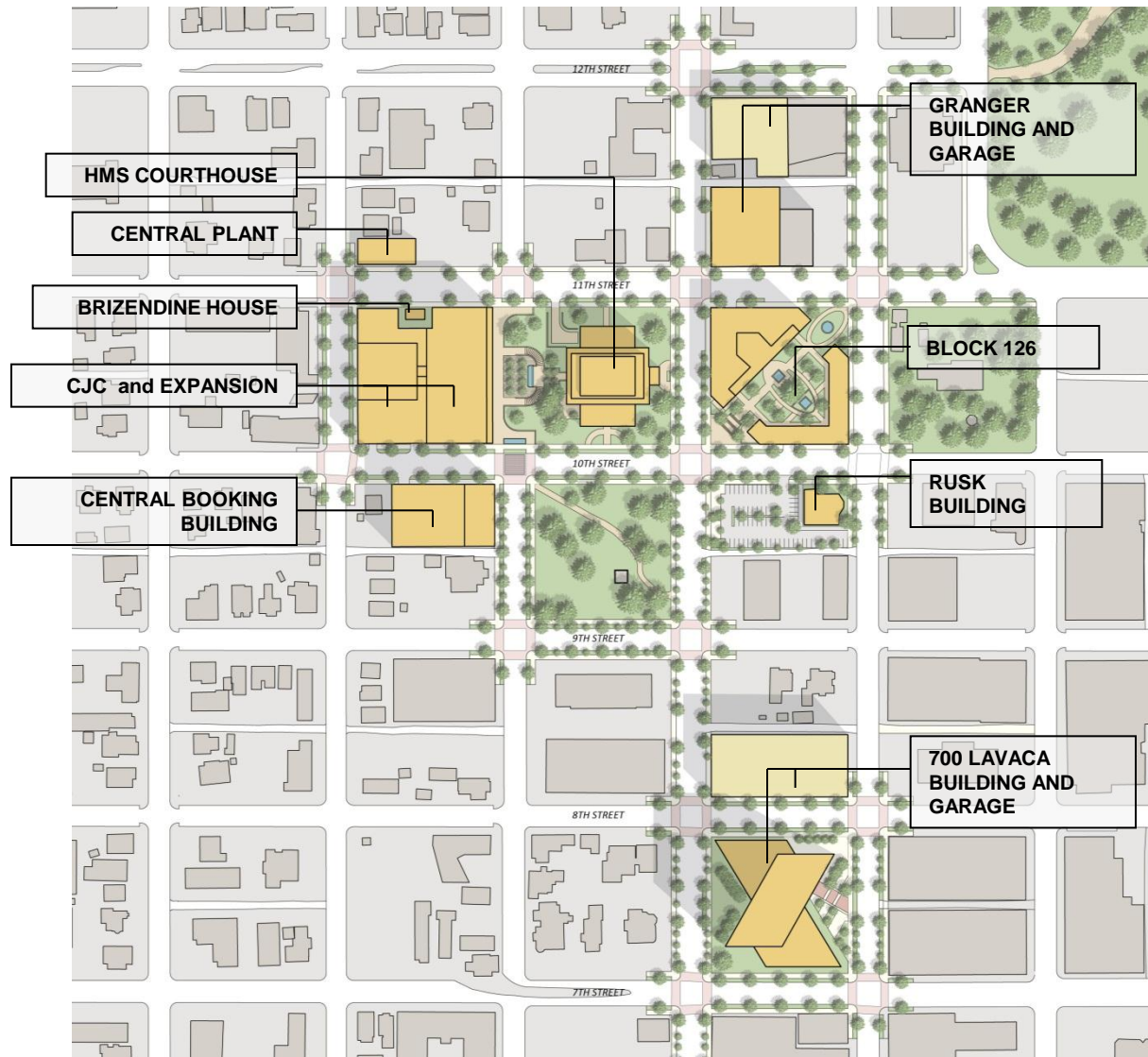


# CENTRAL CAMPUS TODAY – AUSTIN, TX





# RECOMMENDATIONS – CENTRAL CAMPUS



# RECOMMENDATIONS – PHASING

## CAMPUS IN MILESTONE 1:

PROJECTS COMPLETED BETWEEN NOW AND 2018:

- 700 Lavaca Building Renovation
- Granger and Rusk Buildings Renovation
- New CFCH Building
- New Block 126 Buildings
- New Central Plant

## CAMPUS IN MILESTONE 2:

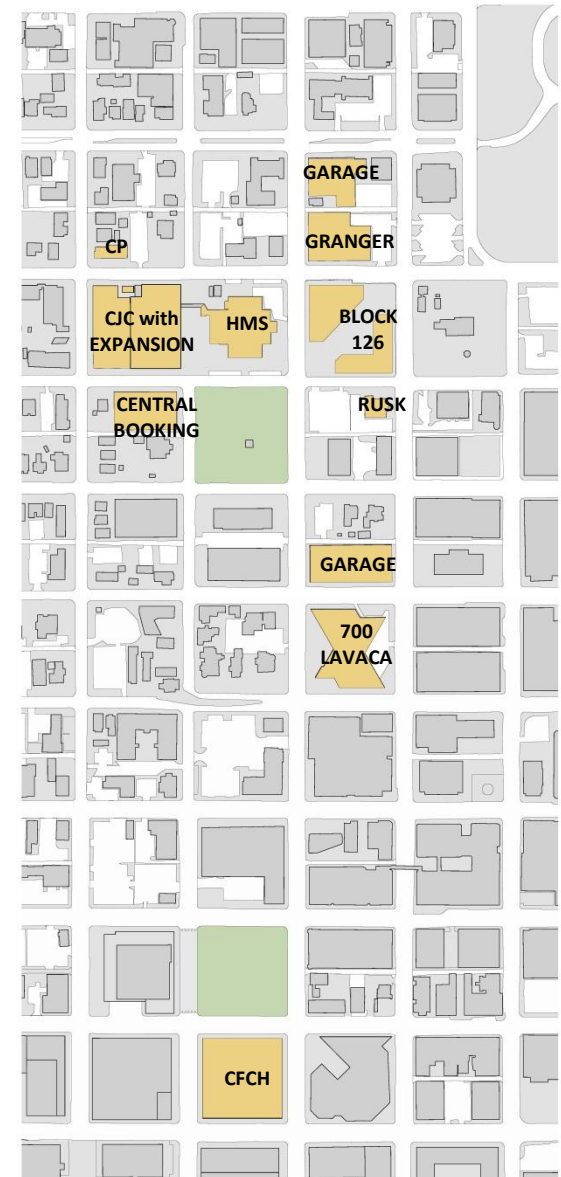
PROJECTS COMPLETED BETWEEN 2019 AND 2027:

- New Central Booking Facility
- Criminal Justice Center Renovation and Expansion
- HMS Courthouse and Brizendine House Restoration and Renovation

## CAMPUS IN MILESTONE 3:

PROJECTS COMPLETED BETWEEN 2028 AND 2037:

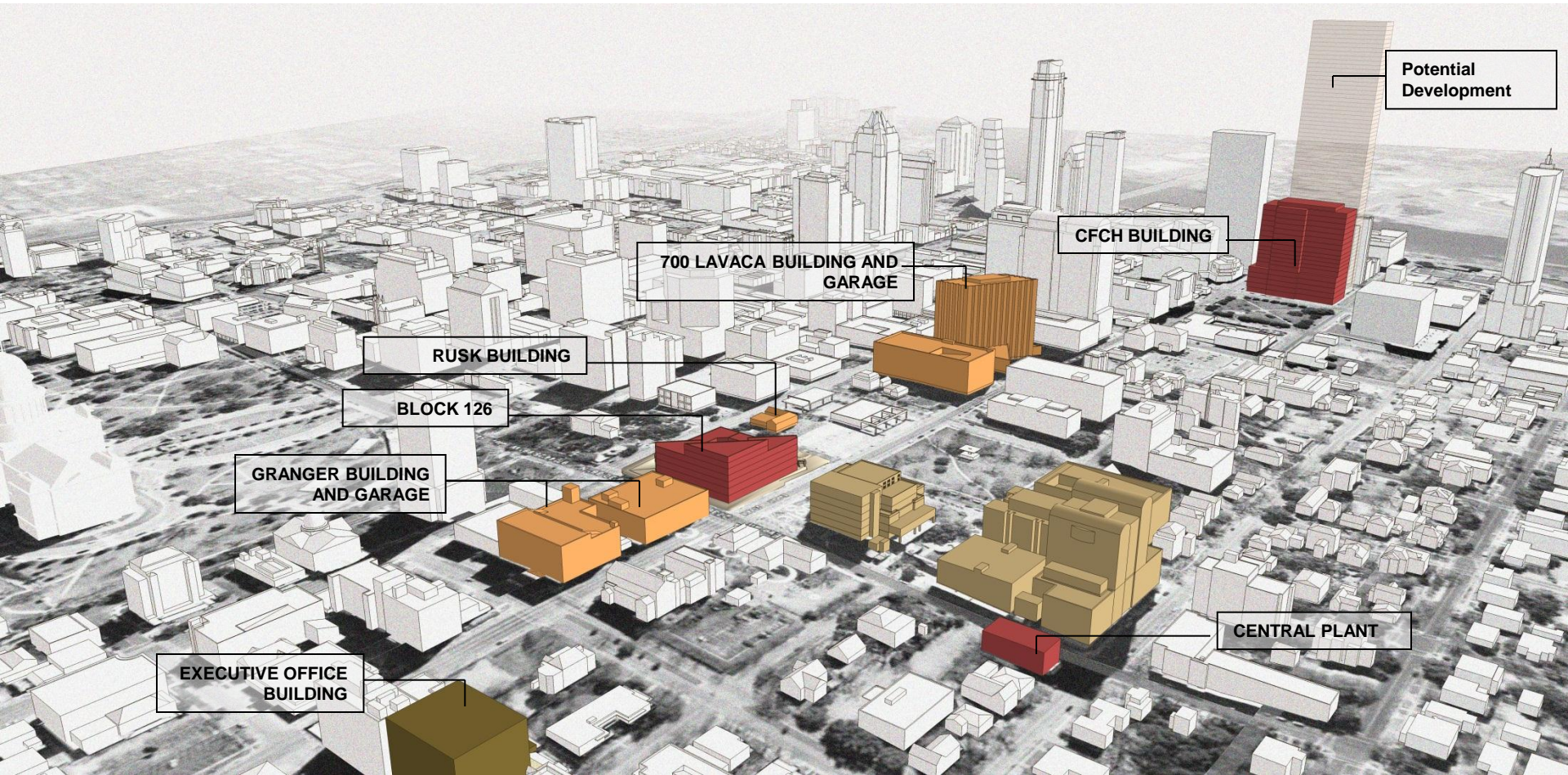
- Internal Renovation and Finish-out



TRAVIS COUNTY CENTRAL CAMPUS IN 2035



# CAMPUS VIEW – MILESTONE 1



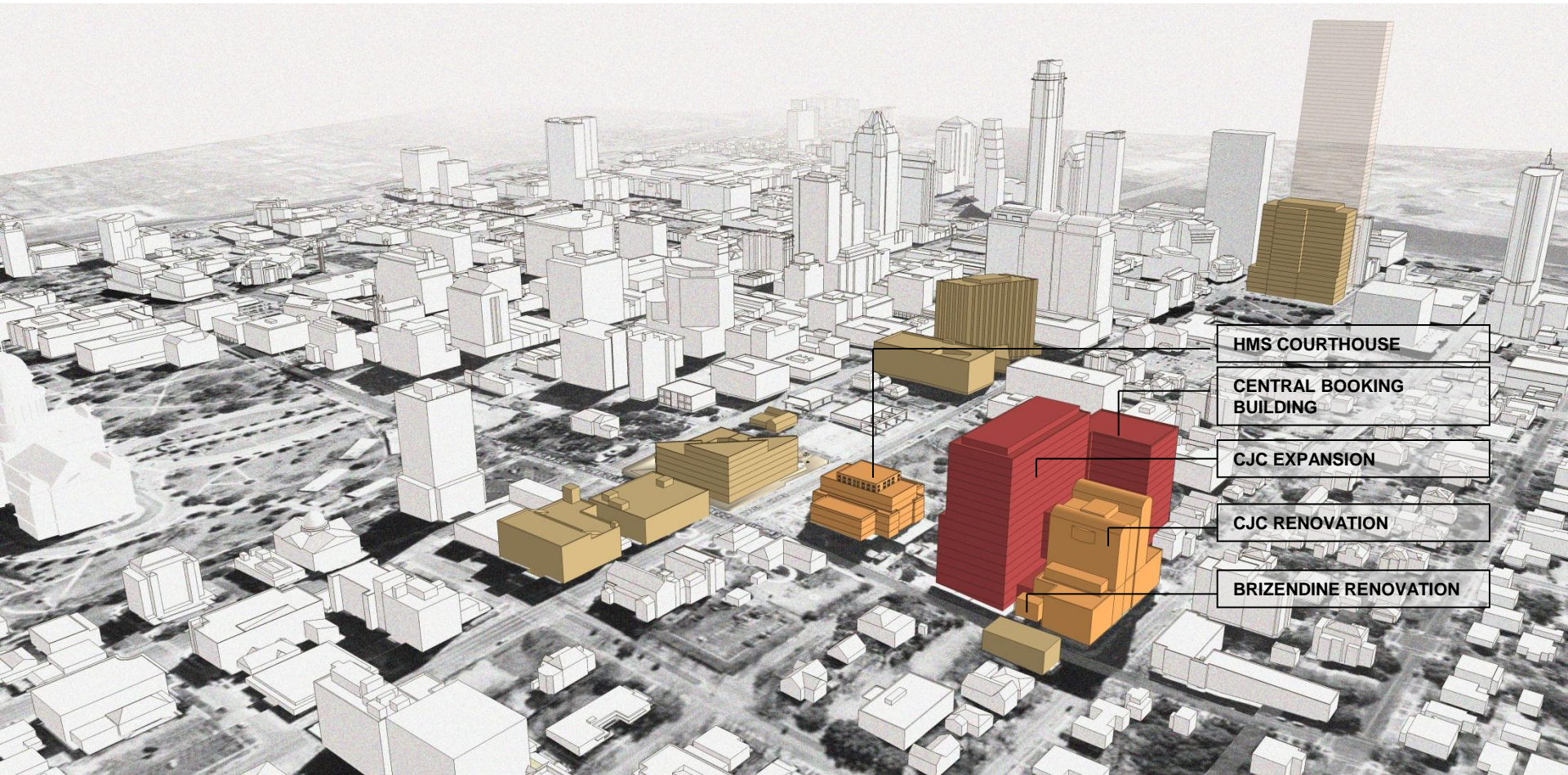
## LEGEND

NEW CONSTRUCTION ■  
RENOVATION / FIT OUT ■

VACATE ■  
OTHER TRAVIS COUNTY BUILDING ■



# CAMPUS VIEW – MILESTONE 2



## LEGEND

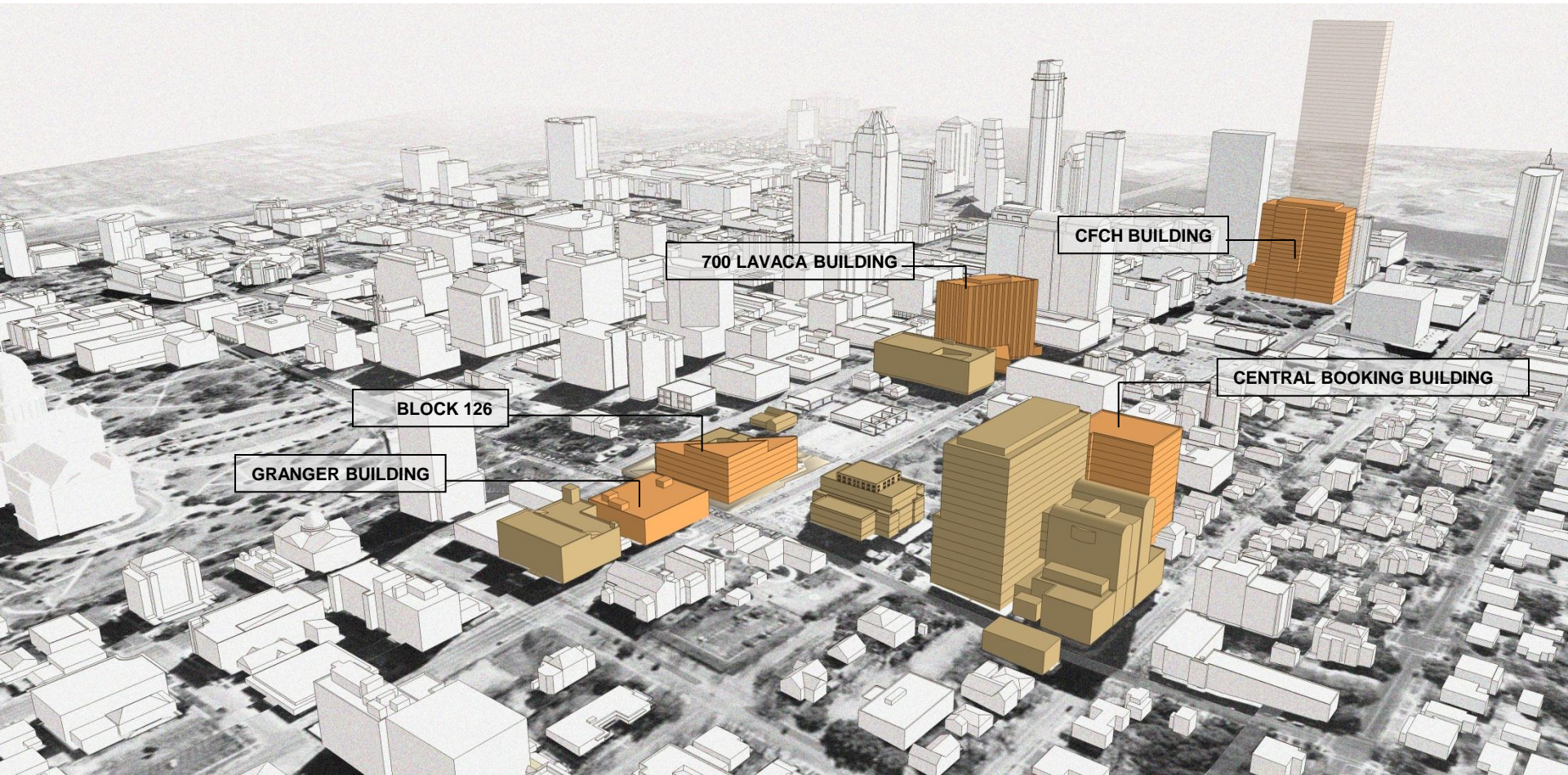
NEW CONSTRUCTION ■  
RENOVATION / FIT OUT ■

DEMOLITION / VACATE ■  
OTHER TRAVIS COUNTY BUILDING ■

HMS COURTHOUSE  
CENTRAL BOOKING  
BUILDING  
CJC EXPANSION  
CJC RENOVATION  
BRIZENDINE RENOVATION



# CAMPUS VIEW – MILESTONE 3



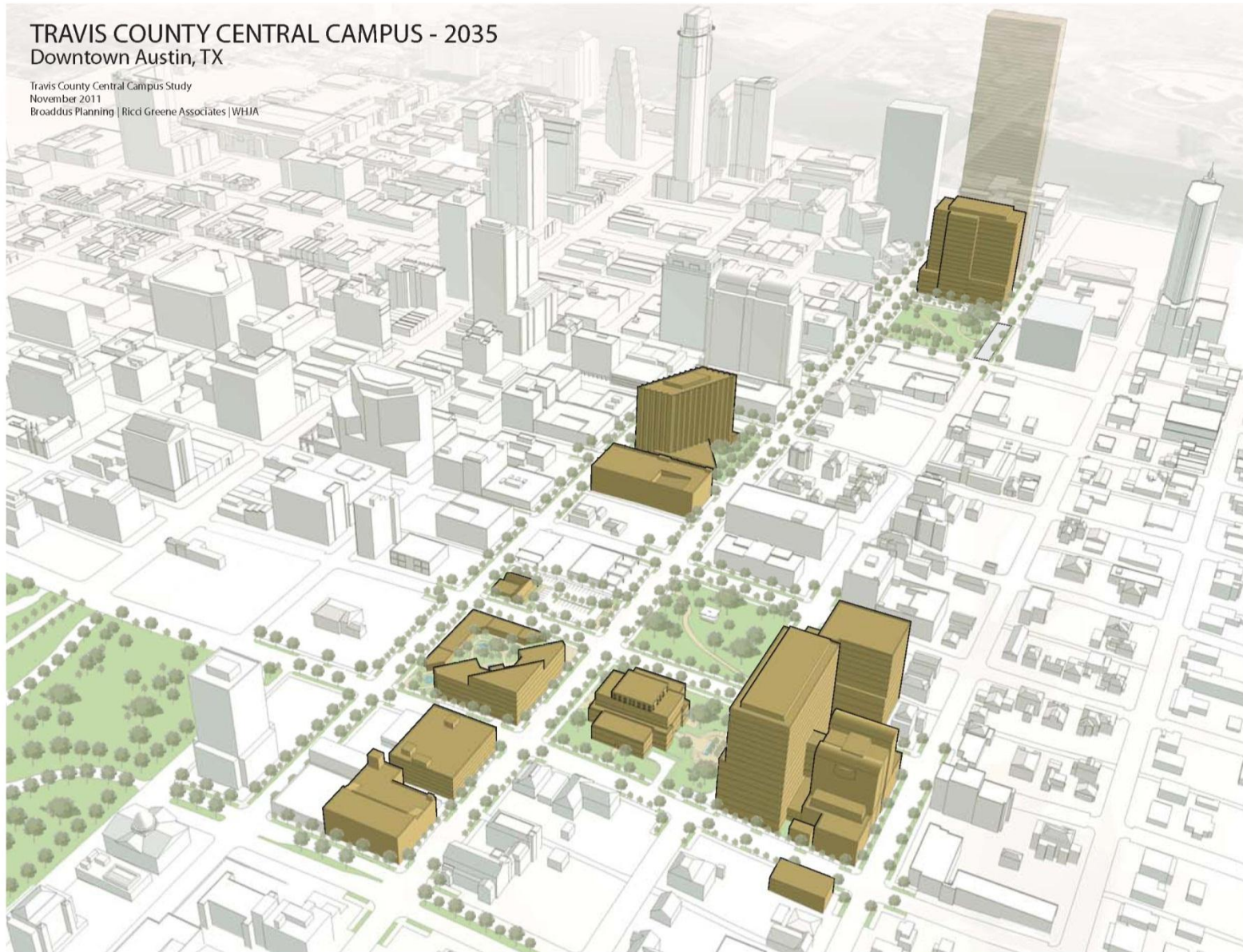
## LEGEND

NEW CONSTRUCTION   
RENOVATION / FIT OUT

DEMOLITION/ VACATE   
OTHER TRAVIS COUNTY BUILDING

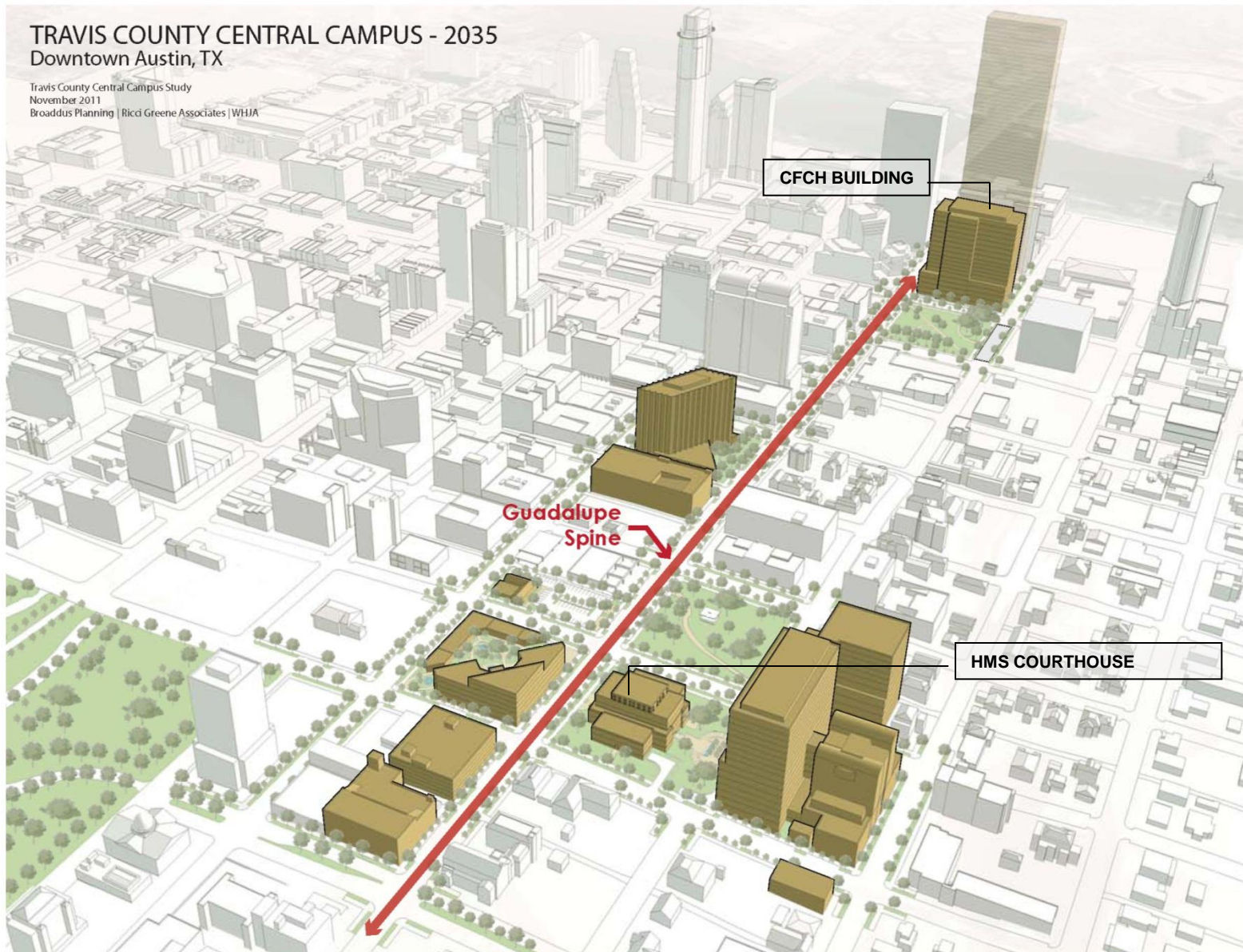


# RECOMMENDATIONS – CAMPUS IN 2035



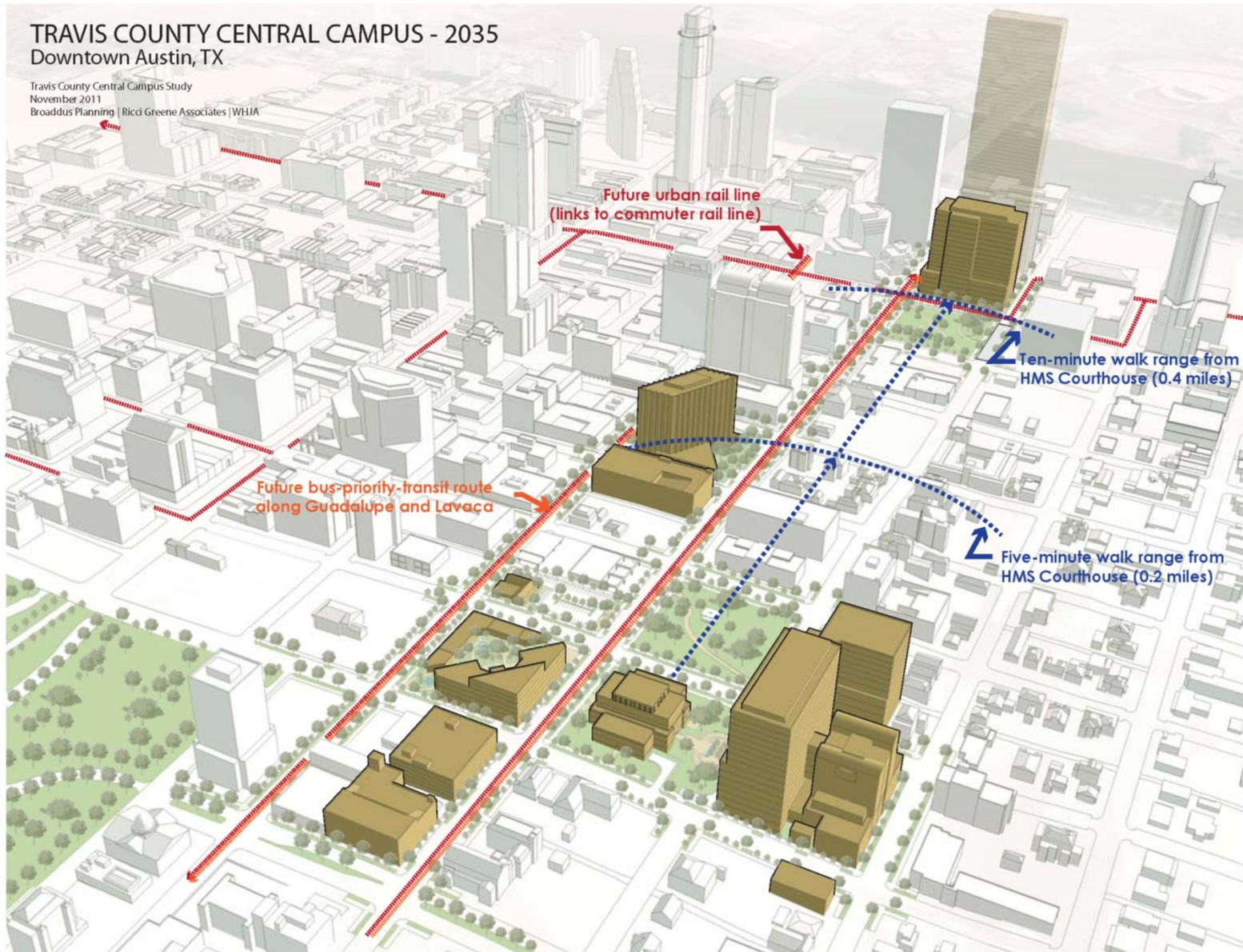


# RECOMMENDATION – GUADALUPE SPINE

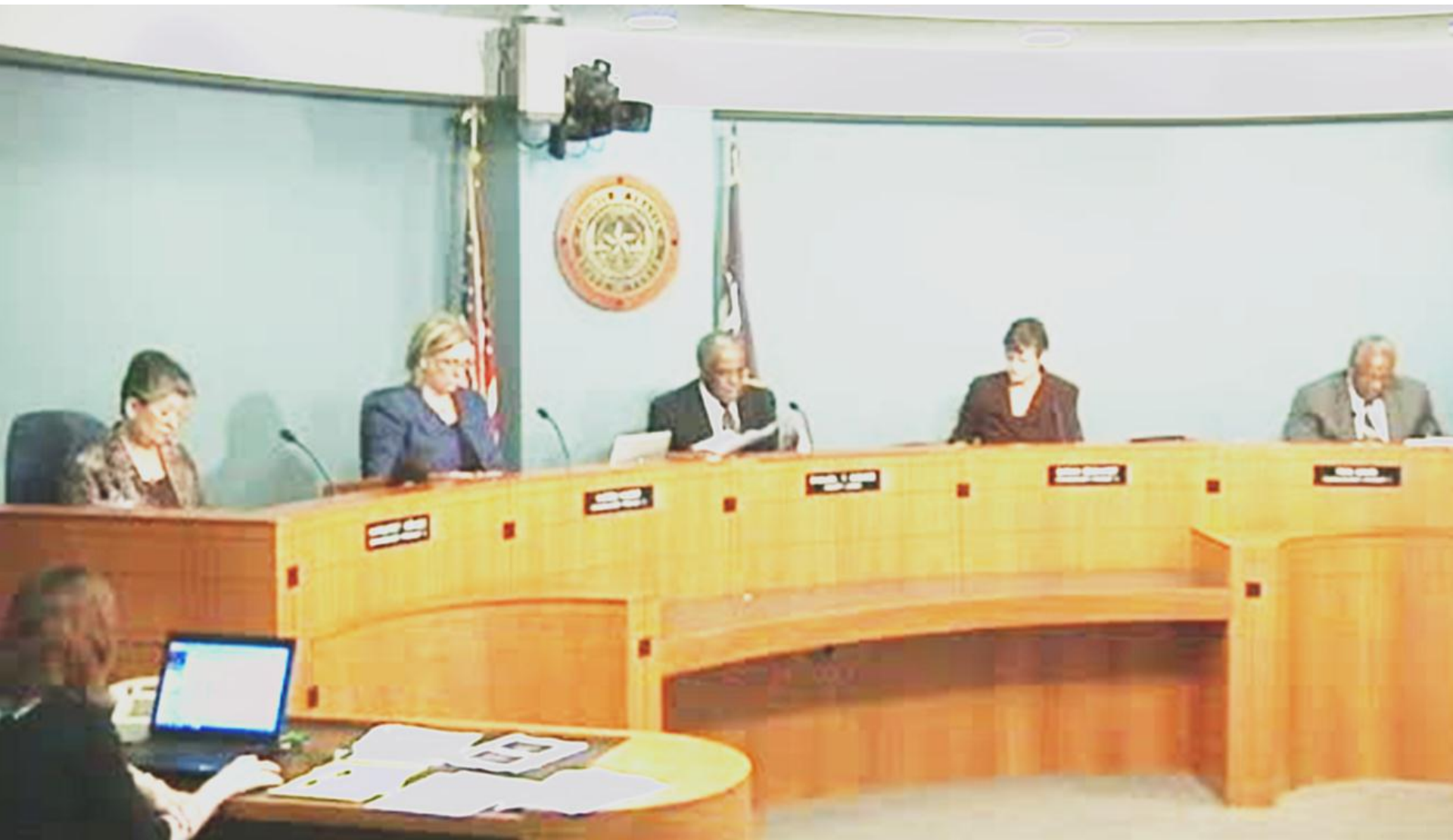




# RECOMMENDATIONS – FUTURE TRANSIT LINKS







*Extensive public hearings...and  
Commissioner's Court Approval*

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# USING THE MASTER PLAN

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**1. AS AN ANNUAL TOOL**

**2. AS THE STARTING POINT FOR  
DEVELOPING A PROJECT**

**3. AS THE BASIS FOR A LONG TERM  
CAPITAL IMPROVEMENT PLAN**

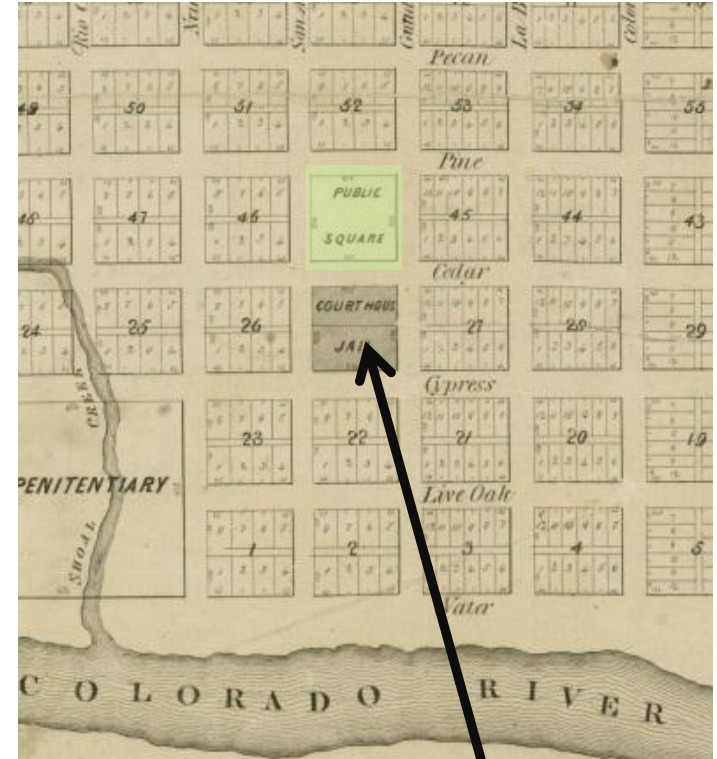
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# DEFINING THE FIRST PROJECT— NEW CIVIL AND FAMILY COURTHOUSE





# NEW CIVIL AND FAMILY COURTHOUSE



# WHAT WILL BE IN THE BUILDING?

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- Civil Courts -- *26 courtrooms*
- Child Protection Services Courts (CPS) – *3 courtrooms*
- Child Support Courts (Title “IV-D”) – *4 courtrooms*
- Dispute Resolution Center
- District and County Clerks
- Domestic Relations Office
- Parent and Child Representation Offices
- Sheriff
- Support

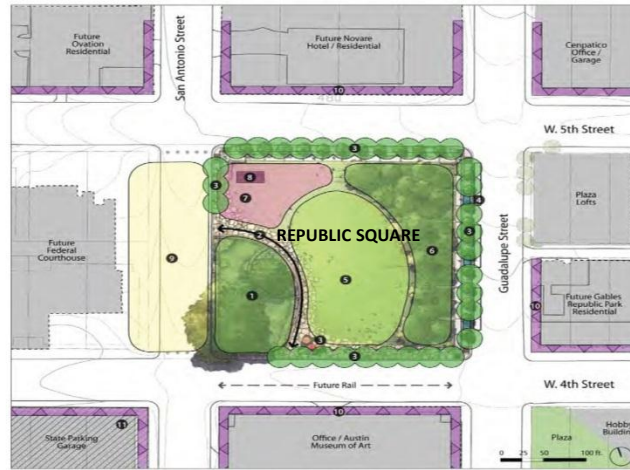
Approximately 510,000 Gross Square Feet

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Iconic site that represents an opportunity to define today's courthouse in a dynamic "Top 10" City urban core.



# CFCH SITE



# CURRENT LAND USE



## A Changing District

- Mixed-use towers (increasing)
- Government and institutional buildings
- Parking lots and ramps (decreasing)



### LEGEND

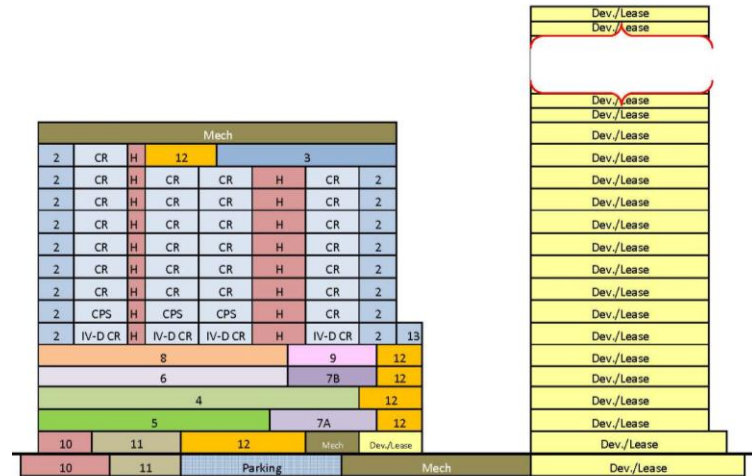
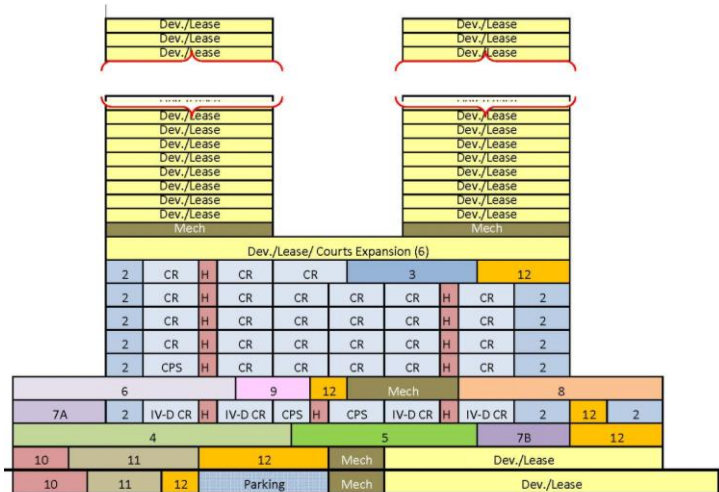
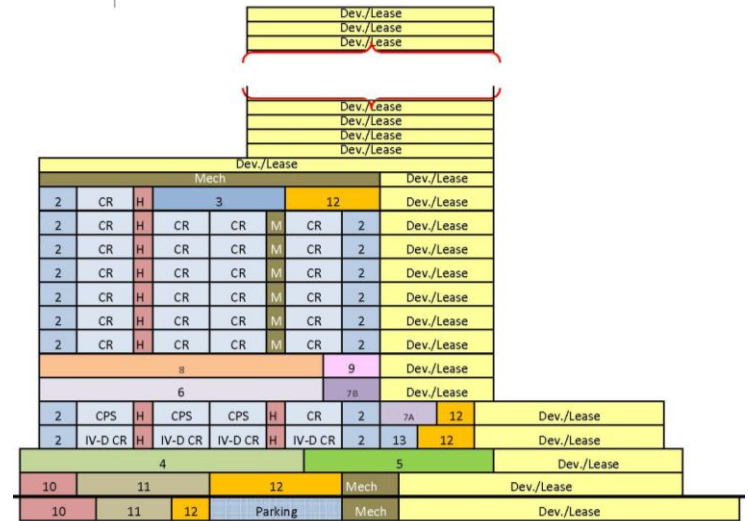
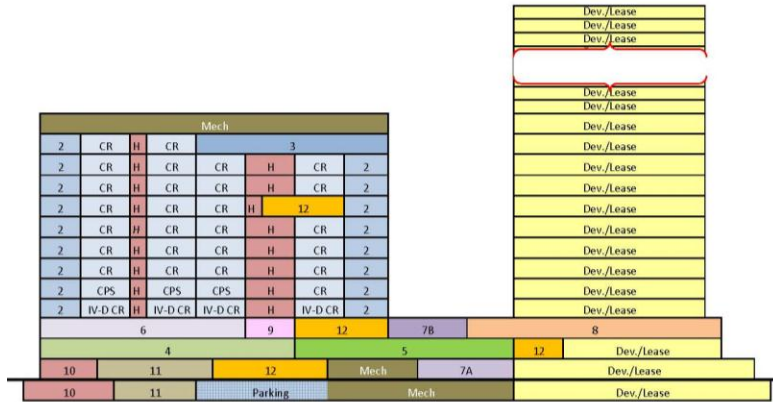
- Government Building
- Residential Building
- Retail or Office Building
- Surface Parking
- Municipal Building



[illegible]

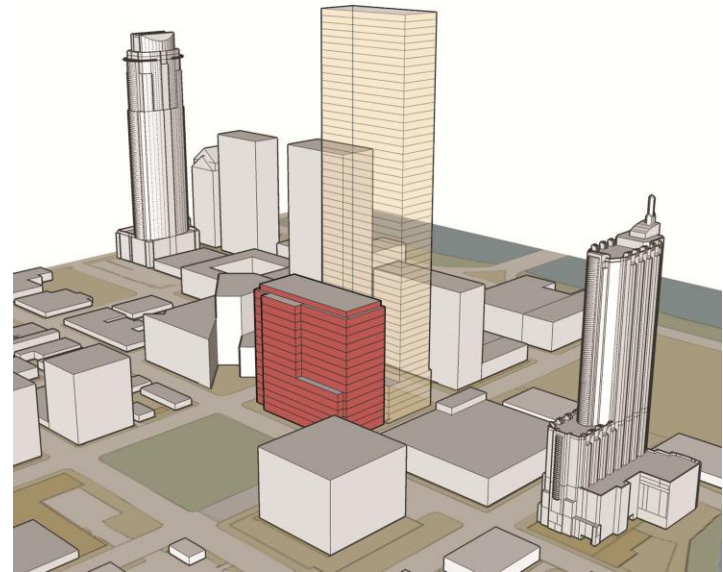
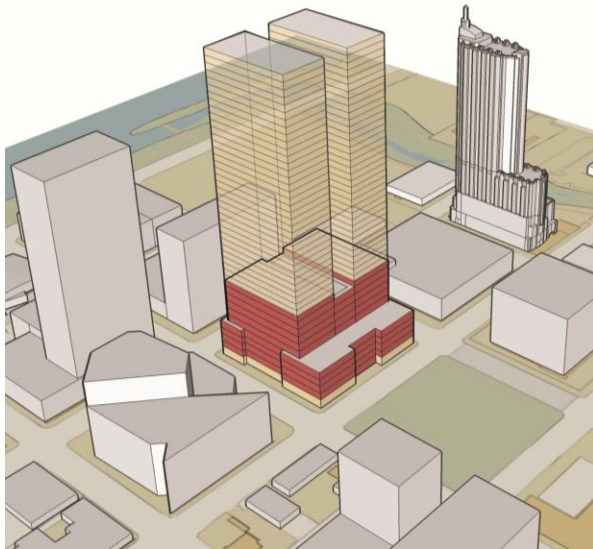
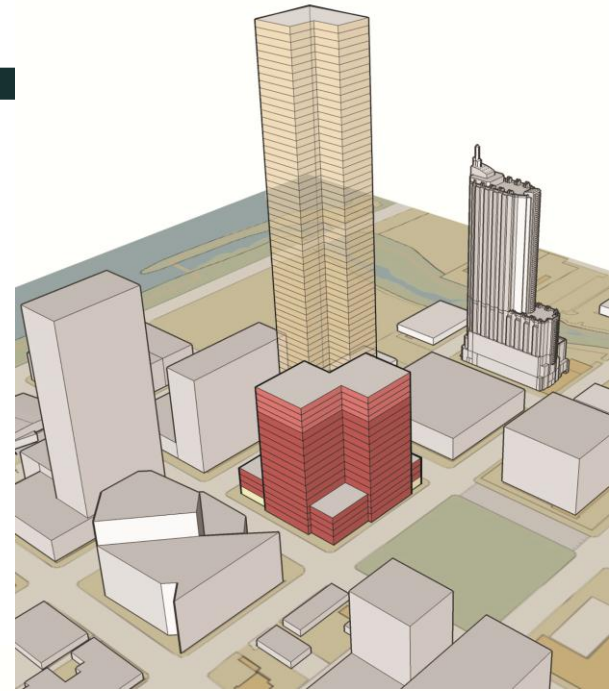
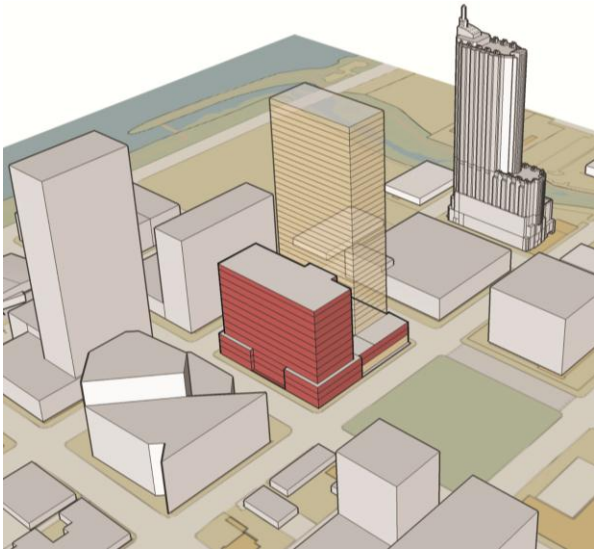


# CONCEPTS



# CONCEPTS

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# WHERE ARE WE HEADING

AIA / AAJ CONFERENCE 2012 - TORONTO





# WHERE ARE WE HEADING?

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<b>2012</b>	County hired consultant and completed an analysis of feasibility for Alternative Delivery
<b>2012 (FY2013)</b>	County adopts operating reserve (initially \$5 mil) for new Courthouse

## *ANTICIPATED COUNTY MILESTONES*

<b>2013</b>	County to procure Key Advisors
<b>2013</b>	Bond Election or Certificates of Obligation (CO) in November
<b>2014</b>	Develop and issue Solicitation for Development

# WHAT A LONG STRANGE TRIP ITS BEEN

County Time

*Never get too far from your pants  
and your pickup*

Republic of Travis

Glacial Speed

We don't need a consultant,  
we need a therapist

Legalize Marijuana

*Be Switzerland*

What I think doesn't matter

*Call me Kissinger*

*Soviet Block Chic*