



PROJECT PACKAGE EXECUTIVE SUMMARY

1801 Congress Avenue Building

The approximately 603,000 gross square foot, 14 story building at 1801 Congress Avenue will serve primarily as a State office building. However, due to its prominent location at the end of Congress Avenue, at the north gateway to the Texas Mall, the building will also include a new cultural venue to complement both the Texas State History Museum and Blanton Museum of Art. The cultural venue will include display and performance spaces, a gift shop and a café food service operation on the ground floor. The museum plaza in front of the building will include spill out space for the café and a small seating area and pavilion for live performances and other public events.

In addition, the building will house the Texas State Lottery Commission, including the daily lottery drawing studio that will be publicly visible from the mall. State agencies occupying office space in this building have not yet been identified and final decisions are not anticipated until the end of 2017. Therefore, and in recognition that the building will see many different office needs over its lifespan, the building is being designed as a core and shell structure with tenant agency improvements being defined and completed later in the project timeline.

As previously described, parking to serve the building will be located in five levels below the building and eight levels above ground. Dedicated visitor parking will be incorporated into the garages to serve the cultural venue. Pedestrian access from the underground parking garage will primarily be through “portals” that are placed along the east side of the mall, between 16th Street and Martin Luther King Jr. Boulevard, and contained within the scope of Package 6.