

Waller Creek Local Government Corporation

Progress Report



Waller Creek Local Government Corporation

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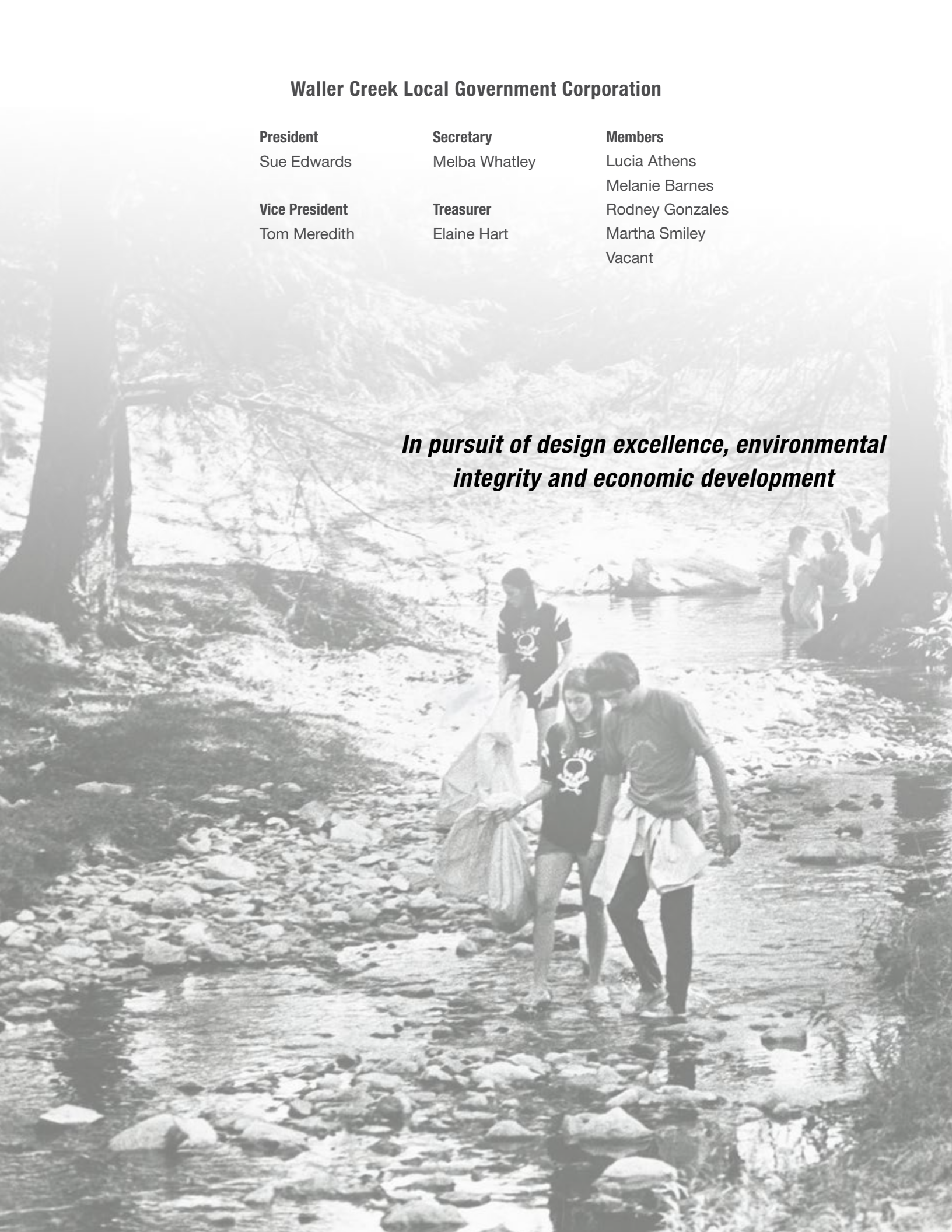
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Tom Meredith

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In pursuit of design excellence, environmental integrity and economic development



Waller Creek Timeline

1975

A concerted effort by numerous urban planners, architects, landscape architects and engineers creates the Waller Creek Development Plan to work on improvements to the Waller Creek corridor as part of the City of Austin's U.S. Bicentennial project. The plan includes recommendations for immediate, near future and long-range development through land use, circulation, landscape architectural design elements, and flood and erosion control systems.

1981

13 people drown and \$36 million in damages are incurred during a storm event on May 24, 1981, remembered as the “Memorial Day Flood.” This short-duration storm with intense rainfall hits many of Austin’s urban creeks: Shoal, Walnut, Little Walnut, Bee and Waller Creek.

2010

The Waller Creek Conservancy is created in November to act as the steward of Waller Creek by playing a vital role in the preservation, redevelopment and maintenance of the creek’s surrounding parks, nearby businesses, adjoining neighborhoods and community at large.

2011

On April 8, 2011, a groundbreaking ceremony marks the start of construction of the Waller Creek Tunnel. On April 28, 2011, the Austin City Council approves a resolution creating the Waller Creek Local Government Corporation to act on behalf of the City in partnering with the Waller Creek Conservancy to develop, operate and maintain Waller Creek District. The Waller Creek Conservancy forms a historic partnership with the City of Austin, with both committing \$400,000 to fund the design and implementation of a new master plan for the Waller Creek area. In November, the Waller Creek Conservancy launches *Design Waller Creek: A Competition*, an international design competition that calls for the most innovative and qualified landscape architects, architects and artists to join forces and present their ideas for remaking a currently fragmented and undervalued section of Austin into a vibrant, livable, workable district.

2012

11 months after the initial call for portfolios, *Design Waller Creek: A Competition* concludes with the announcement of the selected design team: Michael Van Valkenburgh Associates, Inc. and Thomas Phifer & Partners. Austin City Council unanimously votes to affirm the selected teams on October 18, 2012. In a November 2012 bond election, Austinites approve \$13 million for the redevelopment of Waller Creek.

2013

On April 13, 2013, the Waller Creek Conservancy holds a community picnic in Palm Park. The inaugural Palm Park is a huge success in bringing Austinites back to the chain of parks on Waller Creek.

2014

On April 16, 2014, the Local Government Corporation, or LGC, met to approve the Joint Development Agreement & Operating Maintenance Agreement, a landmark agreement that governs the work in the Waller Creek District.

2015

On May 5, 2015, the Waller Creek Tunnel filled with floodwaters for the first time - a historical moment marking a new era for Waller Creek.

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Photo Credits

- Austin History Center
- Trent Atkins - Watershed Protection Department
- Aaron Hicks - Watershed Protection Department
- Michael Knox - Economic Development Department
- Waller Creek Conservancy

Acronym Definitions

- ACCD - Austin Convention Center Department
- COA - City of Austin
- EDD - Economic Development Department
- DSD - Development Services Department
- LGC - Local Government Corporation
- PARD - Parks and Recreation Department
- PZD -Planning and Zoning Department
- RCA - Recommendation for Council Action
- WCC - Waller Creek Conservancy
- WCD - Waller Creek District
- WPD - Watershed Protection Department

PUBLIC PROJECTS

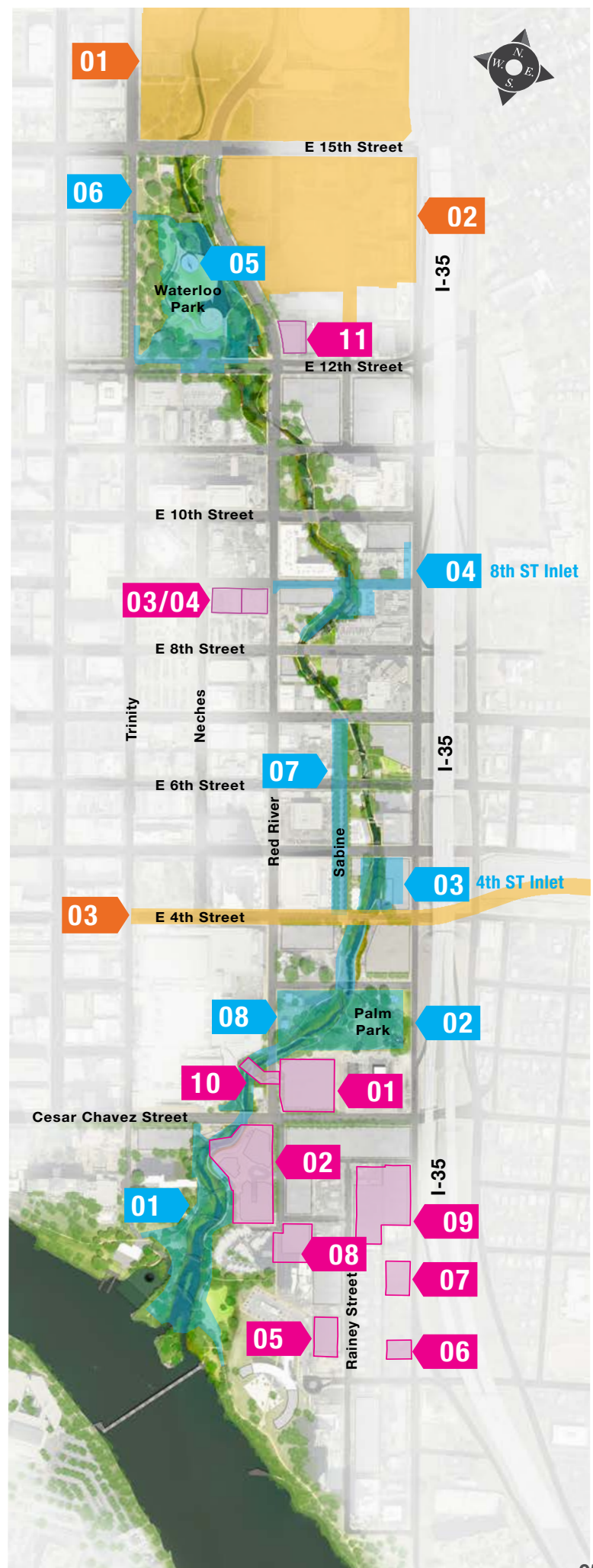
- 01** Waller Delta
- 02** Palm Park
- 03** 4th Street Creekside Inlet Facility
- 04** 8th Street Creekside Inlet Facility
- 05** Waterloo Park Inlet Facility
- 06** Waterloo Park
- 07** Sabine Street Promenade
- 08** Waller Pavilion

PRIVATE PROJECTS

- 01** Fairmont Hotel
- 02** Waller Park Place
- 03** Holiday Inn Express
- 04** Hotel Indigo
- 05** 70 Rainey Street
- 06** Kimber Modern Hotel
- 07** Homewood Suites
- 08** Hotel Van Zandt
- 09** The Millennium Rainey
- 10** Canopy Walk
- 11** Waterloo Park Tower

RELATED PROJECTS

- 01** University of Texas Medical School
- 02** Central Health
- 03** Capital Metro MetroRail Downtown



District Highlights

Summary

The Waller Creek District was established to pursue design excellence, environmental integrity, and economic development. Such an effort requires the unique partnership of the City of Austin, Waller Creek Conservancy, and Local Government Corporation (LGC) to strategically plan, coordinate, and deliver projects needed to make the District vision a reality. This monumental effort involves public and private partnerships to navigate the challenges of funding, property acquisition, utility coordination, and creation of signature destination reaches along Waller Creek.

Waller Creek Conservancy Highlights

- Design is underway on Waterloo Park, an 11-acre gathering space, the largest along Waller Creek, which will feature a variety of unique park spaces.
- Engaging programming for the spring kicked-off with many new events along Waller Creek, including the interactive art installation, Hurlyburly, a movie night at Palm Park, and a theatrical performance by Animal Facts Club.
- The Conservancy hosted a series of public meetings titled Palm Park Conversations in mid-May to gather feedback and ideas on what a vibrant Palm Park looks like to Austinites.

Waller Creek Tunnel Operation and Maintenance Highlights

- Bulkheads, temporary dams that prevent water from entering the tunnel, were removed from Waterloo Park and the Outlet at Lady Bird Lake in April 2015. The tunnel was filled with creek water on May 5, 2015.
- The tunnel has diverted water during 57 rain events over the past year.
- City staff have recirculated more than one billion gallons of water during dry weather conditions as part of the management strategy of lower Waller Creek.
- City staff have removed approximately 938 tons of debris at the Inlet Facility to support tunnel operation, which is comparable to the 250 tons removed annually from Lady Bird Lake by WPD's lake crew.

City Council Action Items

- On May 12, 2016, the Austin City Council voted to add \$7.5 million of additional funding to the Waller Creek Tunnel Project. From this additional funding, \$1.5 million is for the completion of the 8th Street inlet facility, \$500,000 is for the completion of the 4th Street inlet facility, and \$5 million is for the main inlet facility at Waterloo Park, with \$500,000 left for contingency.

Local Government Corporation (LGC) Action Items

- Approved the Palm Park Schematic Design Phase Plan on April 13, 2016.
- Approved the selection of artist Legge Lewis for the Sabine Street Promenade Art in Public Places Project on April 13, 2016.

Upcoming LGC Board Meetings

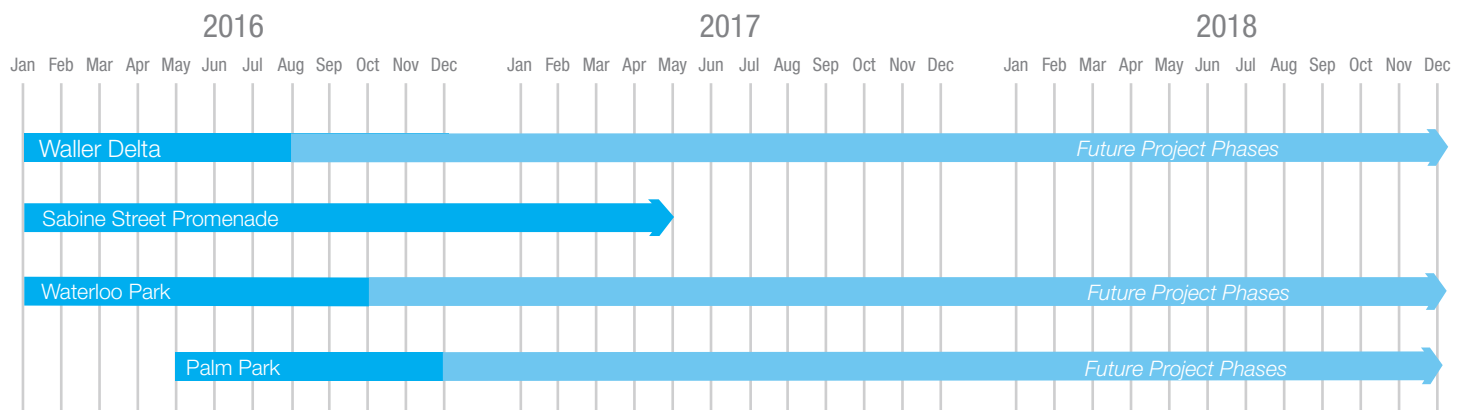
- September 14, 2016
- October 12, 2016
- November 9, 2016
- December 14, 2016

Resources

Local Government Corporation website. www.austintexas.gov/departments/waller-creek-local-government-corporation

Waller Creek Conservancy website. www.wallercreek.org

City of Austin Waller Creek Tunnel Project website. www.austintexas.gov/departments/waller-creek





PUBLIC PROJECT 01

FUNDED

Waller Creek Delta - formerly known as Creek Mouth

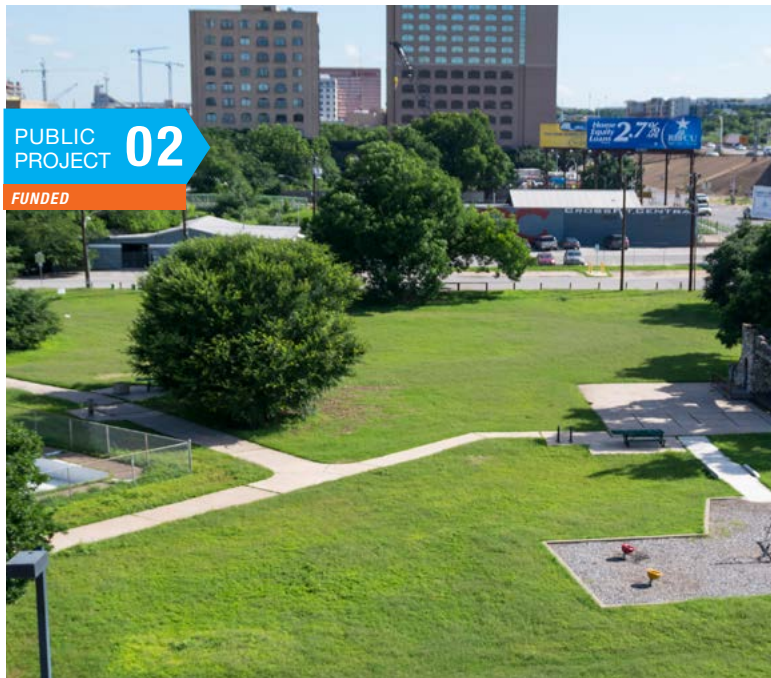
Schedule: Anticipate Summer/Fall 2016 to begin Design Development.

Description: Design and construction phase services for the creek and trail system along Waller Creek from Lady Bird Lake to 4th Street. When this project is completed, the Butler Trail along Lady Bird Lake will be connected to the Waller Creek trail system up to 7th Street.

Status: Milestone achieved - Schematic Design, the first major step toward realizing the vision for the creek and trail improvements, was completed in January 2016.

Issues to Horizon: Coordination is ongoing to secure financial contributions required to commence next phase of work.

Contact: WCC/PARD/WPD



PUBLIC PROJECT 02

FUNDED

Palm Park

Schedule: Schematic Design kicked off in April 2016.

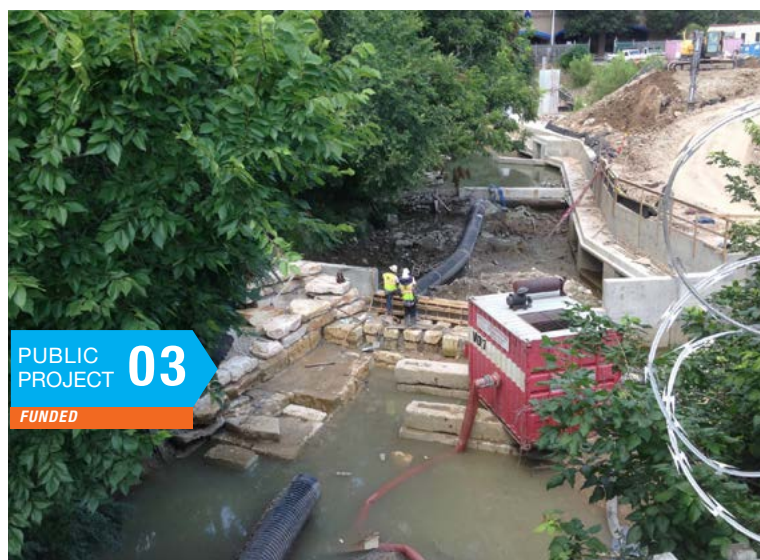
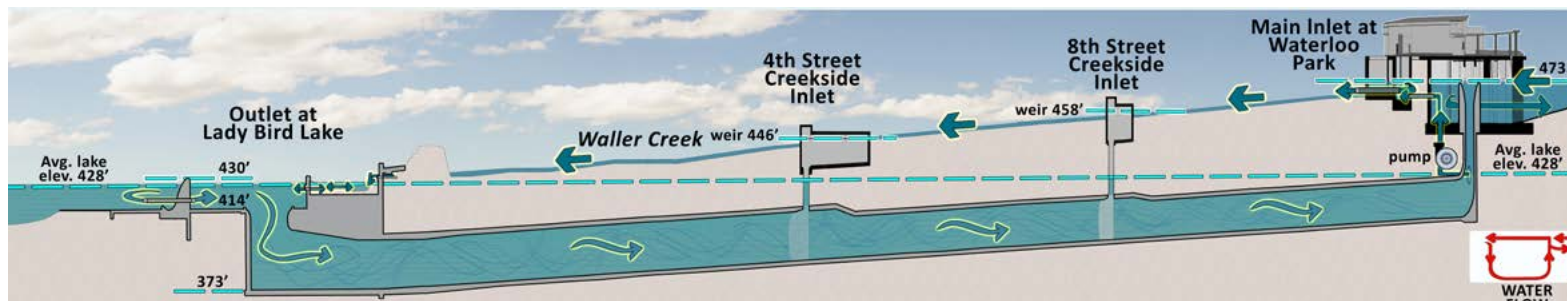
Description: A historical park within the Chain of Parks, Palm Park will be a signature destination space for families and community gatherings.

Status: 50 percent plans completed, marking the midpoint of the schematic

design process. Design decisions have focused on defining the program areas within the park that create a cohesive space while allowing for unique places to wonder and exploration nature within the city.

Issues to Horizon: None to report.

Contact: WCC/PARD



PUBLIC PROJECT 03

FUNDED

4th Street Creekside Inlet Facility

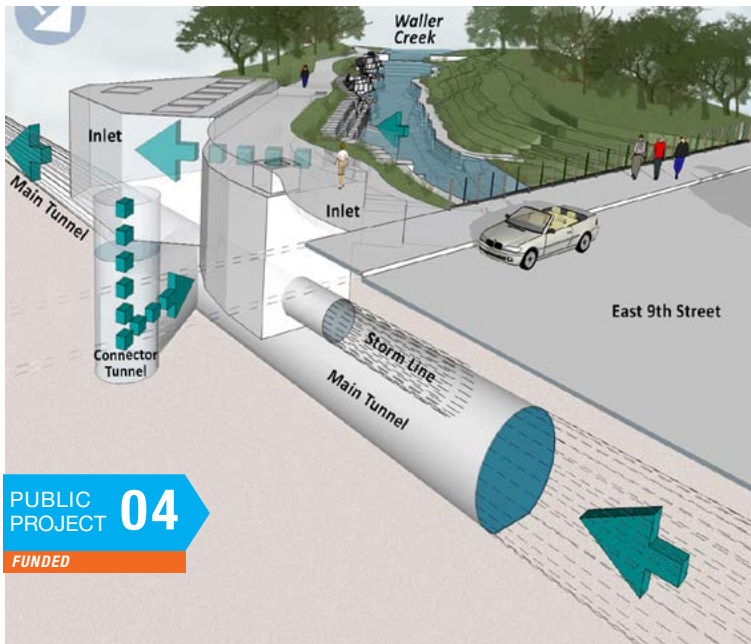
Description: Flood control facility between 4th and 5th Streets designed to divert stormflows from Waller Creek into the Waller Creek Tunnel.

Status: The 4th Street Inlet Facility is nearing completion with major structural components of the debris screen facility completed. Construction has started on the 'eco-weir' and other in-channel features,

including reconstruction of the west bank of Waller Creek. Coordination with the Waller Creek Conservancy is ongoing, informing decisions that will impact the future pedestrian trail between 4th and 5th Street. Estimated completion date December 2016.

Issues to Horizon: None to report.

Contact: WCC/WPD



PUBLIC PROJECT 04
FUNDED

8th Street Creekside Inlet Facility

Description: Flood control facility between 8th and 9th Streets designed to divert stormflows from Waller Creek into the Waller Creek Tunnel.

Status: Early site work is underway, including the installation of the 72-inch storm drain line in 9th Street and utility relocations. Coordination

with the Waller Creek Conservancy is ongoing, informing decisions that will impact the future pedestrian trail between 8th and 9th Street. Estimated completion date December 2017.

Issues to Horizon: None to report.

Contact: WCC/WPD



PUBLIC PROJECT 05
FUNDED

Waterloo Park Inlet Facility

Description: Flood control facility that is designed to capture water surging into downtown Austin from upstream and divert it to Lady Bird Lake via the Waller Creek Tunnel. Main features include the inlet building, in-channel dam, inlet pond, and debris screens and mechanical system used to optimize the performance of the tunnel.

Status: Milestones achieved include completion of the in-channel dam and inlet pond. Construction

continues on the inlet building. Progress to date includes completing concrete work for the facility roof and control room. Coordination with the Waller Creek Conservancy continues, focusing on work along the pond edge and south of the in-channel dam to ensure the work completed advances the future vision for the park. Estimated completion date December 2016.

Issues to Horizon: None

Contact: WCC/WPD



PUBLIC PROJECT 06
FUNDED

Waterloo Park

Schedule: September 2015 - August 2016

Description: The largest of the Chain of Parks, Waterloo Park will provide a myriad of unique park spaces for park users to explore and enjoy. Park amenities will include a trail system, water features and a signature performance venue.

Status: Schematic design of the park space is completed while discussions continue to finalize the design concept for the performance venue. Anticipate completing schematic design in late summer/early fall.

Issues to Horizon: None to report.



PUBLIC PROJECT **07**

FUNDED

Sabine Street Promenade

Schedule: September 2013
- May 2017

Description: Proposed project consists of transforming a one-way roadway and sidewalk into a right-of-way that gives priority to bikes and pedestrians, enhancing connectivity between the Lance Armstrong Bikeway and planned downtown Great Streets along the eastern stretch of 5th and 6th Streets. The

proposal includes providing a “festival street” environment for events.

Status: Plans completed and preparing to advertise project in July 2016.

Issues to Horizon: Texas Department of Transportation approval required prior to advertising project; plans are currently under review.

Contact: PWD



PUBLIC PROJECT **08**

FUNDED



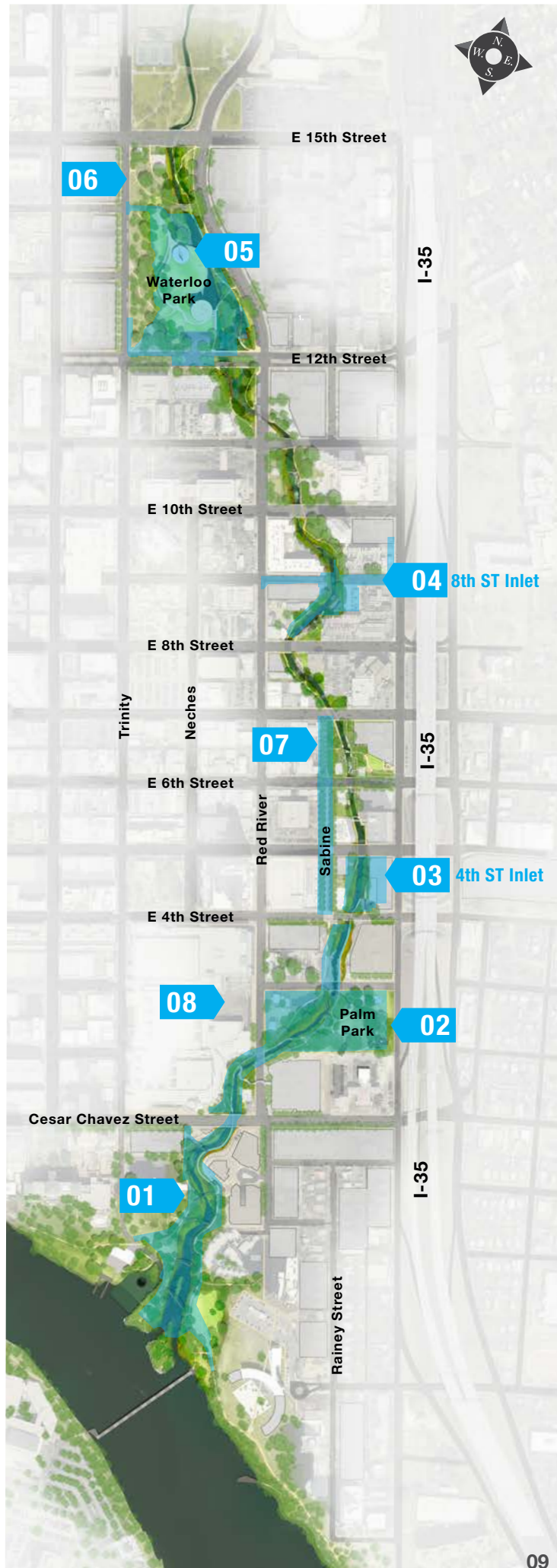
Waller Pavilion

Schedule: On Hold

Status: Austin Convention Center and Manchester Financial Group continue to coordinate on a proposal to relocate two 19th-century houses from the north side of 3rd Street to

the south side of 3rd Street, a City of Austin property managed by the Austin Convention Center.

Issue to Horizon: Project is on hold until an agreement is reached.



PRIVATE PROJECT 01



Fairmont Hotel

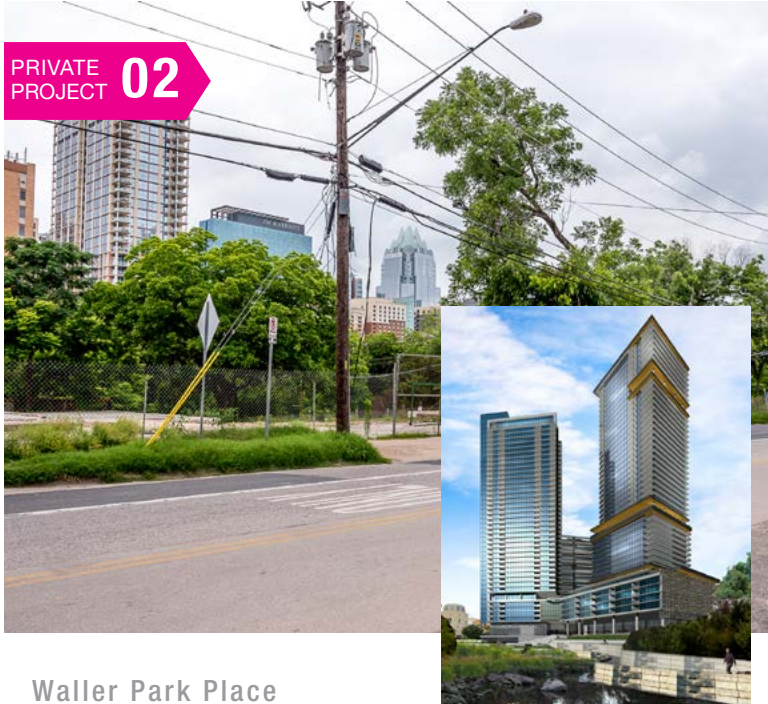
Description: Hotel adjacent to Waller Creek and Palm Park. Hotel has 37 stories and more than 1,000 rooms.

Status: Under construction. Estimated completion June 2017.

Location; Northeast corner of Cesar Chavez and Red River

Contact: Manchester Texas Financial Group, LLC

PRIVATE PROJECT 02



Waller Park Place

Description: Mixed-use development adjacent to Waller Creek, south of Cesar Chavez.

Status: Demolition began in January 2016 and site preparation is underway.

Location: Southwest of Cesar Chavez and Red River.

Contact: Sutton Group

PRIVATE PROJECT 04



Hotel Indigo

Description: Hotel located within the Waller Creek District near the intersection of Red River and 9th Street. Hotel has 133 rooms and will be accessed on 9th Street.

Status: Completed

Location: Intersection of Red River and 9th Street.

Contact: 9th Red River, LLC



PRIVATE PROJECT 03

Holiday Inn Express

Description: Hotel located within the Waller Creek District near the intersection of Neches and 9th Street. Hotel has 167 rooms and will be accessed on Neches Street.

Status: Completed.

Location: Intersection of Neches and 9th Street.

Contact: 9th Red River, LLC



PRIVATE PROJECT 05

64 Rainey Street/70 Rainey Street

Description: Proposed 31-story residential tower with ground floor retail.

Status: Site preparation is underway.

Location: Near intersection of Rainey Street and River Street

Contact: 70 Rainey Street, LP





PRIVATE PROJECT 06

Kimber Modern Hotel

Description: Proposed 31-room hotel in the Waller Creek District.

Status: Site preparation is underway.

Location: Frontage road of IH-35 near the intersection of River Street and East Avenue.

Contact: KMDR Property, LLC



PRIVATE PROJECT 08

Hotel Van Zandt

Description: Hotel project by JMI Realty. 326-room hotel is expected to be operated by San Francisco-based Kimpton Hotels.

Status: Completed.

Location: 605 Davis Street, 78701

Contact: JMIR - Austin Hotel LP



PRIVATE PROJECT 07

Homewood Suites

Description: Proposed 14-story hotel within the Waller Creek District.

Location: East Avenue between River Street and Driskill Street

Status: Construction is underway.

Contact: AUS Rainey St., LLC



PRIVATE PROJECT 09

The Millennium Rainey

Description: Construction has started on this development, spear-headed by the Dinerstein Group of Houston. The building features 326 apartments with a ground floor restaurant, totaling about 250,000 square feet. The site is more than two acres bounded by Rainey and Driskill streets and the I-35 frontage road.

Status: Estimated completion date July 2016.

Location: Intersection of Driskill Street and IH-35

Contact: The Dinerstein Companies



PRIVATE PROJECT 10



Canopy Walk

Description: Canopy Walk bridge will provide direct access for pedestrians from the Fairmont Hotel to the Austin Convention Center. The bridge will take into account the stream and trail improvements planned for the Waller Creek District between Cesar Chavez and Red River.

Status: Canopy Walk construction to commence Summer 2016.

Contact: Manchester Texas Financial Group, LLC

RELATED PROJECT 01



Dell Medical School at the University of Texas

Description: The medical school is constructing a new teaching hospital and campus. Waller Creek runs through the center of the medical school campus and connects with Waterloo Park to the south.

Status: Under construction.

Location: Property located north of 15th Street between Trinity Street and I-35.

Contact: University of Texas, Office of Facilities, Planning and Construction

RELATED PROJECT 02



Central Health

Description: Master plan effort to look at future reuse and redevelopment of the Brackenridge Campus following the transition of hospital operations to Dell Seton Medical Center.

Status: City of Austin, WCC and Central Heath negotiating new

alignment of Red River St to align with new Red River St. at 15th St.

Location: Property located east of Waterloo Park between 12th and 15th Street.

Contact: Central Health



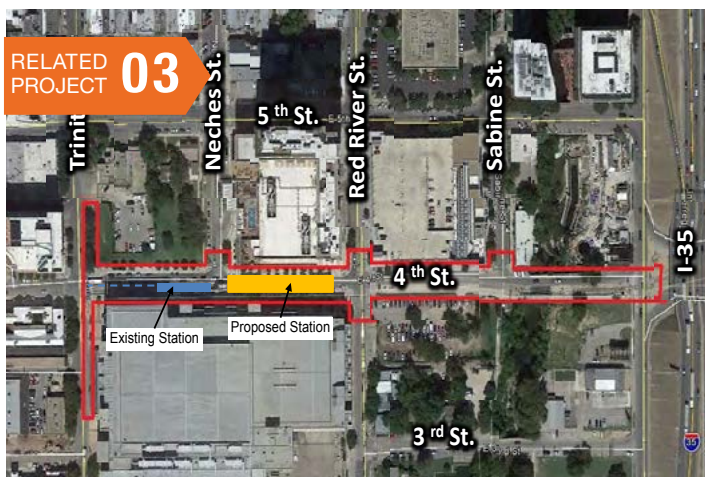
Waterloo Park Tower

Description: The project is proposed to be a 22-story, 260-room hotel.

Status: Planned

Location: 1202 Red River Street (currently Brick Oven Pizza)

Contact: Land Answers, Inc.



Capital Metro MetroRail Downtown

Description: CapMetro is expanding service at the downtown station to include additional platforms and rail lines. The project will change traffic patterns on 4th Street and result in the reconstruction of the bridge over Waller Creek on 4th Street.

Status: 30 percent plans completed and submitted to City for review. Design workshop anticipated to explore the vision for CapMetro's Gateway Station and its relationship to Brush Square and the adjacent plaza. Coordination continues with the WCC to ensure plans for rail alignment and crossings are designed in context of the larger Waller Creek District.

Location: 4th Street between Trinity Street and I-35.

Contact: Capital Metro



Special Events

Hurlyburly

Hurlyburly (2016), by internationally renowned artist Orly Genger, is the first art installation produced by a new collaborative partnership between the Waller Creek Conservancy and The Contemporary Austin, set to enhance the public art experience in Austin. Located at the Waller Delta, Hurlyburly is a site-specific sculpture made of approximately one-million feet of recycled lobster rope. The Hurlyburly installation has drawn visitors nationally and was recently awarded the Austin Critics' Table award for Work of Art: Installation.



Amplify Austin

During this year's 24-hours of giving, Waller Creek Conservancy raised a new record of \$7,720—surpassing our goal of \$5,000. Many of these donations came from new donors, with individual gifts averaging less than \$100. Thanks to this generous support, the Conservancy also received an additional \$5,000 matching gift for reaching our goal, bringing our grand total for Amplify Austin to \$12,720.

Rediscover Waller: Waller Creek Life

On March 26, the Conservancy partnered with the City of Austin's Watershed Protection Department to explore the biodiversity of Waller Creek. Attendees explored the natural creek habitat and ecology near the Waller Delta. The results of the search yielded information as to the present-day Waller Creek water quality, and the low numbers of species found indicates there is a long way to go in restoring Waller Creek.



The Waller Creek Pop-Up Picnic

Austin's April showers may have cancelled the 4th annual Pop-Up Picnic, but they didn't dampen the spirits of our guests, volunteers, and supporters. What happened when the rainclouds made an outdoor picnic impossible? Guests braved the weather to pick up their baskets, Aaron Franklin carved up his famous BBQ under a pop-up tent, and volunteers smiled through the downpour running from car to car to deliver baskets.



Give 5% to Mother Earth Day

The Waller Creek Conservancy was excited to participate in the Give 5 initiative on Earth Day, April 22. More than 160 Austin-area business donated 5% of Earth Day sales to benefit nine Austin environmental non-profits working to keep our city clean, green, and healthy. Give 5 raised a record amount of donations this year and will look to increase its participating businesses in 2017 to further support environmental causes in Austin.

The Biodiversity of Texas by Animal Facts Club

This spring we welcomed the Animal Facts Club to Palm Park for the first time! Made up of artists, scientists, musicians, and writers, Animal Facts Club is led by Austin-based artist Jules Buck Jones. Adults and children alike delighted in the various scenes from The Biodiversity of Texas that took the audience on a journey through five Texas ecosystems and briefly back in time to see what Austin was like 100-million years ago.



Movies in the Park

On May 5, the Conservancy partnered with Austin Parks Foundation and Alamo Drafthouse as part of the Movies in the Park series. Hundreds of Austinites gathered in the park with their blankets for the showing of Indiana Jones: Raiders of the Lost Ark. The Austin skyline was the perfect backdrop for the adventures of Indiana Jones.

Generation Waller Happy Hour

In May, Generation Waller hosted their annual Spring happy hour at Waller Creek Pub House. Several members gathered for a fun evening to talk about Waller Creek.

GenWaller is our dedicated group of young leaders championing the future of a world-class green space for all of Austin. Gathering together around this shared passion, we engage in creative events, volunteer work, and meaningful fundraising.

Waller Creek Clean-ups

The Conservancy participated in several recent clean-up initiatives, including It's My Park Day, Keep Austin Beautiful Clean Sweep, and National Trails Day. Our Generation Waller Volunteer Committee Chair organized more than 65 participants into teams along the creek. From donning waders to paddling kayaks, our Generation Waller volunteers were incredibly passionate about cleaning up litter that was beginning to degrade the natural environment.



Palm Park Conversations

In May, the Waller Creek Conservancy hosted a series of public meetings in partnership with the City of Austin. Through interactive activities and small group discussions, we gathered valuable input from the public about the past, present, and future of Palm Park. More than 60 members of the community shared their ideas for Palm Park. Additionally, more than 225 participated in an online survey to provide feedback, which will be shared with the design team.

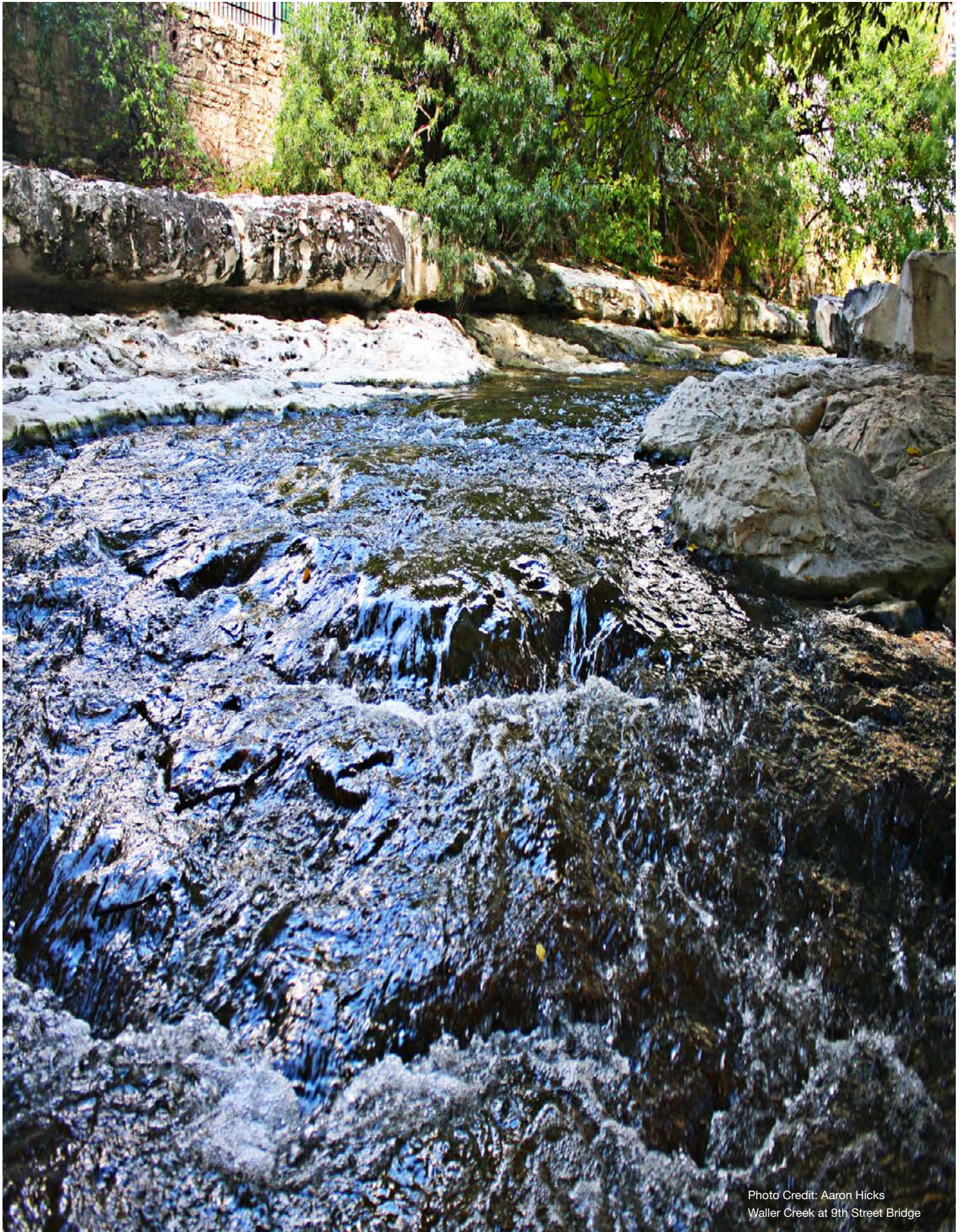


Photo Credit: Aaron Hicks
Waller Creek at 9th Street Bridge

Waller Creek District Contacts

Waller Creek Local Government Corporation

www.austintexas.gov/department/waller-creek-local-government-corporation

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City of Austin - www.austintexas.gov

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