

# Waller Creek Local Government Corporation

## Progress Report









## Waller Creek Local Government Corporation

### **President**

Bert Lumbreras

### **Secretary**

Melba Whatley

### **Members**

Lucia Athens

Melanie Barnes

Rodney Gonzales

Martha Smiley

Allan Shearer

### **Vice President**

Tom Meredith

### **Treasurer**

Carla Steffen

## 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.

### 2016

On March 5, 2016, the Waller Creek Conservancy and The Contemporary Austin presented Orly Genger: Hurlyburly, the inaugural installation of the new public art collaboration project. The installation is adjacent to the Waller Delta and will be on view through February 2017.

### 2017

In February, the City's Tunnel Operations & Maintenance (O&M) staff performed the first dewatering of the tunnel for routine inspection.

Forever Bicycles by Ai Weiwei was installed as the second art installation on behalf of the Waller Creek Conservancy and The Contemporary Austin.

The Moody Foundation contributed a \$15 million grant, the largest grant of its kind given for public open space in the city, to fund a new amphitheater at Waterloo Park.

## Table of Contents

District At A Glance..... 4

Project Map ..... 5

District Highlights ..... 6

Public Projects..... 7

Private Projects..... 10

Related Projects..... 11

Special Events..... 12

Contacts..... 15

## Photo Credits

Austin History Center

Trent Atkins - Watershed Protection Department

Aaron Hicks - Watershed Protection Department

Waller Creek Conservancy

Susan Benz

## 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

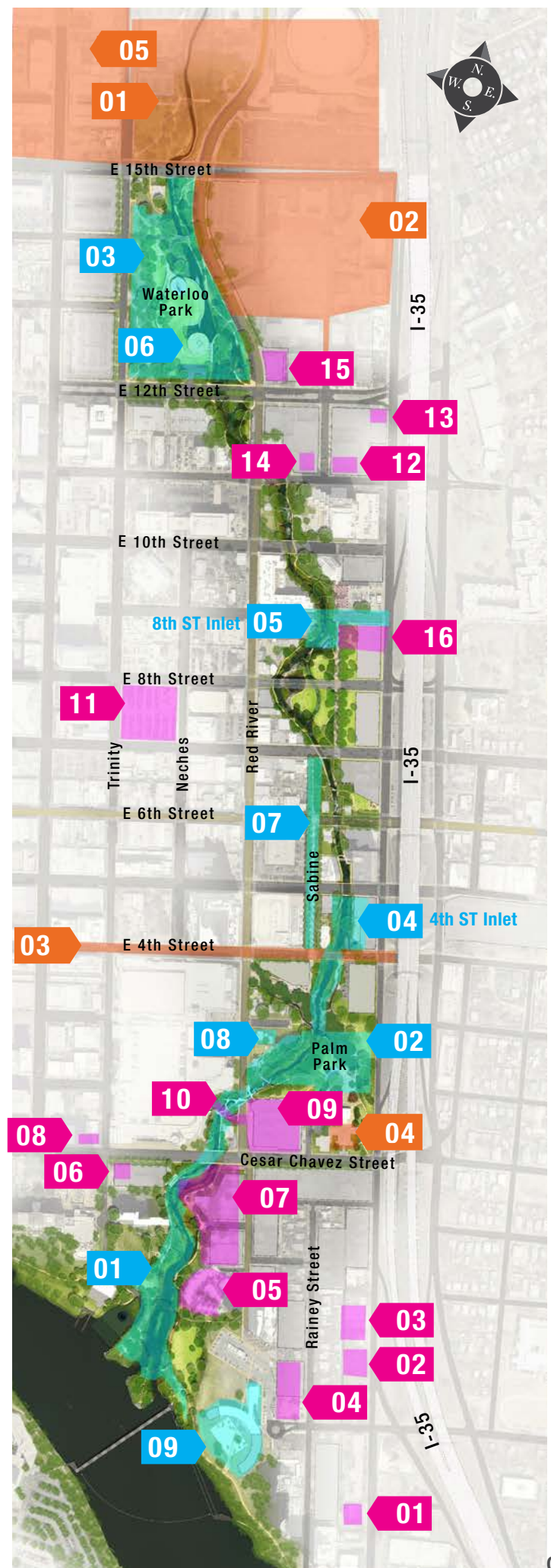
- 01** Waller Delta
- 02** Palm Park
- 03** Waterloo Park
- 04** 4th Street Creekside Inlet Facility
- 05** 8th Street Creekside Inlet Facility
- 06** Waterloo Park Inlet Facility
- 07** Sabine Street Promenade
- 08** Waller Pavilion
- 09** MACC Master Plan

## PRIVATE PROJECTS

- 01** 48 East Tower
- 02** Cambria Hotel
- 03** Homewood Suites
- 04** 70 Rainey Street
- 05** Villas on Town Lake
- 06** Trinity Place Tower
- 07** Waller Park Place
- 08** Marriott Hotel at Cesar Chavez
- 09** Fairmont Hotel
- 10** Canopy Walk
- 11** Episcopal Church Block 87
- 12** 700 E 11th Street Multifamily
- 13** 610 E 11th Street
- 14** 705 E 12th Street
- 15** Waterloo Park Tower
- 16** East 9th Street MicroUnits

## RELATED PROJECTS

- 01** Dell Seton Medical Center
- 02** Central Health Brackenridge Campus
- 03** Capital Metro MetroRail Downtown
- 04** Travis County Palm School
- 05** Capitol Complex Master Plan



## 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

- In partnership with The Contemporary Austin, the Waller Creek Conservancy presented its second public art installation, *Forever Bicycles* (2014), by Chinese artist and activist Ai Weiwei, at the Waller Delta adjacent to the Tunnel outlet.
- The Waller Creek Conservancy hosted the 5th Annual Waller Creek Pop-Up Picnic at Palm Park in April, which featured picnic baskets prepared by some of Austin's most beloved restaurants.
- In May, the Waller Creek Conservancy, along with the Austin Parks and Recreation Department and Watershed Protection Department, displayed designs for the new Waterloo Park, Moody Amphitheater, and Waller Delta at the public Waller Creek Conversations event.

### Waller Creek District Design Team Highlights

- Reviewed and approved 610 E 11th Street
- Coordinating with 705 E 12th Street, 700 E 11th Street, and Block 87

### City Council Action Items

- May 4, 2017: Austin City Council approved execution of the CapMetro interlocal agreement

- May 18, 2017: Austin City Council approved the appointments of ACM Bert Lumberras and Carla Steffen as new members of the Waller Creek Local Government Corporation
- June 22, 2017: Austin City Council approved an interlocal agreement with the Texas Facilities Commission that will facilitate the execution of Phase One of the Texas Capitol Complex Master Plan

### Local Government Corporation (LGC) Action Items

- April 25, 2017: the Waller Creek Local Government Corporation approved the appointments of ACM Bert Lumberras and Carla Steffen as new members of the Waller Creek Local Government Corporation
- June 13, 2017: the Waller Creek Local Government Corporation approved the Waterloo Parkland + Performance Venue Construction Documents

### Resources

Local Government Corporation website. [www.austintexas.gov/department/waller-creek-local-government-corporation](http://www.austintexas.gov/department/waller-creek-local-government-corporation)

Waller Creek Conservancy website. [www.wallercreek.org](http://www.wallercreek.org)

City of Austin Waller Creek Tunnel Project website. [www.austintexas.gov/department/waller-creek](http://www.austintexas.gov/department/waller-creek)



One of the proposed designs for the new CapMetro downtown rail station



Rendering of the planned pedestrian mall from the Texas Capitol Complex Master Plan



PUBLIC PROJECT 01



Waller Creek Delta formerly known as Creek Mouth

**Status:** Design development milestones include the Waller Creek Conservancy’s Planning & Design Committee’s approval of the bridge designs and material selection for the trail network. The Construction Document Phase Plan is temporarily on hold until funding is identified.

PUBLIC PROJECT 02



Palm Park

**Status:** After completion of the Schematic Design portion of the park design, the Waller Creek Conservancy and the City of Austin reached out to the community in a series of meetings. Community feedback emphasized that the design for the park must also consider Palm School. To better plan for the future of the Park and School, the Design Development phase of the Park is temporarily on hold until a better understanding of the future plans for the School is reached.

PUBLIC PROJECT 03



Waterloo Park

**Status:** Design Development concluded in June 2017. Milestones included approving park programming and the final orientation of the performance venue. The Construction Document Phase Plan is expected to kick off in July 2017.



Physical model of the future of Waterloo Park





PUBLIC PROJECT 04

### 4th Street Creekside Inlet Facility

**Status:** The Tunnel contractor is completing streambank stabilization work along the west side of the Creek, which is one of the final tasks to complete the 4th Street project.



PUBLIC PROJECT 05

### 8th Street Creekside Inlet Facility

**Status:** A cap is being installed in the shaft at 8th Street to allow for safe excavation. Once excavation is complete, construction on the concrete structure will begin. The project is expected to continue through the end of 2017.



Bosker system at the Inlet Facility



PUBLIC PROJECT 06

### Waterloo Park Inlet Facility

**Status:** Power at the Inlet Facility has been turned on to support the operating Bosker, the debris cleaning system. Construction is completed on the eco-weir and stone embankments south of the Tunnel dam and the wetland pond is currently under construction.



## PUBLIC PROJECT 07



### Sabine Street Promenade

**Status:** The project has been approved by TxDOT to allow for bidding to begin in September.

The project is scheduled to advertise in August 2017 and begin construction in 2018.

## PUBLIC PROJECT 08



### Waller Pavilion

**Status:** Sponsor stakeholders, the project consultant, and the City's project manager reviewed the schematic design plans to evaluate which program elements should move

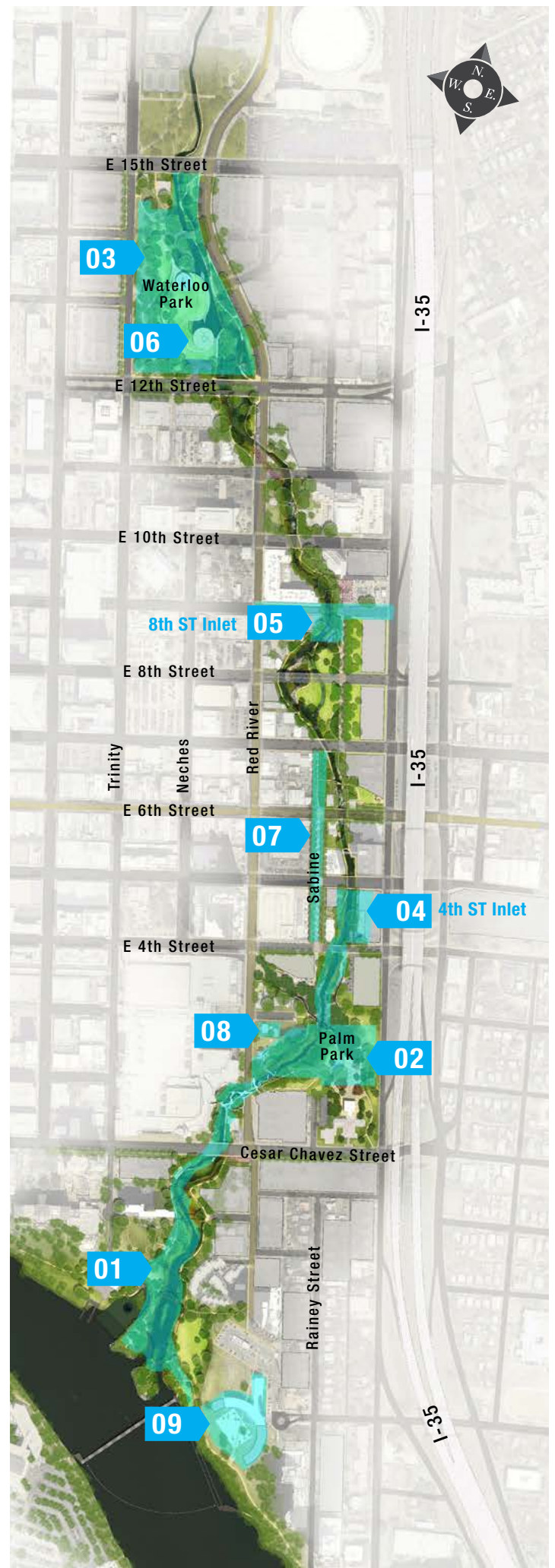
forward. The schematic design plans will be revised based on the stakeholders' feedback and resubmitted for review.

## PUBLIC PROJECT 09

### Mexican American Cultural Center (MACC) Master Plan

**Status:** On June 17, the MACC kicked off the public input process seeking feedback on a new vision and master plan, including new construction and programming near Waller Creek. The public input

process is scheduled through April 2018 and the proposed master plan is scheduled to proceed through the City's Boards & Commissions process before reaching Council in late 2018.







## PRIVATE PROJECT 01

### 48 East Tower

**Status:** The residential tower is planned to have 33-floors with 246 apartment units plus an outdoor cooking and dining facility. The site plan is approved and construction is pending.



## PRIVATE PROJECT 02

### Cambria Hotel

**Status:** The planned project is adjacent to Homewood Suites and will consist of 12 to 15 stories, a parking garage, pool, and deck. The developer submitted a site plan for review in April 2017. The site plan is currently under review.

## PRIVATE PROJECT 03

### Homewood Suites

**Status:** The 17-story hotel is currently under construction with completion anticipated in late 2017.



## PRIVATE PROJECT 04

### 70 Rainey Street

**Status:** Condominium tower currently under construction with completion anticipated in late 2018. The tower will be 34 stories high and have approximately 173 units plus a restaurant, bar, an amenity deck with gardens, an infinity pool, yoga deck, fire pit and dog park.

## PRIVATE PROJECT 05

### Villas on Town Lake

**Status:** The developer has plans to demolish the existing buildings and build close to 1 million square feet of mixed-use development. A site plan has not yet been submitted.





PRIVATE PROJECT **06**

### Trinity Place Tower

**Status:** The 1-acre tract across Trinity Street from the Four Seasons Residences will be a 39-story, 350-unit multifamily building with a ground-floor restaurant. The site plan expired and a new site plan has not been submitted.



PRIVATE PROJECT **07**

### Waller Park Place

**Status:** The proposed mixed-use, multi-tower development is expected to submit a revised site plan.



PRIVATE PROJECT **08**

### Marriott Hotel at Cesar Chavez

**Status:** The 27-story Marriott hotel, planned for west of the Austin Convention Center, will have 610 rooms and a high-turnover restaurant, plus four levels of underground parking. The site plan is currently under review.



PRIVATE PROJECT **09**

### Fairmont Hotel

**Status:** The hotel is currently under construction with completion anticipated in September 2017. The 37-story hotel will be Austin's largest and will feature 1,048 rooms, five new restaurants and bars, and a canopy walkover to the Convention Center.



PRIVATE PROJECT **10**

### Canopy Walk

**Status:** The elevated walkway is expected to be completed in September 2017. The City and the Waller Creek Conservancy have ensured the site work is integrated with the Waller Creek District's plans.



PRIVATE PROJECT **11**

### Episcopal Church Block 87

**Status:** The 1.75-acre tract is planned to contain a multi-use building with condo units, hotel rooms, office space, two restaurants, and one supermarket. The site plan is currently under review.



PRIVATE PROJECT **12**

### 700 E 11th Street Multifamily

**Status:** Currently the site is occupied by the Texas Trucking Association, which will be demolished for a planned 30-story multifamily tower with 270 units. The developer submitted a site plan for review in May 2017.



PRIVATE PROJECT **13**

### 705 E 12th Street

**Status:** The proposed development for the site, which is owned by Velocity Credit Union, consists of a mixed use high rise building. The developer submitted a site plan for review in May 2017.



PRIVATE PROJECT **14**

### 610 E 11th Street

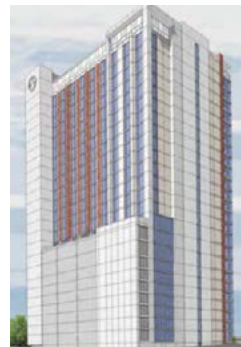
**Status:** The proposed development for the site, which is owned by Velocity Credit Union, consists of a mixed use high rise building. The developer submitted a site plan for review in May 2017.



PRIVATE PROJECT **15**

### Waterloo Park Tower

**Status:** The 32-story hotel will be located at the former Brick Oven site east of Waterloo Park. The site plan is approved and construction is pending.



PRIVATE PROJECT **16**

### East 9th Street MicroUnits

**Status:** The former .75 acre site of Ecology Austin is adjacent to the 8th Street Tunnel Creekside Inlet Facility and will serve as the site of a proposed multifamily building with ground floor retail. The site plan is currently under review.







## RELATED PROJECT 01

### Dell Seton Medical Center

**Status:** The hospital officially opened for business in May and welcomed more than 100 patients transferred from Brackenridge Hospital. Brackenridge hospital is now officially closed after 133 years of service. The second phase of development will occur south of 15th Street and will include a psychiatric hospital, cancer center, and additional parking.



## RELATED PROJECT 02



### Central Health

**Status:** Four developers have been selected to participate in the next phase of redevelopment of the former Brackenridge site. A visioning workshop about the marketplace was held in June.



### Capital Metro Rail Downtown

**Status:** In May, the Austin City Council and the Capital Metro Board of Directors authorized the negotiation and execution of an interlocal agreement to establish a public plaza and permanent downtown rail station on 4th Street.



## RELATED PROJECT 03



## RELATED PROJECT 04

### Travis County Palm School

**Status:** In April, Travis County selected Antenora Architects, LLP to perform a historical analysis and structural assessment. Travis County will vacate the historic building in 2019. Through a series of stakeholder meetings, the community has expressed a desire to preserve the building.

## RELATED PROJECT 05

### Capitol Complex Master Plan

**Status:** The master plan consists of three phases of development to result in 5 million square feet of new building space and green space at the State Capitol grounds. The plan will transform Congress Avenue between 15th Street and MLK into a pedestrian mall. An interlocal agreement between the City and the Texas Facilities Commission is due to Council in the fall to begin Phase 1.



## Special Events



### Movies in the Park

Waller Creek Conservancy joined with Austin Parks Foundation to present a free movie in Palm Park. Austinites from all over the city came to Waller Creek to enjoy the Robin William's classic, "Ferngully".



### Waller Creek Clean-ups

The Waller Creek Conservancy teamed up with Generation Waller, Keep Austin Beautiful, Austin Parks Foundation, Akins High School, and more to remove litter from Waller Creek. Most of the work this spring focused on the Waller Delta, where Waller Creek meets Lady Bird Lake. In total, volunteers removed more than 950 lbs of litter from Waller Creek this Spring!



### Creek Walk + TreeFolks Palm Park Tree I.D

In an interactive, small-group creek walk presented by TreeFolks, attendees learned how to identify trees and riparian plants in Palm Park and along Waller Creek.



### Yoga in Palm Park

Generation Waller and CorePower Yoga hosted a morning yoga session in Palm Park. All ages and skill levels were able to enjoy this free class in the heart of downtown Austin!





### Dance Waterloo - Panorama Playground

Drawing from Orly Genger's 'HurlyBurly' for inspiration, Austin dance company Dance Waterloo hosted a weekend of place-based, interactive dance performance at the Waller Delta.



### Waller Creek Conversations

In May, the Waller Creek Conservancy met with community members to gather feedback on the future park design. Community members shared their thoughts on playscapes, trails, lighting, and access along Waller Creek. The conversation were a big success, and contribute to the ongoing process of citizen involvement in the WCC design plans.

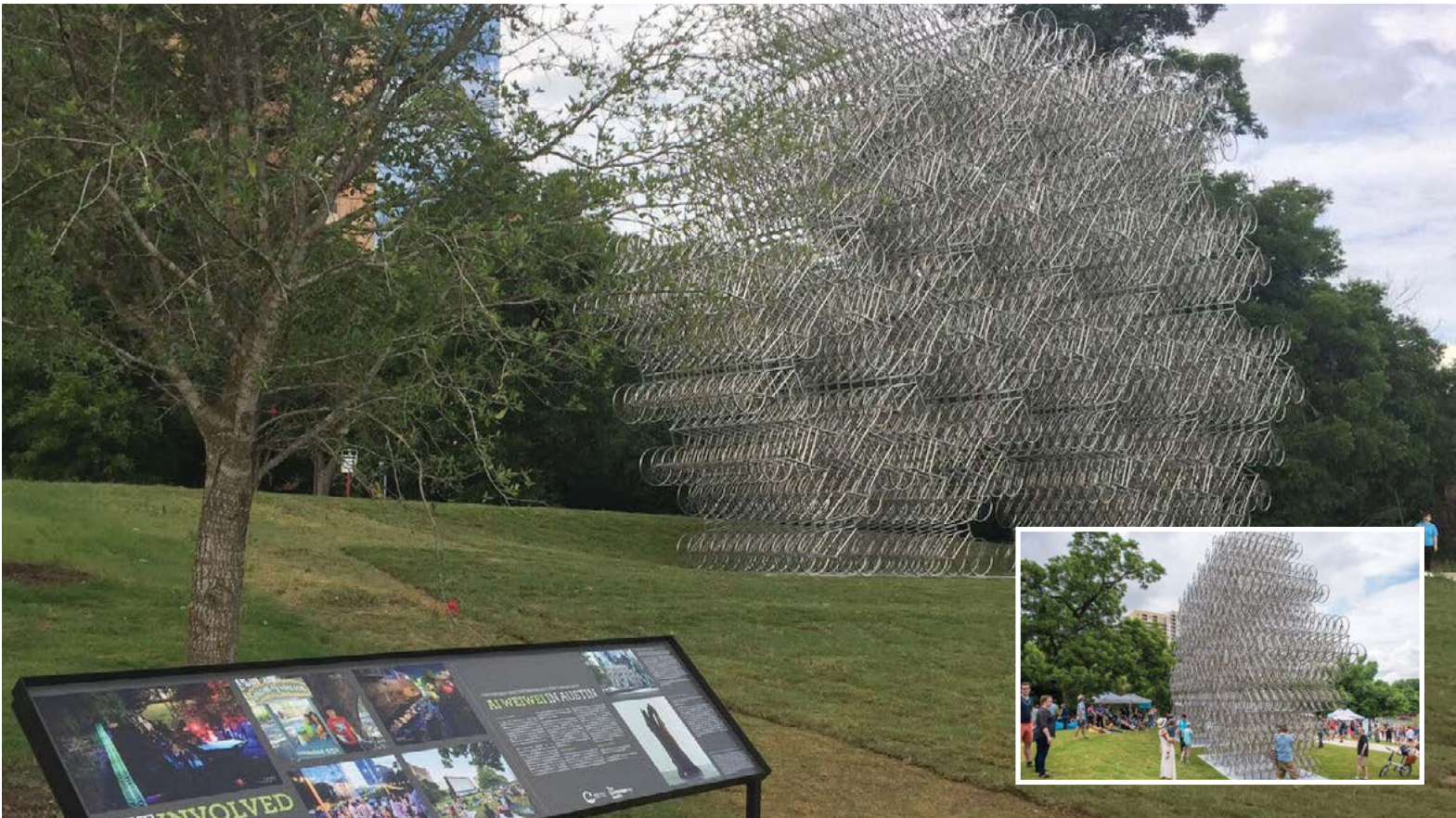


### Pop-Up Picnic

Community members were invited to join in the annual Palm Park Pop-Up Picnic! This year was bigger and better than ever, with thousands of guests enjoying an evening picnic at Palm Park.

### Ai Weiwei's Forever Bicycles at the Waller Delta

The Waller Creek Conservancy partnered with The Contemporary Austin to bring two installations from the Chinese Artist and Activist, Ai Weiwei. Forever Bicycles opened to the public on Saturday, June 3 with a public celebration that included art activities, giveaways, and more. More than 1,000 Austinites came to be the first to see Ai Weiwei's exciting art installation along Waller Creek.





## **Waller Creek District Contacts**

### **Waller Creek Local Government Corporation**

[www.austintexas.gov/department/waller-creek-local-government-corporation](http://www.austintexas.gov/department/waller-creek-local-government-corporation)

### **Waller Creek Conservancy - [www.wallercreek.org](http://www.wallercreek.org)**

Peter Whitney, Waller Creek Conservancy - (512) 541-3520



### **City of Austin - [www.austintexas.gov](http://www.austintexas.gov)**

Kristin Pipkin, P.E., Watershed Protection Department - (512) 974-3315

Terry Jungman, Parks and Recreation Department - (512) 974-9479



### **Prepared by**

Kristin Pipkin, P.E., Watershed Protection Department, City of Austin

Jessica Coronado, Watershed Protection Department, City of Austin

Aaron Hicks, Watershed Protection Department, City of Austin

