

Waller Creek Local Government Corporation

Progress Report





Waller Creek Local Government Corporation

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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, meets 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 fills 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 present Orly Genger: Hurlyburly, the inaugural installation of the new public art collaboration project.

2017

Forever Bicycles, an installation by world renowned artist Ai Weiwei, is showcased at the Waller Creek Delta.

The Moody Foundation contributes 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.

The Waller Creek Conservancy and the City of Austin celebrate the groundbreaking of the Waterloo Park Structured Lawn project.

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Photo Credits

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Acronym Definitions

ACCD - Austin Convention Center Department

COA - City of Austin

EDD - Economic Development Department

DSD - Development Services Department

LGC - Local Government Corporation

MACC - Mexican American Cultural Center

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

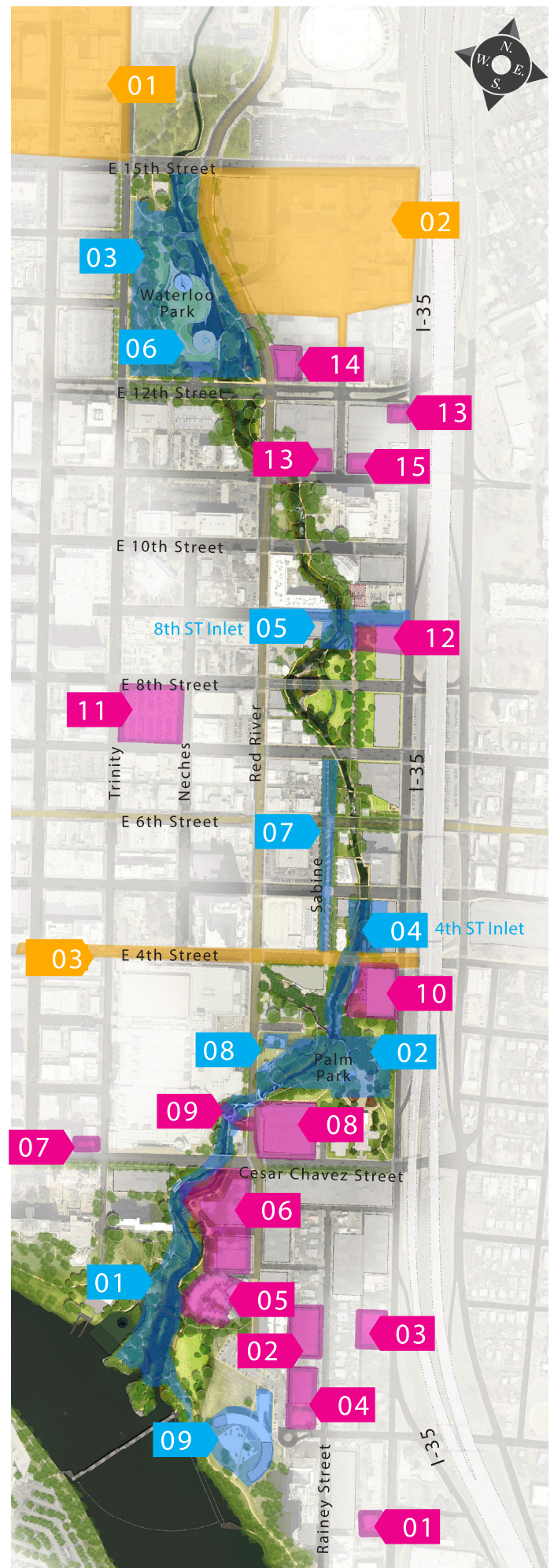
- 01 Waller Delta
- 02 Palm Park
- 03 Waterloo Park
- 04 4th Street Creekside Inlet Facility
- 05 8th Street Creekside Inlet Facility
- 06 Waterloo Park Inlet Facility
- 07 Sabine Street Promenade
- 08 Waller Pavilion
- 09 MACC Master Plan

PRIVATE PROJECTS

- 01 48 East Tower
- 02 78-84 Rainey
- 03 Homewood Suites
- 04 70 Rainey
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- 06 Waller Park Place
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RELATED PROJECTS

- 01 Capitol Complex Master Plan Phase One
- 02 Central Health Brackenridge Campus
- 03 Capital Metro Downtown Station



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 parks and open spaces along Waller Creek.

Waller Creek Conservancy Highlights

- In partnership with the City of Austin, the Waller Creek Conservancy celebrated the official groundbreaking of the Waller Creek project at Waterloo Park. Construction at the site began with the Structured Lawn/Art Infrastructure in October.
- The Waller Creek Conservancy hosted the fourth annual Creek Show, which included six light-based art installations between 5th and 8th Streets.

City Council Action Items

- August 31, 2017: Austin City Council approved the appointment of Interim Assistant City Manager Joe Pantalione as president of the Waller Creek Local Government Corporation.
- September 28, 2017: Austin City Council approved a resolution directing the City Manager to explore funding options to address various issues and projects in downtown Austin, including the Waller Creek District.
- December 14, 2017: Austin City Council approved the interlocal agreement with the Texas Facilities Commission for the development of Phase One of the 2016 Texas Capitol Master Plan.
- February 1, 2018: Austin City Council approved the execution of a construction contract with DeNucci Contractors, LLC, for the Sabine Street Promenade project.

Local Government Corporation (LGC) Action Items

- August 22, 2017: The Waller Creek Local Government Corporation (LGC) approved a recommendation to appoint Interim Assistant City Manager Joe Pantalione as president of the LGC.
- September 11, 2017: The Waller Creek Local Government Corporation approved the Structured Lawn/Art Infrastructure at Waterloo Park Construction Phase Plan.
- October 18, 2017: The Waller Creek Local Government Corporation approved the Waterloo Cafe Schematic Design Phase Plan in addition to appointing three City staff members and two Waller Creek Conservancy representatives to the Waller Creek District Design Guidelines Team.

Waller Creek District Design Team Highlights

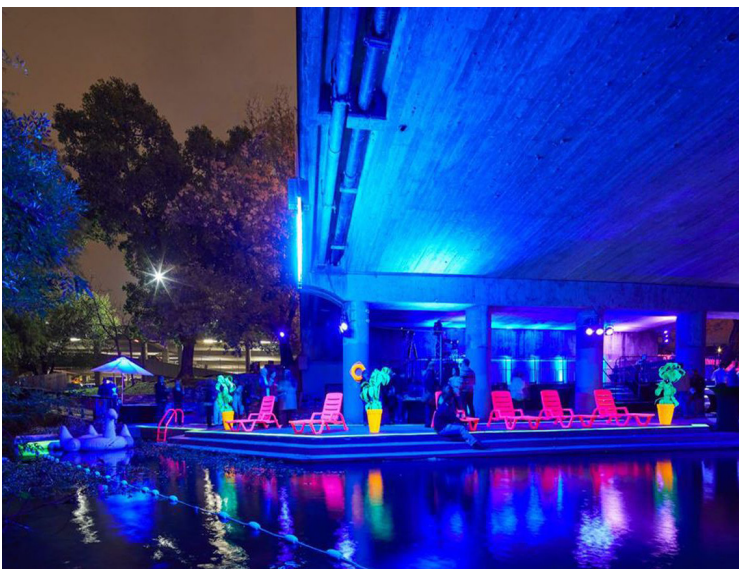
- Coordinating with Block 36, East 9th St. Multifamily, 700 E 11th St Multifamily, Alexan Apartment Tower, and 78-84 Rainey.

Resources

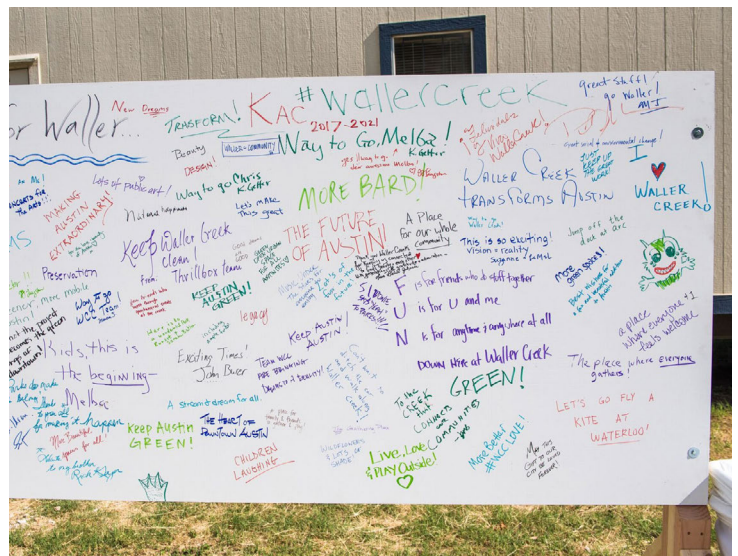
Local Government Corporation website. www.austintexas.gov/department/waller-creek-local-government-corporation

Waller Creek Conservancy website. www.wallercreek.org

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



No Lifeguard on Duty by Asakura Robinson was one of the six light-based installations at Creek Show 2017.



The community shared its support at the groundbreaking of Waterloo Park.

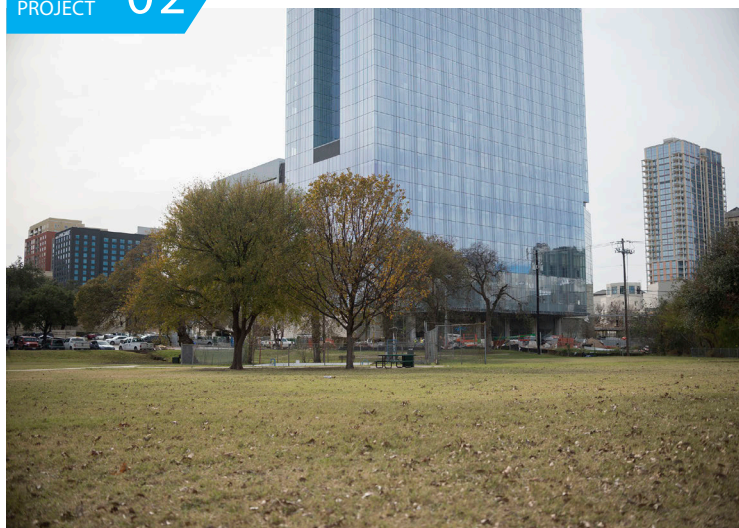
PUBLIC PROJECT 01



Waller Creek Delta

Status: The Waller Creek design team has reviewed and responded to Capital Metro's Downtown MetroRail 60% and 90% conceptual submittals. Coordination is required to ensure the Capital Metro project is consistent with the design intent of the Waller Creek Delta. The Construction Document Phase Plan is temporarily on hold until funding is identified.

PUBLIC PROJECT 02



Palm Park

Status: The Design Development phase of the park is temporarily on hold until a better understanding of the future plans for Palm School is reached. Independent of those efforts, the City of

Austin's Parks & Recreation Department and Watershed Protection Department have coordinated recent cleanup efforts in Palm Park and Waller Creek to remove trash and debris.

PUBLIC PROJECT 03



Waterloo Park

Status: As part of the permit process, Waterloo Park construction documents were formally submitted for City review in August. On a parallel track, the Waller Creek design team has coordinated and reviewed the 50% Construction Documents for the park, the 100% Schematic Design for the Cafe, the 75% submittal of the operations and maintenance manual, and the Waller Creek Signage Master Plan. Construction of the Park, Cafe, and Performance Venue is expected to begin in summer 2018.



Structured Lawn at Waterloo Park under construction in October 2017.



4th Street Creekside Inlet Facility

Status: The tunnel contractor completed the work at the inlet in fall 2017 and it is now operating as designed. The Waller Creek design team is actively planning the next scope of work to begin the design and construction for surface improvements.



8th Street Creekside Inlet Facility

Status: The inlet began taking storm water from Waller Creek in late 2017. Work continues on the 72" storm drain line along the IH-35 access road. As of late January, the concrete structure of

the debris screening facility was nearing completion. The rock work, general grading, sidewalk, and final landscaping are scheduled for completion in March.



Display of the waterfall at the southeast corner of Waterloo Park adjacent to the Inlet Facility. The work to build the rock facade at the waterfall is currently being scheduled.



Waterloo Park Inlet Facility

Status: Major construction of the building was completed at the end of 2017. Equipment testing is ongoing,

with the Certificate of Occupancy expected in March to be followed by the facility's handoff to City staff.



PUBLIC PROJECT 07

Sabine Street Promenade

Status: On February 1, Austin City Council approved the execution of a construction contract with DeNucci Constructors, LLC, for the Sabine Street Promenade project. Construction is anticipated to begin by the end of March.



PUBLIC PROJECT 08

Waller Pavilion

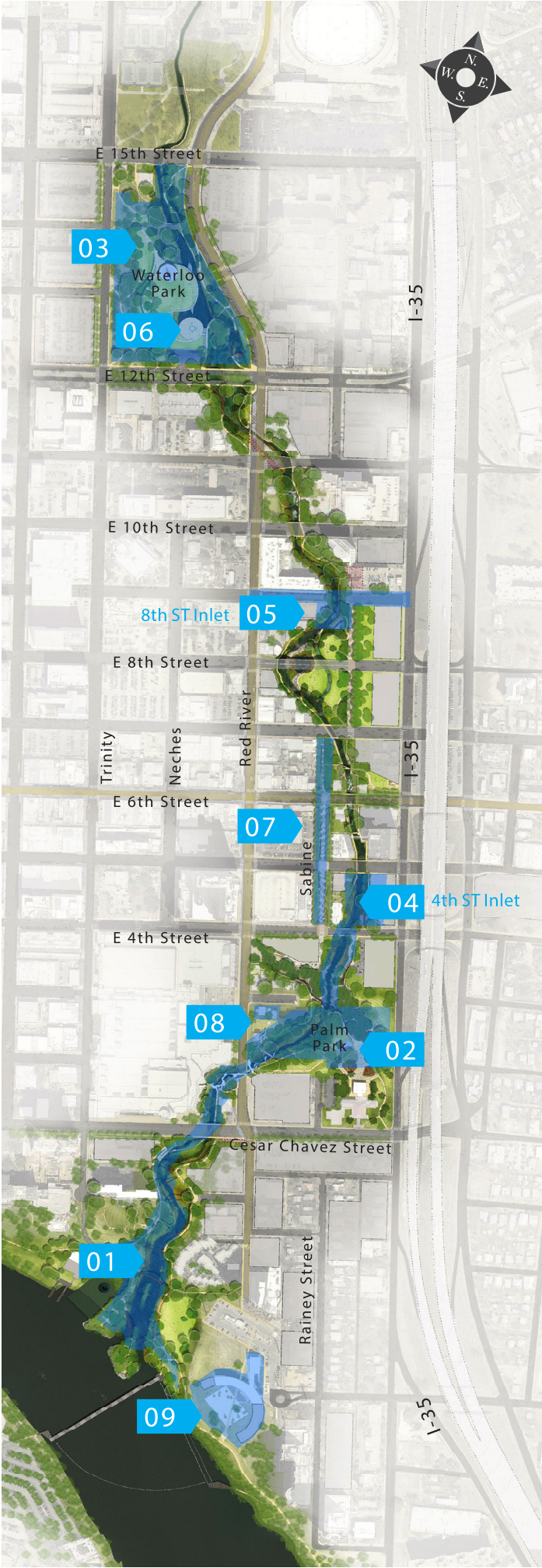
Status: The project's design team submitted a Schematic Design to the Austin Convention Center for review and costing. The current design does not include any site improvements or modifications to the wetpond. The project scope has been reduced to restore the historical Castleman-Bullhouse to a minimal usage space. Design Development is scheduled for late February.



PUBLIC PROJECT 09

Mexican American Cultural Center (MACC) Master Plan

Status: The third and final public open house was held in January where input was gathered for consideration in the final design. Next steps include presentations to the City's various boards and commissions and ultimately to City Council with dates pending. Design plans include a creekside amphitheater trail improvements, and an underground parking system.





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

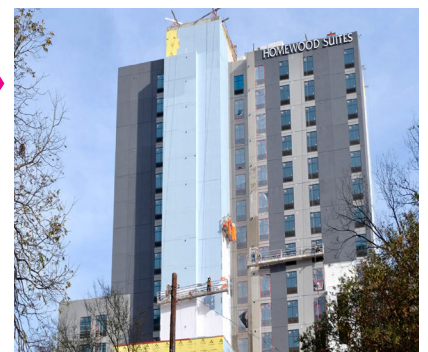
78-84 Rainey

Status: This project is currently undergoing City review and the applicant is proposing to construct a 9 story mixed use building with underground parking. A meeting with the Waller Creek District Design Guidelines Team is pending.

PRIVATE PROJECT 03

Homewood Suites

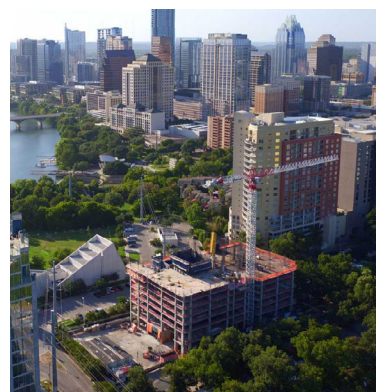
Status: The 17-story hotel is currently under construction and is nearing completion.



PRIVATE PROJECT 04

70 Rainey Street

Status: The downtown tower is quickly rising with completion of its first ten stories. Next steps include installation of twisting columns to give the tower a 40 degree spin allowing all 164 condos a panoramic view.



PRIVATE PROJECT 05

Villas on Town Lake

Status: The developer has plans for a 40-story tower with a possible second tower planned for future development. Drilling and surveying was recently conducted at the site around the property.





PRIVATE PROJECT 06

Waller Park Place

Status: The proposed mixed-use, multi-tower development is expected to submit a new site plan. The expired permit included plans for three parcels.

PRIVATE PROJECT 07

Marriott Hotel at Cesar Chavez

Status: The site plan was approved and mobilization is underway. Completion is scheduled for March 2020.



PRIVATE PROJECT 08

Fairmont Hotel

Status: The grand opening is scheduled for early 2018. The City and the Waller Creek Conservancy have coordinated creek cleanups with the developer.



PRIVATE PROJECT 09

Canopy Walk

Status: Significant progress has been made towards construction completion, which is scheduled for early 2018.



PRIVATE PROJECT 10

Block 36

Status: Plans for this multifamily development between 3rd and 4th Streets at the site of Crossfit Central have been submitted to the City in preparation of a formal site plan submittal. The proposed design includes a creekside cafe and restaurant.



PRIVATE PROJECT 11

Episcopal Archives

Status: Cielo Property Group was selected to develop the site, which calls for a large mixed-use project with a permanent archival storage for the Episcopal Church. The site plans are currently undergoing City review and a meeting with the Waller Creek District Design Guidelines Team is pending.



PRIVATE PROJECT 12

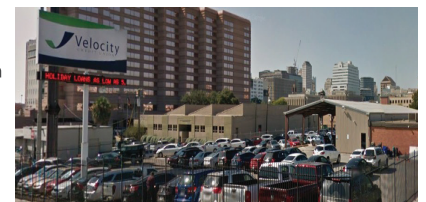
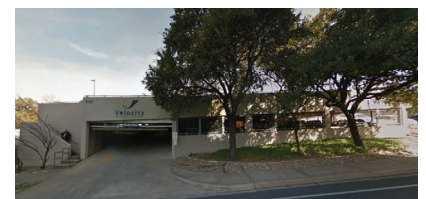
East Ninth Street Multifamily

Status: Per coordination with the City's Floodplain Office regarding concurrent construction of the 8th Street Tunnel Side inlet, the applicant resubmitted a site plan in October, which is currently under review. Plans include a 5-story multifamily building with a restaurant and retail.

Velocity Credit Union

PRIVATE PROJECT 13

Status: The developer for the sites at 610 E 11th Street and 705 East 12th Street, which are both owned by Velocity Credit Union, submitted a site plan for review in May 2017.



PRIVATE PROJECT 14

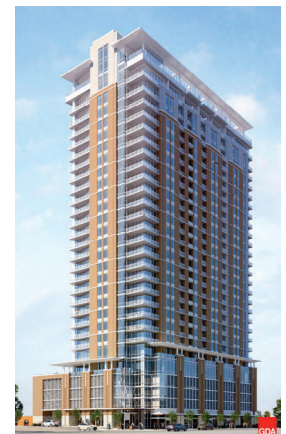
Hotel Mirabeau

Status: The site plan was approved and construction is pending for the project formerly known as Waterloo Park Tower. The plans include eight floors of parking, a rooftop lounge, and seven food and beverage venues.

Alexan Apartment Tower

PRIVATE PROJECT 15

Status: The site plan for 700 East 11th Street is currently under review and has begun coordination with the Waller Creek District Design Guidelines Team. Renderings show a 30-story apartment tower, with six floors of parking, 21,000 square feet of office space, and a pool lounge on the 30th floor.



Capitol Complex Master Plan Phase One

RELATED PROJECT 01



Status: In December, Austin City Council approved the execution of an interlocal agreement with the Texas Facilities Commission for development of Phase One of the Master Plan. Phase One includes the creation of the pedestrian “Texas Mall”, which will host outdoor performances and community events. Coordination with the Waller Creek design team is underway to address parking and relocation of trees to Waterloo Park.

Central Health

RELATED PROJECT 02



Status: In November, Central Health’s Board of Managers approved the execution of negotiations with Wexford Science & Technology, LLC, of Baltimore, MD as the master developer for the development of Central Health. Demolition of the first hospital tower is set to occur sometime during the latter half of 2018, which is Phase One of the Master Plan. Construction is not anticipated to begin for another three years. The site will eventually include four million square feet of office space, retail, affordable housing, a public market with various food options, and a hotel.

RELATED PROJECT 03

Capital Metro Downtown Station

Status: In December, CapMetro submitted the 90% conceptual design for City review. The 100% design plans will be submitted in early 2018 and will be followed with the permitting and bidding processes. Construction is anticipated to begin in mid 2019.



Special Events



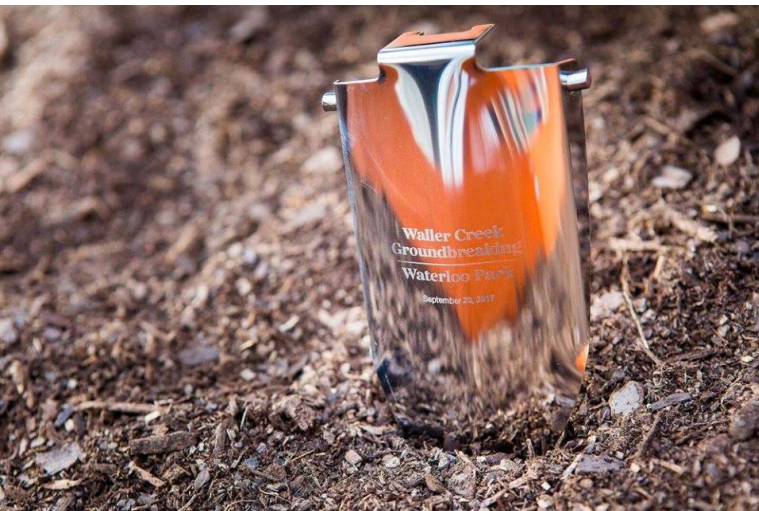
Austin Museum Day
Austin Museum Day was celebrated with visits to Waller Creek with the Waller Creek Conservancy! Events included activities for all ages and various local vendors.



GenWaller Trivia Night
Attendees tested their knowledge while learning more about Waller Creek. All proceeds of the event benefited the Waller Creek Conservancy.



Waterloo Park Groundbreaking
In September, the Waller Creek Conservancy, in partnership with the City of Austin, celebrated the official groundbreaking of the Waller Creek project at Waterloo Park. The total project cost is estimated to be \$67.5M with completion scheduled for late 2019.



Creek Show 2017

This year, the Waller Creek Conservancy hosted its first Creek Show Lounge as a place to dive deeper into the future transformation of the Waller Creek park projects. The lounge featured a large-scale model of Waterloo Park and to offer a glimpse of what an active and inclusive green space will mean for Austin and our community.



Night Garden by dwg was one of the six light-based installations at Creek Show

Stubb's Benefits Concert

The Waller Creek Conservancy celebrated its 6th Annual Benefit Concert with all proceeds from the concert and dinner benefiting Waller Creek and funding Waller Creek operations and programs. This quintessential evening was enjoyed by more than 2,000 attendees who enjoyed fantastic food and live music under the stars.



Waller Creek District Contacts

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

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