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19

Waller Creek
Local Government Corporation

Progress Report

Cover photo: Creek Show 2019 Installation, Ambedo ßeta by Polis

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

Eleven 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 picnic 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 awarded 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.

2018

Austin City Council approves an additional $110 million in capital funding for the completion of the parks and trail system through the Waller Creek District.

The Waller Creek Local Government Corporation approves the Waterloo Park Construction Phase Plan and the Operating and Management Agreement for the Park, a monumental first step towards realizing the vision for the Waller Creek Chain of Parks.

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Photo Credits

Austin History Center

Trent Atkins - Watershed Protection 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

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 Emma S. Barrientos Mexican American Cultural Center Master Plan

PRIVATE PROJECTS

01 48 East Tower

02 44 East Avenue

03 70 Rainey

04 78-84 Rainey

05 Fairfield Inn & Suites

06 Homewood Suites

07 The Travis

08 91 Red River

09 Castleman-Bull House

10 Marriott Hotel at Cesar Chavez

11 Block 36

12 Block 87

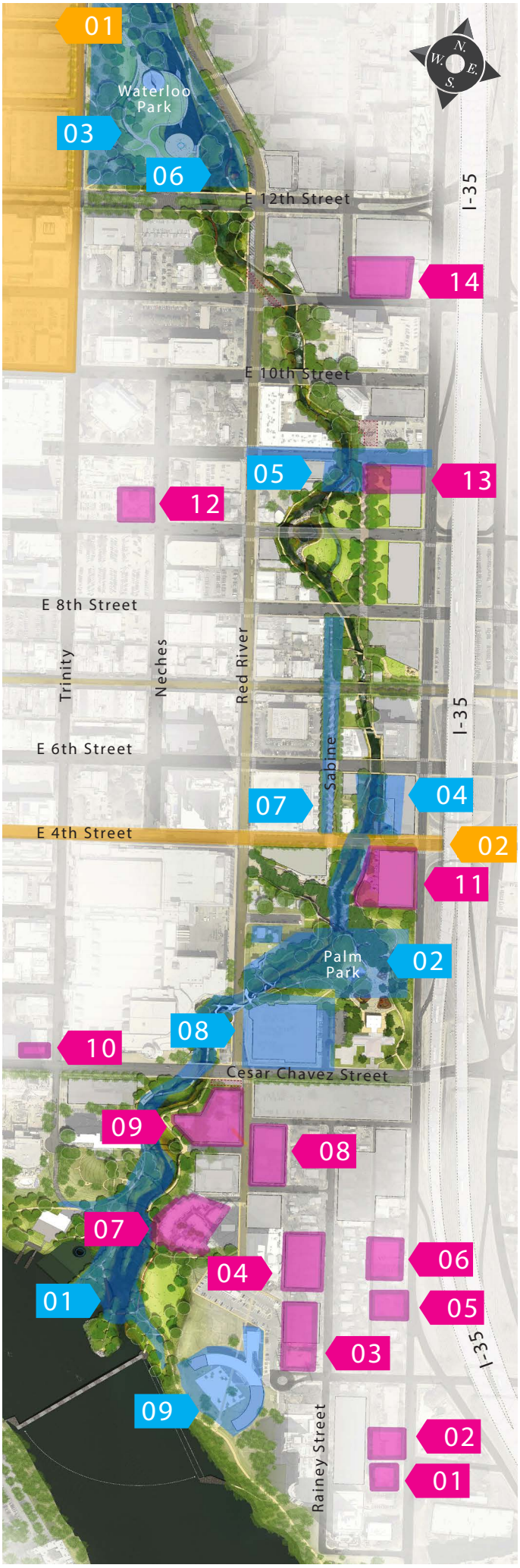
13 9th St Multifamily

14 700 E 11th Street

RELATED PROJECTS

01 Capitol Complex Master Plan Phase One

02 Capital Metro Downtown Station



District Highlights

Summary

The Waller Creek District (District) was established in pursuit of design excellence, environmental integrity, and economic development. Such an effort requires the unique partnership of the City of Austin, Waller Creek Conservancy, and the Waller Creek Local Government Corporation to strategically plan, coordinate, and deliver projects needed to make the District's vision a reality. Recent highlights include the following:

Waller Creek Conservancy Highlights

- The Waller Creek Conservancy relocated to a new office location at the historic Symphony Square, located along Waller Creek near 11th Street.
- The Waller Creek Conservancy celebrated its most successful Creek Show yet, hosting 50,000 visitors.

City Council Action Items

- Austin City Council approved a resolution directing the City Manager to explore the expansion of the Waller Creek Local Government Corporation to ensure a broader range of community stakeholders.
- Austin City Council approved a contract with Environmental Tree and Design Inc. to provide tree relocation and care services for two Live Oak trees located in the Texas Capitol Complex proposed for relocation to Waterloo Park.

Waller Creek Local Government Corporation Action

- September 19, 2018: The Waller Creek Local Government Corporation approved the appointment of IACM Sara Hensley to the board.
- September 19, 2018: The Waller Creek Local Government Corporation approved the FY19 Annual Project Plan for the Waller Creek District.
- October 10, 2018: The Waller Creek Local Government Corporation approved the Addendum 2 to the Waterloo Park Construction Documents and Permitting Phase Plan.
- November 14, 2018: The Waller Creek Local Government Corporation approved the Emerging Projects Coordination Phase Plan.
- December 19, 2018: The Waller Creek Local Government Corporation approved the Waterloo Park Construction Phase Plan and Operating and Management Agreement for the Park.

Waller Creek District Design Team Highlights

- Coordination with 91 Red River and Block 36.

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.

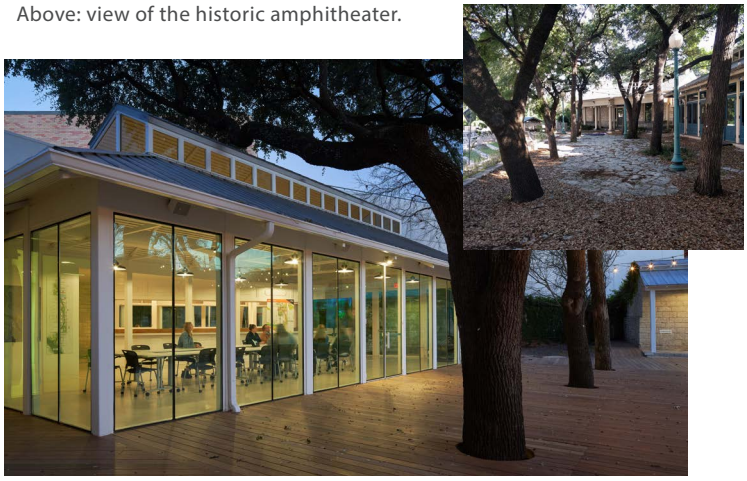
www.austintexas.gov/department/waller-creek

Above: street view of the renovated space.

Above: view of the historic amphitheater.

Waller Creek Conservancy Relocates to Symphony Square

Last fall, the Waller Creek Conservancy renovated a large part of Symphony Square to serve as the Conservancy's new office and event space. The Conservancy will occupy the former Serranos restaurant site, the Hardeman House, the 2,100 square foot pavilion space, and the former New Orleans Club site with all of its 900 square feet. The non-profit will also maintain the 350 person capacity creekside amphitheater, which will be used to host the Austin Symphony Orchestra's events. The location of the Conservancy's offices is adjacent to the Waller Creek District's first major construction project at Waterloo Park. *Images: Waller Creek Conservancy*



Lower right: deck after. Inset: deck before.

Waller Delta

Status: The Waller Creek Conservancy and City of Austin completed a selection process for a Construction Manager at Risk (CMAR). SpawGlass was selected as the CMAR to assist with preconstruction services and cost estimation. The team will work on incorporating this feedback, along with other project reviews, into the Construction Documents, which will begin in late spring/early summer of 2019.

Palm Park

Status: The Waller Creek Conservancy and the City of Austin will reengage in design of Palm Park upon understanding of the future plans for the school through coordination with Travis County.

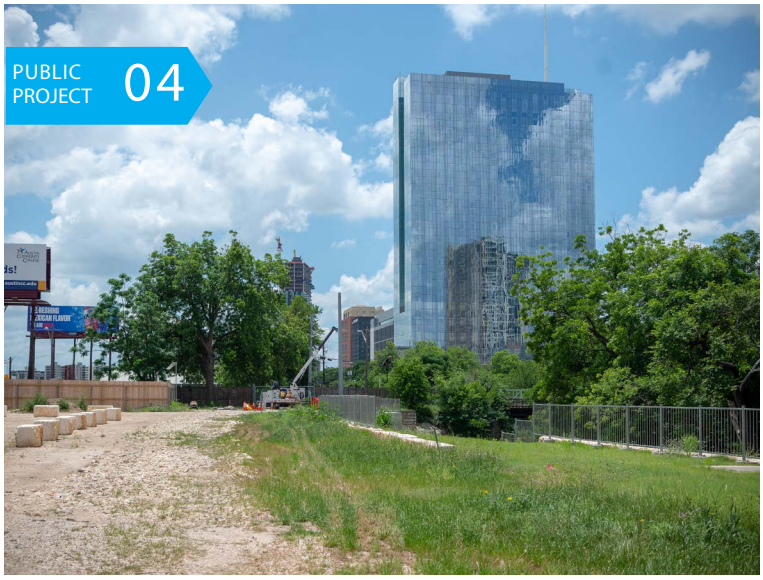
Waterloo Park

Status: Construction began in December 2018 on Waterloo Park. Progress to date includes site preparation and relocation of trees. Work will continue on Waterloo Park through the summer of 2020.

Hill Country Garden

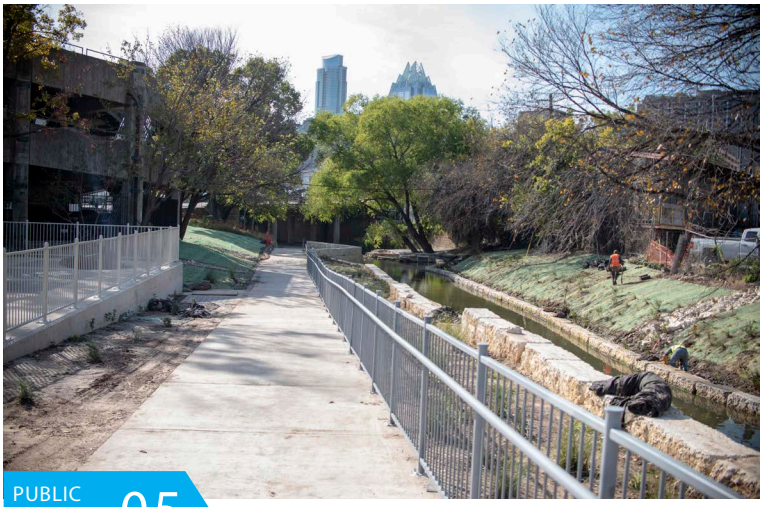
Elevated Promenade

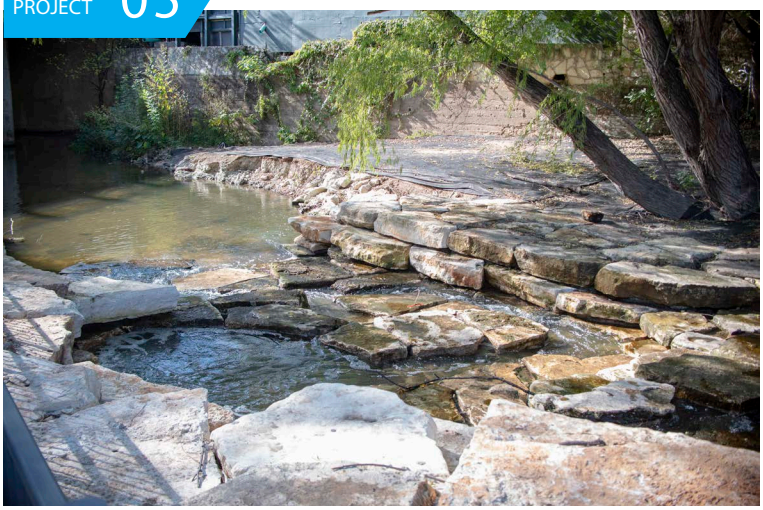
Wetland Terrace



4th Street Creekside Inlet Facility

Status: As part of the Waller Creek Tunnel Project, the property located between 4th and 5th Street along IH35, was acquired to construct the 4th Street Creekside Inlet Facility. Through Amendment No. 2 to the TIRZ 17, this site has been reserved for a future Operations and Maintenance Facility to support the City and Waller Creek Conservancy. Concept drawings will begin in concert with the adjacent Waller Creek restoration and trail improvements.





8th Street Creekside Inlet Facility

Status: Construction is almost complete with final punch list items being worked on currently.

Waterloo Park Inlet Facility

Status: The Certificate of Occupancy for the inlet facility was issued in early December, allowing the site development permit to close in advance of the Waterloo Parkland and Performance Venue Project (Parkland).

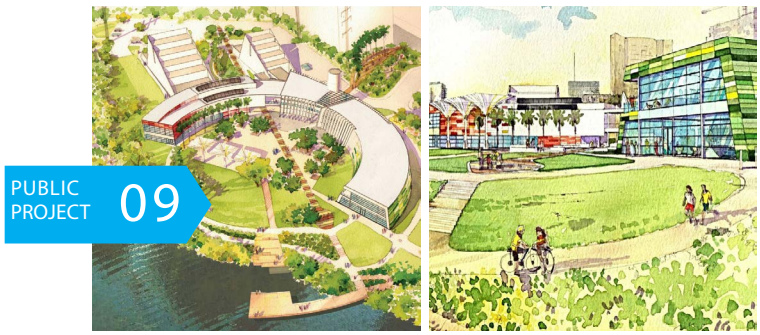
Currently, the Waller Creek Tunnel Operations and Maintenance Program is operating the facility and coordinating efforts to build a low flow bypass system. The bypass system will direct creek flow from small storms into the creek rather than the tunnel.

Sabine Street Promenade

Status: This project is scheduled for substantial completion by June 2019. Phase 1, which focused on the eastbound side of 4th Street to 5th Street concluded in October, while Phase 2, which focused on the westbound side, concluded in December. Phases 3 and 4, which focus on 5th Street to 6th Street, are scheduled for 2019.

Castleman-Bull House

Status: The historic home will feature a large renovated outdoor patio space as a location to host events on behalf of the Austin Convention Center Department.



Emma S. Barrientos Mexican American Cultural Center (ESB-MACC) Master Plan

Status: The Austin City Council adopted the Emma S. Barrientos Mexican American Cultural Center (ESB-MACC) Master Plan on May 24, 2018. The plan presents design recommendations to better meet the current and future needs of the center. The process sought public input to guide the expansion of the existing facility, new facilities, new shade structures, parking, landscaping and the potential redesign of the plaza. Additional site plan elements include design options for mobility access or circulation, the "Gran Entrada" or entrance to the complex, its relationship to the waterfront at Lady Bird Lake and Waller Creek, and to the neighboring commercial and residential properties. In November, Austin voters approved General Obligation Bond Proposition B, which will provide $27 million toward the next phase of the master plan's implementation.

PRIVATE PROJECT 01

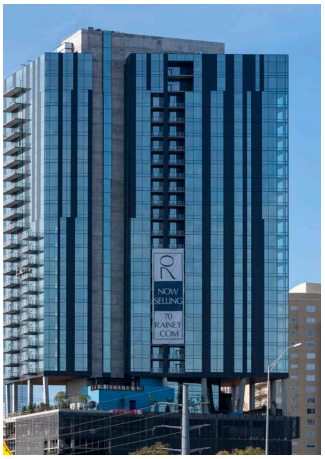
48 East Tower

Status: A site plan correction was submitted in November revising the description from a multifamily residential site to a hotel. *Image: STG Design*

PRIVATE PROJECT 02

44 East Avenue

Status: A site plan for this new project was submitted for City review In October. The applicant proposed a 51-story residential building, with anticipated completion in 2022. *Image: austin.towers.net*



PRIVATE PROJECT 03

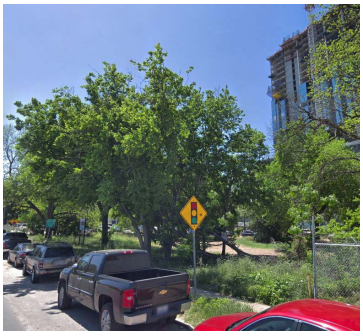
70 Rainey Street

Status: In November the green elements were installed on the 10th floor amenity deck allowing the focus to shift to installation and completion of the residential fixtures. *Image: City staff*

PRIVATE PROJECT 04

78-84 Rainey

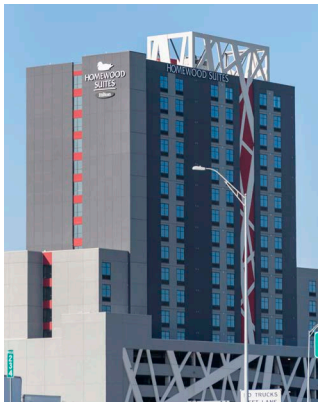
Status: The site plan is currently under review for this proposed 9-story mixed use building located in the Rainey District. This project is due to be reviewed by the Waller Creek District Design Guidelines team. *Image: VRA Commercial Real Estate*



PRIVATE PROJECT 05

Fairfield Inn & Suites

Status: The applicant has submitted a site plan for City review and proposes construction of a hotel on a .29 acre lot in the Rainey District between Driskill and River Streets. *Image: City staff*



PRIVATE PROJECT 06

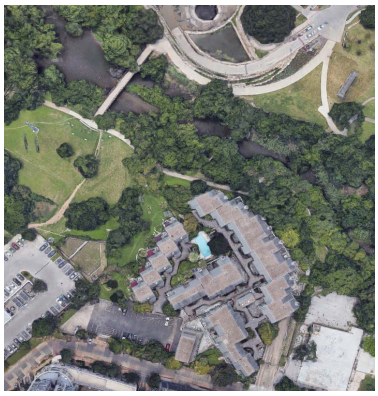
Homewood Suites

Status: This hotel was recently completed just two blocks from the Convention Center and began accepting reservations on January 31, 2019. *Image: City staff*

PRIVATE PROJECT 07

The Travis

Status: This project is due to be reviewed by the Waller Creek District Design Guidelines team. *Image: Google maps*



PRIVATE PROJECT 08

91 Red River

Status: The applicant is currently addressing various site plan comments provided by the City's review team. The applicant is concurrently developing a license agreement related to the proposed drainage engineering plans. The applicant is also working with the City's Heritage tree reviewer to resolve a tree mitigation payment for proposed trees in the ROW. *Image: Ziegler Cooper Architects*

PRIVATE PROJECT 09

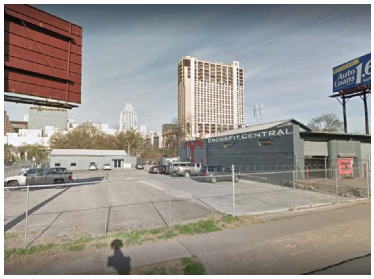
Waller Park Place

Status: In December WeWork closed on the purchase of the Waller Park Place development site from McCourt Global. *Image: austin.towers.net*

PRIVATE PROJECT 10

Marriott Hotel at Cesar Chavez

Status: Construction of the 613-room hotel is currently underway. Completion is estimated for July 2020. *Image: Marriott*



PRIVATE PROJECT 11

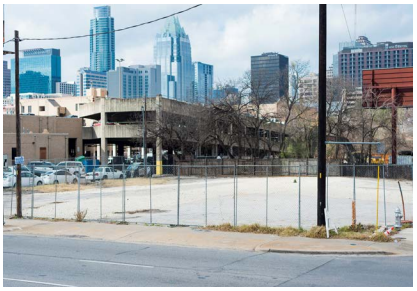
Block 36

Status: The Waller Creek District Design Review Board reviewed this project for alignment with the Waller Creek District Design Guidelines and provided feedback regarding design compliance. The team requested additional clarifying information about the proposed design facing Waller Creek. *Image: Google*

PRIVATE PROJECT 12

Episcopal Church Block 87

Status: In December, the Episcopal Church finalized the sale of the undeveloped Block 87 site to Cielo Property Group. The site for the previously planned Episcopal Church Archive will be developed at an alternate site. *Image: Cielo Property Group*



PRIVATE PROJECT 13

East 9th Street Multi-Family

A new site plan was submitted in December for this site, which is located just east of the 8th Street Side Tunnel Inlet. The proposed design is for a 4 to 5 story multi-family building with ground floor retail and a restaurant. *Image: City staff*

PRIVATE PROJECT 14

700 E 11th Street

Status: The applicant received site plan approval for the multi-family development in May 2018. In October the applicant received City approval for demolition and has since named the project Alexan Waller Creek, per the deed of trust. *Image: GDA Architects*

RELATED PROJECT 01

Capitol Complex Master Plan Phase One

Status: In the fall of 2018, Austin City Council approved a contract with Environmental Tree and Design Inc. to provide tree relocation and care services for two Live Oak trees to be moved from the Texas Capitol Complex to Waterloo Park.

Phase 1 of the project began in December with an estimated completion of 2022. Package 1 includes six various construction packages scoped to extend from 16th Street to Martin Luther King Jr. Boulevard and includes three blocks of the Texas Mall.

RELATED PROJECT 02

Capital Metro Downtown Station

Status: In January, Capital Metro submitted a revised scope of work for City review showing the value engineering items that their design team removed to reduce the project costs. Proposed changes included deletion of a portion of track 3, deletion of five rain gardens, deletion of a railroad gate at Sabine Street and 4th Street, and deletion of two portions of the canopy. The groundbreaking for construction is scheduled to occur after the 2019 South By Southwest festival.

Special Events

Creek Show 2018

The 5th year of Creek Show explored a new site – 9th St through 11th St along Waller Creek. Over nine nights, a record-breaking 50,000 Austinites reveled in locally produced, light-based art. Visitors experienced the six installations and snapped thousands of pics while enjoying live music, a Kid Zone, and interactive activities. Waller Creek and the newly renovated Symphony Square were once again alive with the spirit of Austin.

Concert on the Creek

As part of Austin Museum Day, the Waller Creek Conservancy and KMFA Classical 89.5 hosted an outdoor exploration of Austin's thriving and innovative classical music scene. Hundreds of attendees gathered at the Waller Delta in a unique natural setting, alongside Waller Creek and Lady Bird Lake. Taking inspiration from Ai Weiwei's "Forever Bicycles," line upon line, American Dreamer, and Austin Saxophone Orchestra performed for music-lovers of all ages.

7th Annual Benefit Concert

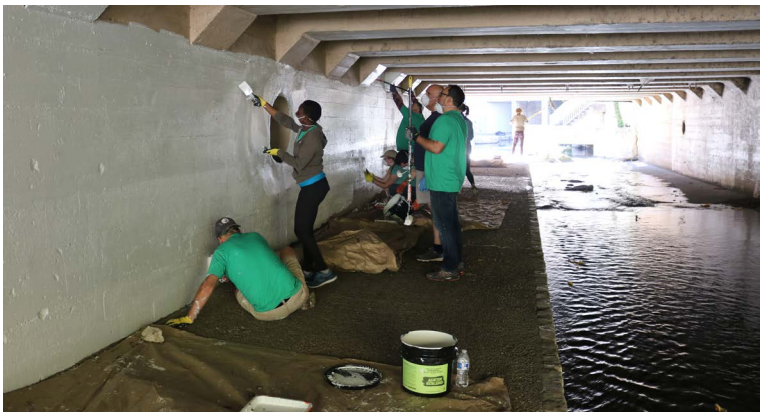
The Waller Creek Conservancy celebrated its 7th Annual Benefit Concert at Stubb's Waller Creek Amphitheater. This renowned fundraiser brought together friends, family and strangers alike to support a great cause while enjoying a one of a kind music experience and good old Austin BBQ. The event featured a sponsor dinner prepared by Chef Tim Love and performances by Austin favorites Wild Child and Golden Dawn Arkestra.

WCC Road Trip

This summer and fall the Waller Creek Conservancy took their public meetings out to Austin's busiest events and across neighborhoods to help develop a plan for the future cultural and educational park programs. Efforts focused on building stronger and broader community relationships and on how Waller Creek can advance equity in Austin. More than 1,000 residents engaged via pop-ups, lunches and dinners, tabling, and a survey.

It's My Park Day Creek Clean Up

As part of Austin Parks Foundation's citywide service day, volunteers got the area of Waller Creek near Symphony Square into tip-top shape in anticipation of Creek Show. Volunteers of all ages participated in trash and debris clean up, graffiti removal, and landscaping.



Waller Creek District Contacts

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