

Waller Creek Local Government Corporation

Progress Report



Cover photo: re-branding ceremony for Waterloo Greenway,
formerly known as the Waller Creek Conservancy

The background of the entire page is a grayscale photograph showing a group of people participating in a river cleanup. In the foreground, two young people are wading through a rocky riverbed, carrying large plastic bags filled with trash. Other people are visible further back in the river, also engaged in the cleanup activity. The river is surrounded by trees and dense vegetation on the banks.

Waller Creek Local Government Corporation

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J. Rodney Gonzales

Secretary

Martha Smiley

Members

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Vice President

Melba Whatley

Treasurer

Vacant

Allan W. Shearer Ph.D., ASLA

Jorge L. Morales, P.E., CFM

Liana Kallivoka, PhD, P.E.

Waller Creek DistrictTimeline

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.

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. Additionally, 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 with both partners committing \$400,000 to fund the 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 landscape architects, architects and artists to present their ideas for remaking Waller Creek and the surrounding park space.

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.

2019

On August 22, 2019, the Waller Creek Conservancy introduced a new name for the organization and the 35-acre green space project. Waller Creek Conservancy, now known as Waterloo Greenway, also acknowledges what was previously known as Waller Creek Park or the Waller Creek Chain of Parks.

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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
- WCD - Waller Creek District
- WGC - Waterloo Greenway Conservancy
- WPD - Watershed Protection Department

PUBLIC PROJECTS

- 01 Waller Creek Delta
- 02 Palm Park
- 03 Waterloo Park
- 04 Rainey Street Substation
- 05 Sabine Street Promenade
- 06 Brush Square
- 07 Castleman Bull House
- 08 Emma S. Barrientos Mexican American Cultural Center

PRIVATE PROJECTS

- 01 48 East Tower/Natiivo
- 02 44 East Avenue
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- 04 The Travis
- 05 82 Rainey
- 06 Fairfield Inn & Suites
- 07 90-92 Rainey
- 08 91 Red River/The Quincy
- 09 Marriott Hotel at Cesar Chavez
- 10 Block 36
- 11 Block 87
- 12 East 9th Street Multifamily
- 13 700 E 11th Street Multifamily
- 14 705 E 12th Street

RELATED PROJECTS

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



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, Waterloo Greenway 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:

Waterloo Greenway Conservancy Highlights

- In the record-breaking 6th Annual Creek Show, Waterloo Greenway Conservancy welcomed over 60,000 people to explore Waller Creek and the Red River Cultural District from November 7-17, 2019.
- Waterloo Greenway Conservancy announced an exciting new partnership with the world's leading live entertainment company Live Nation and Austin-based C3 Presents to program and operate the Moody Amphitheater at Waterloo Park, starting in spring 2021.
- To engage and educate surrounding stakeholders, Waterloo Greenway kicked off monthly tours of Waterloo Park to show the restoration of Waller Creek and the latest park construction progress.
- Through a continued partnership with local nonprofit Frida Friday ATX, Waterloo Greenway will host a monthly marketplace that supports women-of-color led businesses and features a vibrant variety of local art, apparel, food, and drink vendors every month at Symphony Square.

City Council Action Items

- November 14, 2019: Austin City Council approved an ordinance creating the Rainey Street District Special Revenue Fund funded with right-of-way fees, alley vacation sales payments, and license agreement fees for developments within the Rainey Street Historic District and Subdistrict for Improvements within the Rainey Street Historic District and Subdistrict
- November 14, 2019: Austin City Council negotiation and execution of a job order assignment with Jamail & Smith Construction, LP,

one of the City's facilities improvement job order contractors, for the Castleman Bull House Exterior Restoration project for a total amount not to exceed \$1,000,000

- December 11, 2019: Austin City Council held the first reading of the comprehensive revision to the Land Development Code, relating to the regulation of land use and development in the City of Austin and its extraterritorial jurisdiction
- January 14, 2020: Austin City Council held a discussion with Capital Metro Board of Directors regarding Project Connect
- January 23, 2020: Austin City Council approved an ordinance waiving fees in an amount not to exceed \$3,500,000, related to the development of Phase One of the 2016 Texas Capitol Complex Master Plan

Waller Creek Local Government Corporation Action

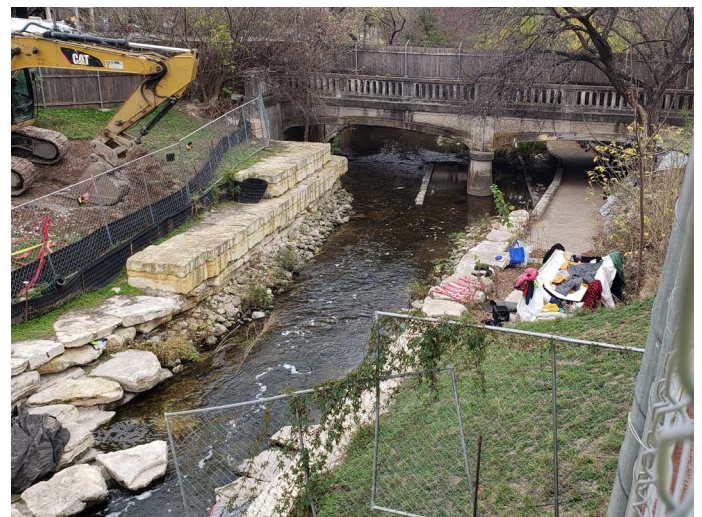
- November 4, 2019: The Waller Creek Local Government Corporation approved the Creek Delta Addendum One
- December 11, 2019 : The Waller Creek Local Government Corporation welcomed and received two new board appointees from the City of Austin, Jorge L. Morales, P.E., CFM, Director, Watershed Protection Department and Liana Kallivoka, Ph.D., P.E., LEED Fellow, Assistant Director, Austin Parks and Recreation Department

Homelessness: Council Direction and Policy

On October 17, 2019, the City Council made several revisions to the city ordinance that prohibits camping in public areas. Other ordinances, including those prohibiting obstruction on sidewalks in the downtown area and aggressive confrontation, remain unchanged. The ordinance changes went into effect on October 28, 2019.

Starting on October 28, 2019, camping, sitting, or lying will not be allowed in various areas throughout downtown Austin, including: Within the following boundary around the ARCH and the Salvation Army Downtown Shelter: East 4th (south border), South Bound I-35 Frontage (east border), East 11th (north border), and Brazos (west border).

Nor on any sidewalk in the City of Austin, on private property, including outdoor common areas, unless permitted by the owner, in public areas when it blocks public property or endangers public health or safety, in parks or greenbelts, in and around other public buildings with security rules, or in high wildfire risk areas . This applies to several areas along Waller Creek and the associated parkland.



Images: homelessness encampments along Waller Creek



01

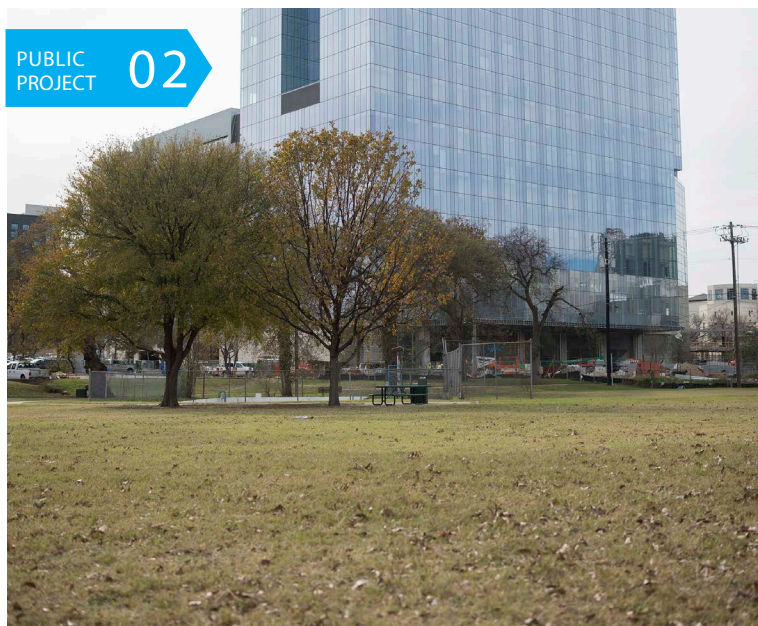
PUBLIC
PROJECT

Waller Creek Delta

Status: The design team submitted 65% Construction Documents and the site development permit application in October 2019. The 65% cost estimate reconciliation will be completed by March 2020. Construction for the Creek Delta is anticipated to start next year.

PUBLIC
PROJECT

02



Palm Park

Status: The City has successfully applied for planning assistance through the American Institute of Architects Regional/Urban Design Assistance Team program. A team of AIA-affiliated experts will visit Austin in Spring 2020 to kick off a series of public events and planning activities that are intended to culminate in development of a draft Palm District Plan by early 2021.

Concurrently, the relocation of overhead utility lines at Palm Park, initially part of the Creek Delta project (see inset photo), has been broken out into a separate permitting document to allow this preliminary portion of the work to move forward more quickly. After the work is completed, these overhead lines will be buried underground and re-routed through parkland to avoid impacting the root zone of the heritage Durand Oak tree along the creek.

03

PUBLIC
PROJECT

Waterloo Park

Status: This 11-acre green space, between 12th and 15th Streets and along Red River and Trinity Streets, will soon be home to more than a mile of tree-lined hike-and-bike trails, stunning Hill Country gardens, imaginative playscapes, and the 5,000-person-capacity Moody Amphitheater. The roof that's currently being constructed over the Moody Amphitheater stage is comprised of 16 layers of steel, aluminum, and glass. In the coming weeks, the steel trusses that support the stage's canopy will be erected. A series of nine custom-built steel trusses will be anchored over the venue east to west and then a series of nine trusses will be anchored north to south. Hundreds of smaller steel pieces will then be added to fill the gaps creating even smaller gaps. The venue canopy will mimic the shade canopies of nature and cast tree-like shadows onto the ground below. Construction for Waterloo Park is anticipated to be completed in Fall 2020.



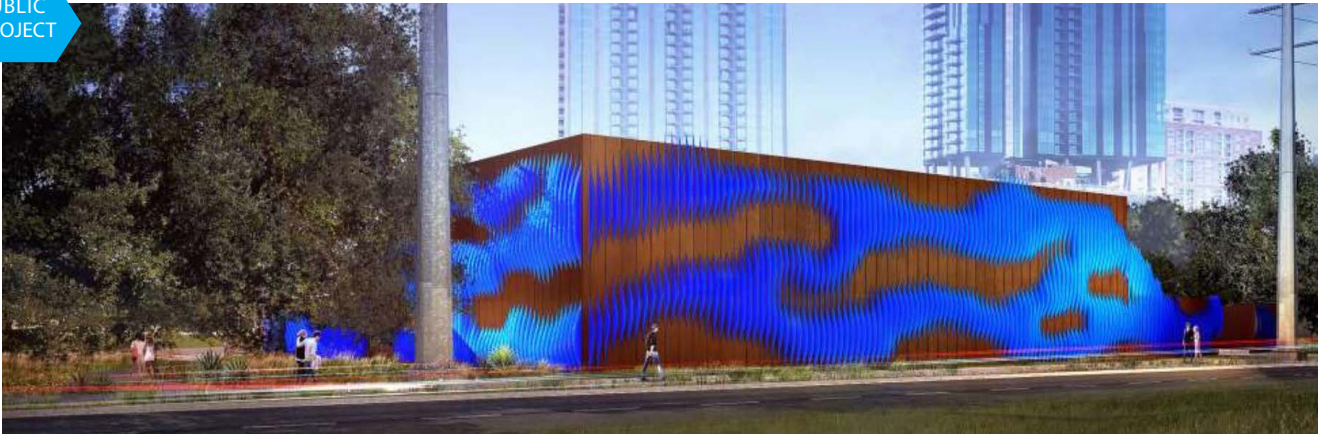


Image: This rendering shows landscaping considerations at the corner of River Street and East Avenue.

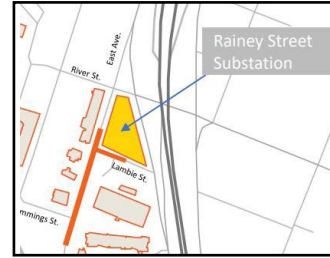


Image: This map shows the location of the site selected in 1999 for the future electric needs of downtown.

Rainey Street Substation

Status: Austin Energy has performed extensive community engagement with both the community near the substation and with stakeholder groups representing the downtown network. The project completed two public meetings and distributed two surveys – with over 600 responses on preferences from the community. A public meeting was held in September to allow attendees to view the Rainey Street Substation design and to meet the contractor for the first phase of site preparation. In June, City staff submitted the preliminary design to the City's Design Commission for input and plans on seeking additional input during the site permitting process with more complete plans in the first quarter of 2020. Construction of the water and wastewater line relocation began in October 2019. Construction of the substation is set for Fall 2020 with project completion set for September 2021. Development of a new substation in the Rainey Street District is critical to existing customers and to the growth of downtown and Waller Creek redevelopment by adding capacity, redundancy and reliability to meet electric load and to prevent failure of the downtown electric network.



Sabine Street Promenade

Status: The project reached substantial completion in October 2019 and the contractor is no longer occupying the site. Telecom companies are required to remove overhead and fibers, and establish new underground connections. The City's Art in Public Places has completed the installation of the Sabine Street Public Art Project by Legge Lewis Legge, Amphibious. A total of 15 bronze frogs were installed along two blocks of Sabine Street representing species ranging from a Rio Grande Chirping Frog to a Southern Leopard Frog.



Brush Square

Status: Design is underway for Phase I of the Brush Square Master Plan. Local landscape architecture firm Askakura Robinson will continue to serve as the design consultant for the project. The master plan envisions Brush Square as a unique park for downtown Austin that is distinct yet complementary to other downtown squares and public spaces. The design phase is expected to be complete by the end of 2020 and will be followed by permitting and the construction solicitation process. Construction of Phase I is expected to begin by 2022 and is funded through the 2012 General Obligation Bond and Historic Preservation Fund.

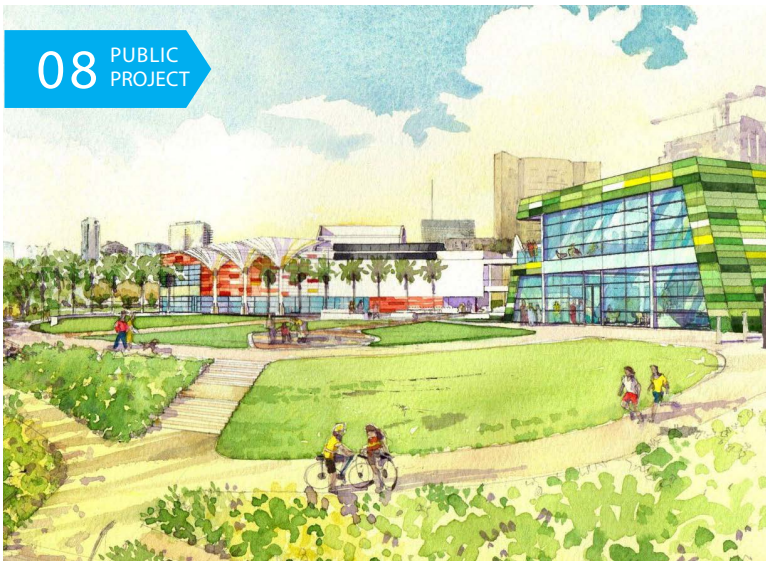
07 PUBLIC PROJECT



Castleman Bull House

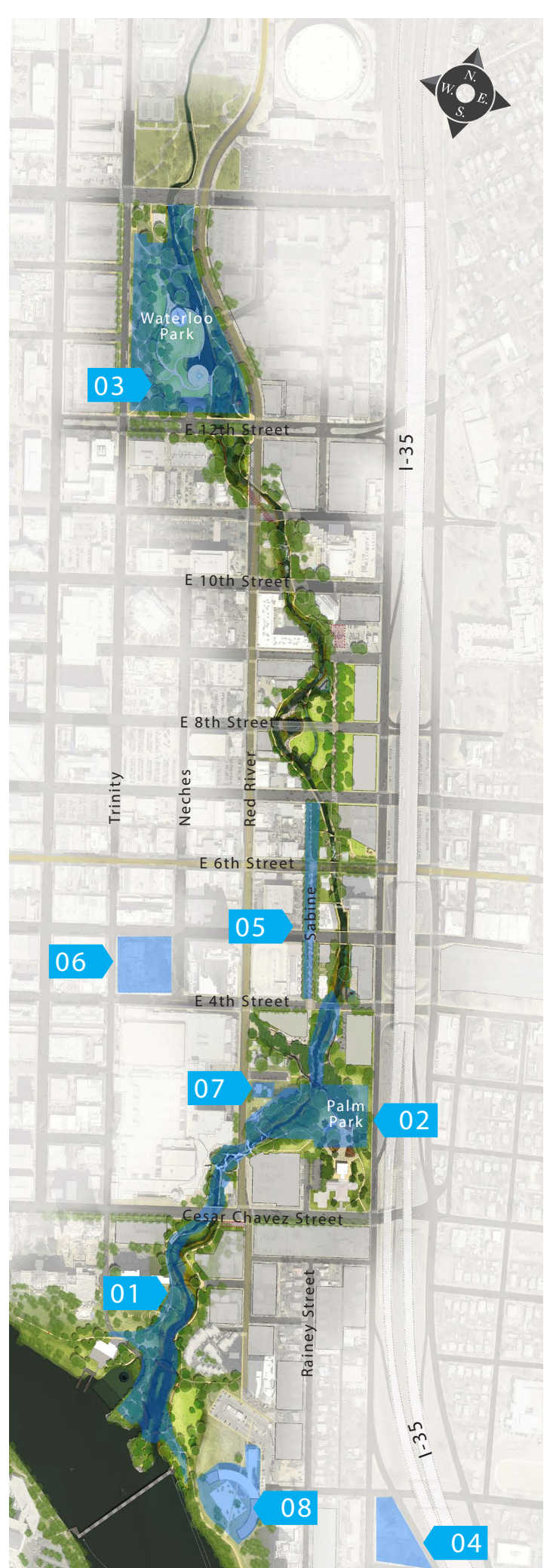
Status: In November, City Council authorized the negotiation and execution of a job order assignment with Jamail & Smith Construction, LP, one of the City's facilities improvement job order contractors, for the Castleman Bull House Exterior Restoration project for a total amount not to exceed \$1,000,000. The Austin Convention Center Department plans to restore the exterior and make site improvements by Spring 2020 in order for the porch and grounds to serve as a venue for scheduled events in 2020. The construction scope includes cleaning, painting the brick, repairing, restoring and replacing where necessary windows and doors, restoring the porch, and installing landscaping, exterior lighting and fencing. This project will help prevent further deterioration of the building.

08 PUBLIC PROJECT



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

Status: The Parks and Recreation Department is moving forward with implementation of Phase 2 of the 2018 Master Plan for the ESB-MACC. A solicitation for professional design services was released in February 2020. Additionally, a resolution was submitted to Council on the February 20, 2020 Council agenda requesting approval of the use of the Construction Manager-at-Risk method of contracting as the project delivery method that provides the best value to the City for Phase 2, consisting of renovations and additions to the existing facilities. Following the solicitation, a design consultant is expected to be approved by Austin City Council in the Summer of 2020.





PRIVATE PROJECT 01

48 East Tower/Natiivo

Status: Pier drilling operations were completed in October and the tower crane was installed in November. The tower will be complete in September 2021.



PRIVATE PROJECT 02

44 East Avenue

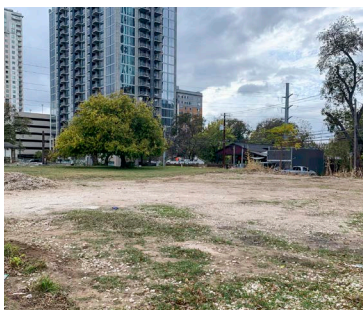
Status: Demolition of the existing two story structure on the north side of the site began in November. Demolition of the three story structure on the south side of the site followed. Site excavation began in early December. Crane mobilization is anticipated for April 2020.



PRIVATE PROJECT 03

Lady Bird Hotel

Status: The site plan for this 3 story hotel is nearing approval. Construction will then begin 1 to 2 months after site plan approval is received from the City.



PRIVATE PROJECT 04

The Travis

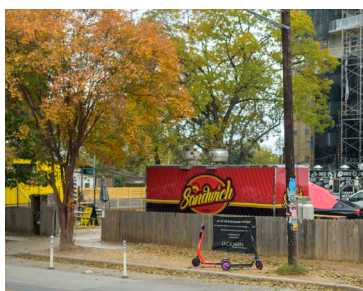
Status: In September, the applicant submitted project plans to the City's Design Commission where it was found to be in substantial compliance with the City's Urban Design Guidelines. The developers propose to include pedestrian walkways that will slope down to Waller Creek.



PRIVATE PROJECT 05

82 Rainey

Status: A site plan for this location was submitted in July 2019. The applicant proposes to construct a 3 story mixed-used building, a change from the previously propose 9 story building.



PRIVATE PROJECT 06

Fairfield Inn & Suites

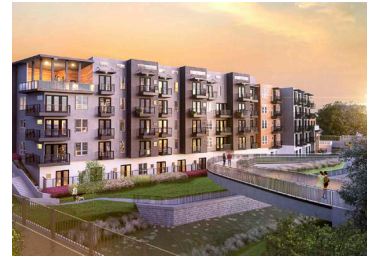
Status: The site plan was approved in October 2019. Site plan preparation is underway.



PRIVATE PROJECT 10

Block 36

Status: Excavation of the site began in July. The tower crane installation was successfully completed in October 2019.



PRIVATE PROJECT 07

90-92 Rainey

Status: The applicant now proposes a 48 story high rise residential unit with a cocktail lounge. The site plan is slightly different from the previously submitted version proposing a 51 story mixed used tower.



PRIVATE PROJECT 11

Block 87

Status: The applicant submitted a site plan to the City for review in October 2019 and it is currently in formal review. The proposed building consists of 37 stories, an archive for the Episcopal Church, condominiums, a restaurant, market, hotel rooms, and office uses.



PRIVATE PROJECT 08

91 Red River/The Quincy

Status: Construction began on this 30 story high rise in the Rainey District in March. Completion is expected in March 2021.



PRIVATE PROJECT 12

East 9th Street Multifamily

Status: The applicant submitted a site plan to the City for review in October 2019 and it is currently in the completeness review stage. The proposed building consists of five levels above grade at the intersection of East 9th Street and I-35 frontage road.



PRIVATE PROJECT 13

700 E 11th Street Multi-family

Status: Construction of this new high rise is currently underway. Currently, a storm sewer on the east side of the project is pending approval from the City's utility coordination committee.



PRIVATE PROJECT 09

Marriott Hotel at Cesar Chavez

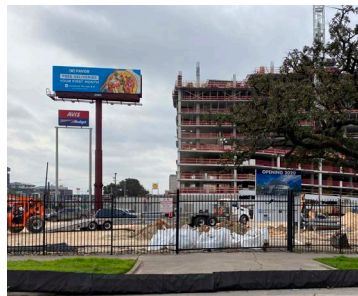
Status: The 30 story hotel is nearing the end of construction with an opening scheduled in the summer of 2020.

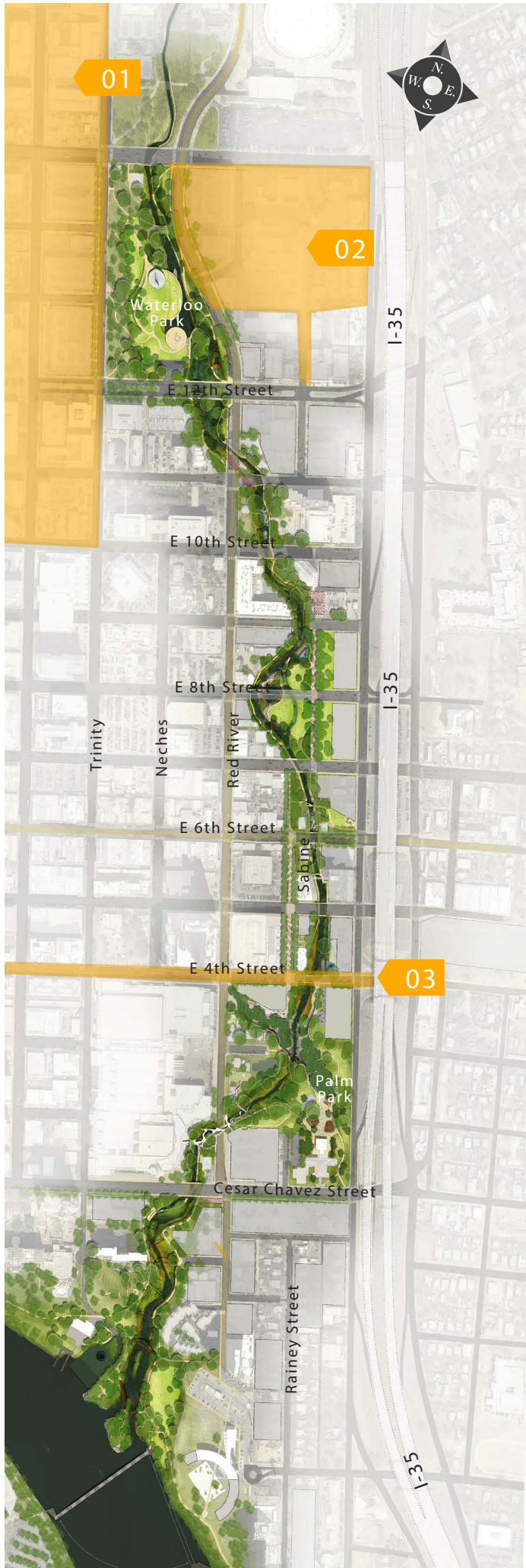


PRIVATE PROJECT 14

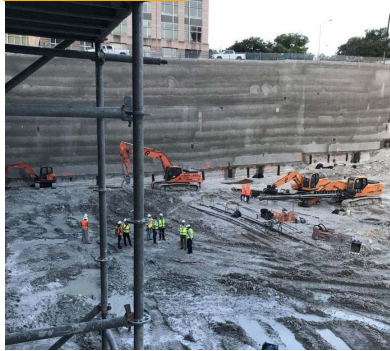
705 E 12th Street

Status: A site plan was approved in November 2019 for this proposed bank and drive-thru. Onsite demolition and rough grading is complete. The building pad is being prepared for utility work.





RELATED PROJECT 01



Capitol Complex Master Plan Phase One

Status: Phase One of the Capitol Complex Project is scheduled for completion in June 2022. After completing the excavation of more than 50 feet, construction crews are now working on the underground parking near 18th Street. Beginning in January crews began pouring concrete for the office building at 1601 Congress Avenue.

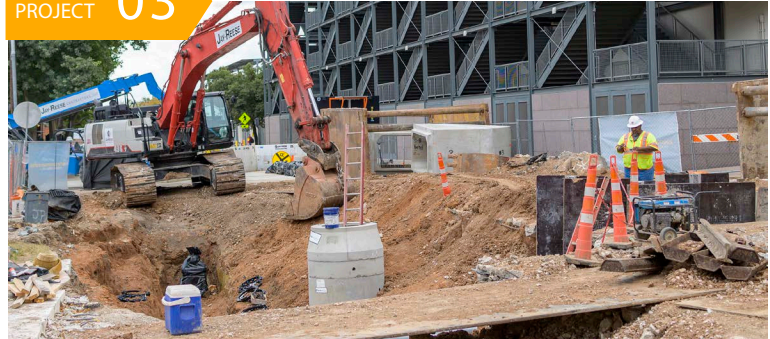
RELATED PROJECT 02



Central Health

Status: Demolition of the former Brackenridge Hospital occurred in August 2019. On March 12, Council will consider taking action amending Code to create the Central Health Overlay district for the former hospital campus. The amendment would establish consistent land use and site development standards to benefit the taxpayers and Central Health's mission.

RELATED PROJECT 03



Capital Metro Downtown Station

Status: The temporary Downtown Station opened in November 2019 on budget and ahead of schedule. The temporary station will remain in place through the end of construction and the new Downtown Station is set to open in the Spring of 2021.

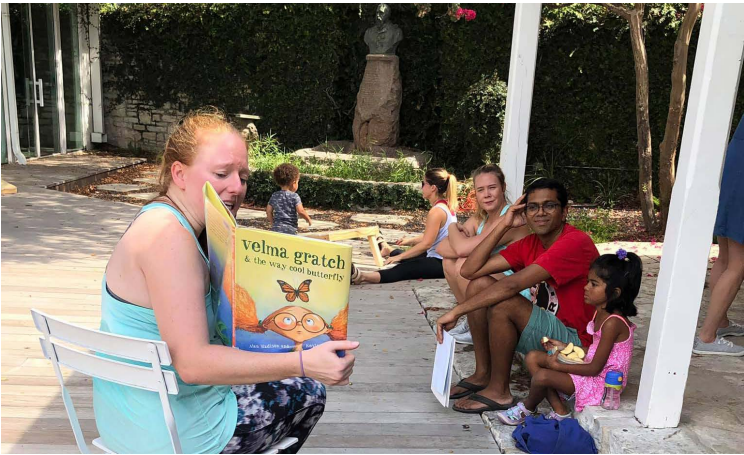
RELATED PROJECT 04



Project Connect

Status: On March 9, staff from the City and Capital Metro briefed the Austin City Council and Capital Metro Board of Directors on the System Plan Recommendation and potential governance and investment strategies for Project Connect. The Project Connect Blue Line is anticipated to serve the eastern side of Downtown, including Waterloo Greenway.

Special Events



Sundays at Symphony Square

Waterloo Greenway Conservancy partnered with Dance Waterloo to host a series of free art, dance, and fitness classes this past fall. Images: Homer Gonzalez



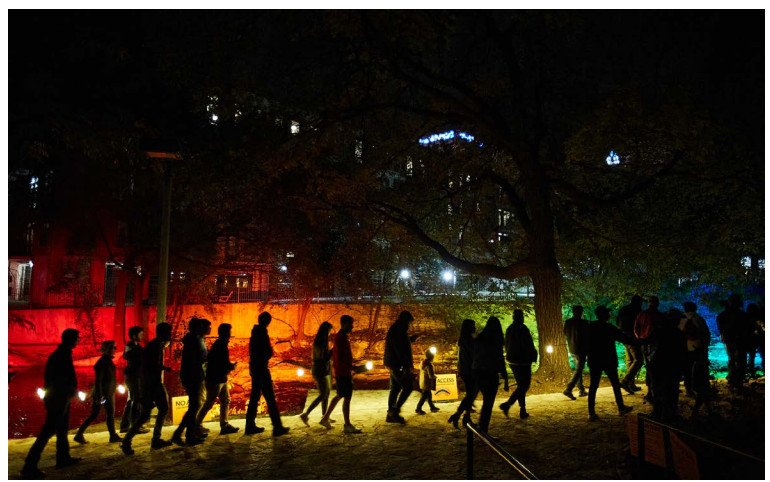
Waterloo Greenway Benefit Concert at Stubb's Austin

Singer-songwriter, King Princess, joined Waterloo Greenway to celebrate and raise funds in support of a vision for welcoming, wondrous parks in the heart of Austin. She's played sold out shows with festival debuts at Coachella, Glastonbury, Governors Ball, Bonnaroo, and many more. Images: Bonnie & Lauren



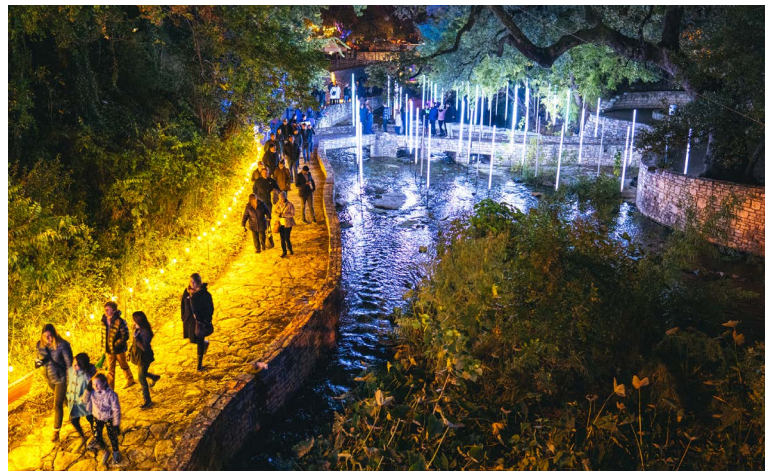
Symphony Scare!

Bilingual storyteller, Carolina Quiroga-Stultz, brought to life a series of native and Latin American spooky tales accompanied by acclaimed composer, Graham Reynolds. Symphony Scare! featured a variety of free family-friendly activities, costume contests, and more. Images: Alicia Wells



Creek Show

Every year, Waterloo Greenway commissions teams of local artists, landscape architects, and designers to create light-based art installations along Waller Creek in downtown Austin. Creek Show helps raise awareness about the ongoing transformation of Waller Creek and the new 35-acre urban park system. This year, over 60,000 people came out to experience Creek Show from November 7-17. Images: Roger Ho/ Dave Creaney



Waller Creek District Contacts

Waller Creek Local Government Corporation

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

Waterloo Greenway Conservancy - www.waterloogreenway.org

Homer Gonzalez, Waterloo Greenway Conservancy - (512) 541-3520



City of Austin - www.austintexas.gov

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

Jacqueline Ramos, Watershed Protection Department - (512) 974-3318



Prepared by

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

Jacqueline Ramos, Watershed Protection Department, City of Austin

Jessica Coronado, City Manager's Office, City of Austin

