

Waller Creek Local Government Corporation

Progress Report



**Waterloo Park
Now Open**



Cover photo: Opening Day at Waterloo Park, August 14th, 2021.

Photo credit: Lauren Slusher Photography



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Waller Creek District 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.

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. The Austin City Council approves a resolution creating the Waller Creek Local Government Corporation (LGC) to act on behalf of the City in partnering with the Waller Creek Conservancy. Both partners commit \$400,000 to fund 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 for landscape architects, architects and artists to present their ideas for remaking Waller Creek and the surrounding park space.

2012

Design Waller Creek: A Competition concludes a year after initial call for portfolios 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 parks on Waller Creek.

2014

On April 16, 2014, the LGC approves 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 historic 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 LGC 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 introduces 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.

2020

On August 27, 2020, Austin City Council grants the Waller Creek LGC additional authority to approve City construction contracts and make determinations for delivery methods for projects within the Waterloo Greenway.

2021

On August 14th, 2021 Waterloo Park opens to the public after more than two years of construction; Gary Clark Jr. performs in the inaugural concert for the Moody Amphitheater.

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Acronym Definitions

ACCD - Austin Convention Center Department
AE - Austin Energy
APD - Austin Police Department
ATP - Austin Transit Partnership
COA - City of Austin
EDD - Economic Development Department
DSD - Development Services Department
LGC - Local Government Corporation
ESB-MACC - Emma S. Barrientos 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

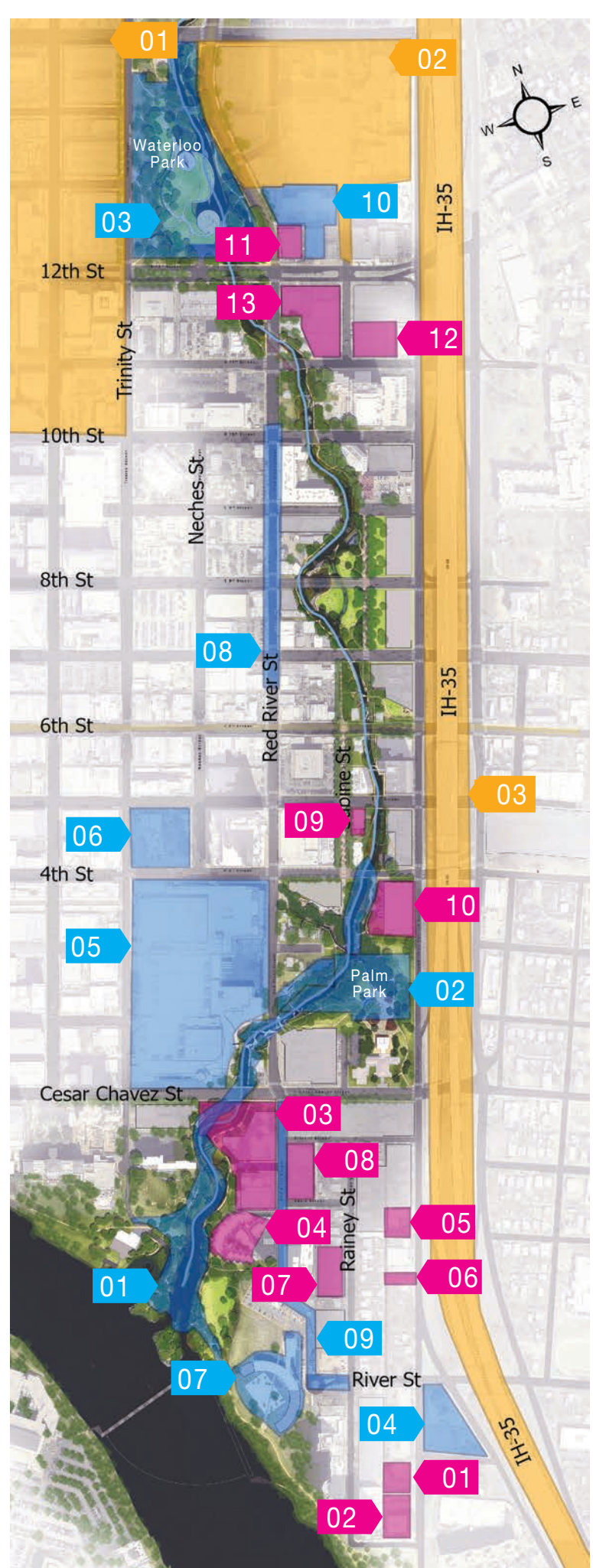
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- Project Connect



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, deliver, and manage projects needed to make the District's vision a reality. Recent highlights include the following:

Waterloo Greenway Conservancy Highlights

FEBRUARY 2021

- An Amplify Austin campaign was launched to fund future educational initiatives. Thanks to the generosity and support of our community, it was the most successful Amplify Austin campaign yet, raising a total of \$43,440.

MARCH 2021

- Local artists, architects and designers were invited to submit light-based art installation ideas for Creek Show 2021, which will take place in Waterloo Park.

APRIL 2021

- On April 28, Kathy Miller was appointed as Interim CEO to guide the organization forward as former CEO Peter Mullan departed for a new role as Chief of Architecture and Urban Design for the ATP.
- On April 10-11, 2021, the first sound test was conducted at the new Moody Amphitheater at Waterloo Park. The initial testing was to install and tune the sound system and optimize audio in the amphitheater to limit sound impacts on neighbors. Special thanks to Austin Center for Events, PARD, Music Office, the Entertainment Services Group, and APD for taking part in the test.
- Winning authors were announced in the Inagural Creek Monster Writing Competition. Over 100 students from AISD and Texas School for the Blind and Visually Impaired submitted fun and imaginative stories which were reviewed and scored by WGC staff and members of the Community Engagement Committee.

MAY 2021

- The August 2021 opening of the highly anticipated Waterloo Park and Moody Amphitheater was announced. Waterloo Greenway, Live Nation and C3 began announcing concerts at Moody Amphitheater.
- Call was announced for locally-authentic food trucks to operate at Waterloo Park.

JUNE 2021

- On June 8, a new mural designed by internationally-renowned Venezuelan artist Arturo Herrera titled "Wall painting for Austin" was announced. The

6,587 sq. ft. mural, located on the Waller Creek Tunnel Inlet Facility, was inspired by the natural habitat along Waller Creek.

- On June 23, the opening of Waterloo Park and the Moody Amphitheater to the public was announced for Saturday, August 14, 2021.

AUGUST 14, 2021

- Waterloo Park officially opened to the public on August 14th. Due to COVID restrictions the planned land acknowledgement and ribbon cutting ceremonies, along with COMMUNITY Day festivities were postponed. However, Waterloo Greenway staff still welcomed all who chose to visit on opening day with plenty of celebratory swag. Face masks and social distancing were also encouraged.

LGC Action Items

MARCH 12, 2021

- Approved a mural by artist Arturo Herrera on the Inlet Facility in Waterloo park.
- Approved Waller Creek LGC February 2021 Progress Report.

APRIL 7, 2021

- Approved Waterloo Park Construction Phase Plan Addendum Five (modified schedule and funding updates).
- Cotter Cunningham appointed as new Director and Vice President of the LGC.

MAY 12, 2021

- Approved recommendation to the Planning Commission for a Conditional Use Permit for alcohol sales at Waterloo Park.
- Presentation of the [Waller Creek Tunnel Virtual Tour](#).

JULY 12, 2021

- Approved recommendation to the PARD Director regarding the Waterloo Greenway Conservancy's naming of new park features within Waterloo Park.

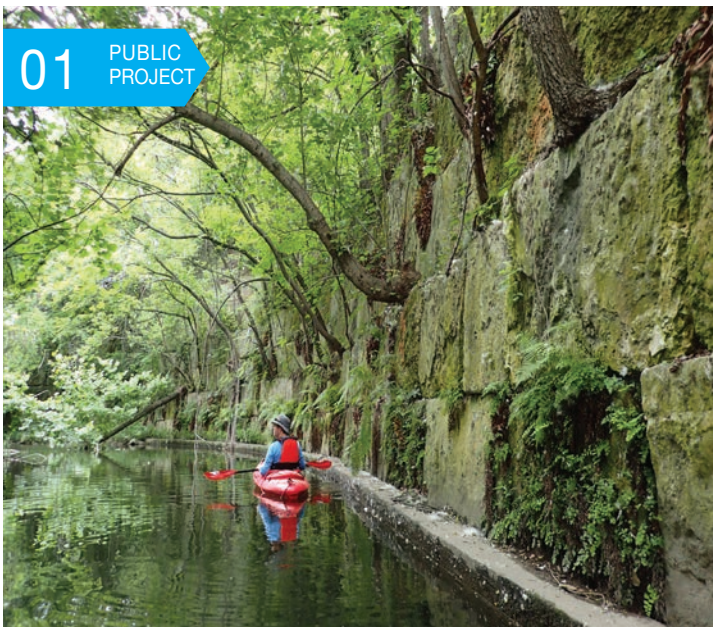
Palm Park District Planning Initiative

The Palm District is a dynamic, rapidly transforming area of eastern downtown with a rich cultural history. The Palm District includes many points of interest such as Waller Creek, the Red River Cultural District, Palm School, Rainey Street, the ESB-MACC, and the Convention Center. Through the Palm District Planning Initiative, the City is partnering with district stakeholders and community members to develop and implement a shared vision for the Palm District, that has the potential to:

- Build on existing plans, initiatives, and strengths
- Create a safe place that is welcoming to all
- Honor and celebrate history
- Enhance educational and cultural assets
- Provide equitable economic benefits and opportunity
- Increase access to housing
- Improve mobility and access
- Improve access to nature, enhances natural systems, and support a sustainable, resilient future



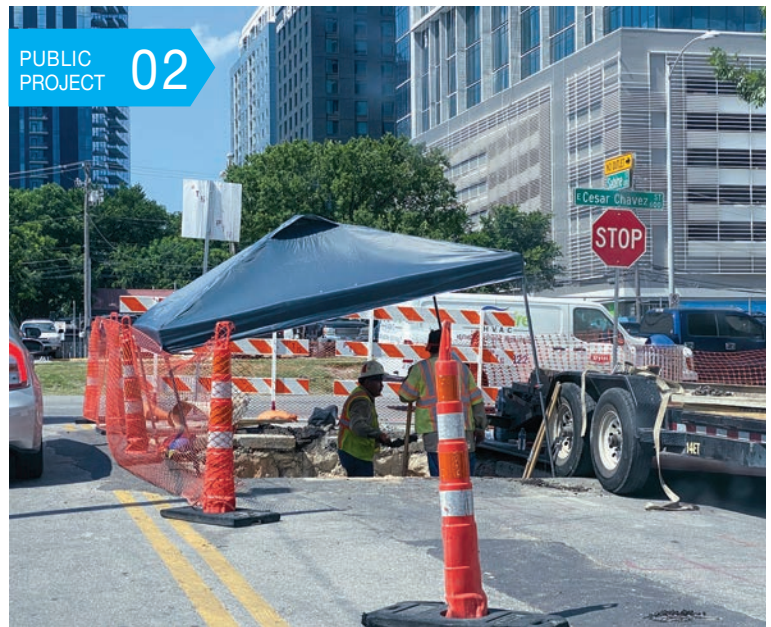
The Palm District Planning Initiative is currently in the visioning phase. Community members can share input and ideas and get more information about the district and the planning process at speakupAustin.org/palmdistrict. In the subsequent phases, staff will use the community-generated draft vision to develop ideas and a detailed plan for the area. The public will have an opportunity to review the draft ideas and provide feedback, which will influence the final Palm District Small Area Plan. The goal is to present a draft small area plan to City Council in early 2022. For more information: [SpeakupAustin.org/palmdistrict](https://speakupAustin.org/palmdistrict) or palmdistrictplanning@austintexas.gov



01 PUBLIC PROJECT

Creek Delta

Status: In Design. The project team continues to advance the design, permitting, and bidding phase services, currently focused on delivering the 100% construction documents by November 2021. Construction is anticipated to begin in summer 2022.



PUBLIC PROJECT 02

Palm Park

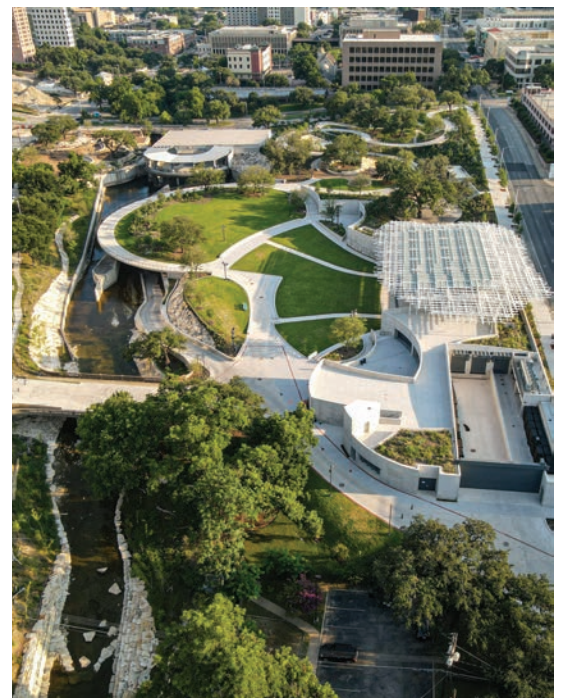
Status: Construction Complete. Installation of the underground duct bank along Sabine Street between Cesar Chavez and 3rd Street is finished. In addition, Austin Energy has completed work to transfer power from the overhead lines to the underground duct bank. Individual telecom providers' work to re-route utilities is ongoing with an expected completion date of spring 2022.



03 PUBLIC PROJECT

Waterloo Park

Status: Complete. After over two years of construction, the revitalized Waterloo Park opened to the public on Saturday, August 14th, 2021. The project includes nearly 11 acres of redeveloped parkland and restored areas of Waller Creek from 12th Street to 15th Street. The park includes accessible pathways that weave through the varied topography connecting a network of gardens, traditional and nature play elements, a new public restroom, and the Moody Amphitheater, a 5,000-person permanent outdoor venue which will provide diverse entertainment experiences that embody the values of the community. Waterloo Park will be primarily managed by the Conservancy, and revenue collected from the operational amenities will be a key component to the financial stability of the Greenway program as it relates to sustaining an exceptional level of maintenance.



04 PUBLIC PROJECT



Rainey Street Substation

Status: In Permitting. In July 2020, the Austin City Council approved Austin Energy's construction contract to begin building a substation at 806 ½ Lambie Street. The utility anticipates building permits to be awarded in late summer, with construction set to begin at the 1.44-acre site in early fall 2021.

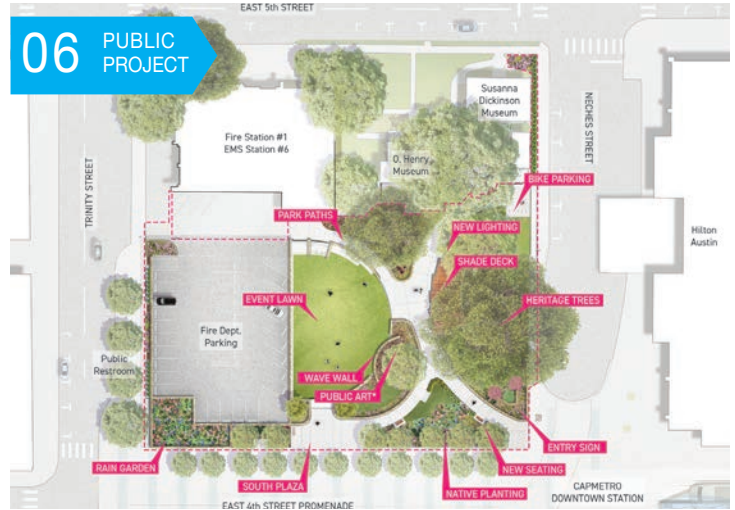
05 PUBLIC PROJECT



Austin Convention Center Expansion

Status: In Planning. In April 2021, negotiations with the property owners directly west of the Convention Center were mutually terminated. The Convention Center is evaluating options to redevelop and expand within the existing footprint. On June 10, 2021, the Austin City Council approved the Construction Manager at Risk (CMR) methodology for the expansion project.

06 PUBLIC PROJECT



Brush Square Rehabilitation Phase 1

Status: In Permitting. The design for Phase I Implementation of the Brush Square Vision Plan by local landscape architecture firm Asakura Robinson is complete. The plan envisions Brush Square as a unique park for downtown Austin that is distinct yet complementary to other downtown squares and public spaces. Construction of Phase I is expected to begin in early 2022 after SXSW and is funded by the 2012 General Obligation Bond and Historic Preservation Fund.

07 PUBLIC PROJECT



ESB-MACC Phase 2 Improvements

Status: In Design. PARD continues to move forward with implementation of Phase 2 of the 2018 Plan adopted by City Council for the ESB-MACC. The Joint Venture design team of Miro Rivera Architects and Tatiana Bilbao Estudio worked with ESB-MACC staff and key stakeholders to complete the preliminary design phase portion of the project. The schematic design phase portion of the project is underway. The Construction Manager at Risk, Rogers O'Brien Construction, continue to actively work with the project team to provide pre-construction services including construction estimates and phasing of work. The schematic design phase portion of the project is anticipated to be complete in August 2021.

08 PUBLIC PROJECT



Red River Enhancements (6th-10th Streets)

Status: Construction Pending. Public right-of-way improvements for pedestrian safety in the Red River Cultural District include sidewalk, curb, gutter and ADA ramp safety improvements. In addition, the work includes landscape beautification and lighting enhancements to improve the pedestrian experience. On April 22, 2021 Council authorized the award and execution of a construction contract with ASD Consultants, Inc. (MBE), to begin in summer 2021. This project was authorized and funded through Council Resolution 20190808-144.



Red River Street Extension

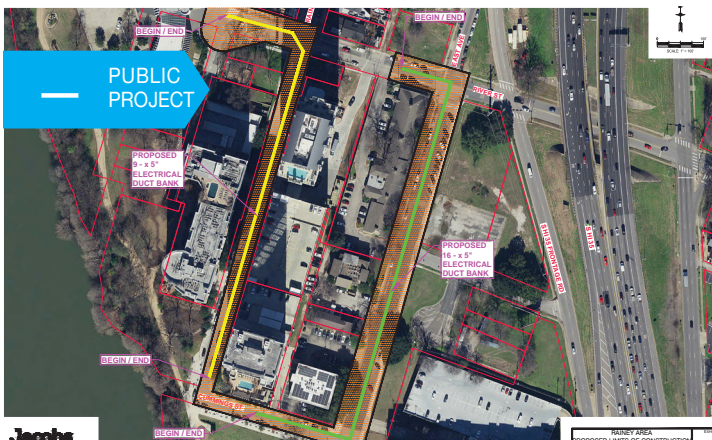
Status: In Planning. Following a 2019 mobility study of the area and the onset of COVID-19, the Red River Street Extension project was on hold until earlier this year. Recently, ATD began engaging City departments and adjacent developments and property owners to revitalize previous planning efforts. The project concept envisions Red River Street south of Cesar Chavez as a tree-lined, multimodal street that would serve as a gateway into the neighborhood for all modes

of travel. Red River Street would seamlessly flow from Cesar Chavez Street to the entrance of the ESB-MACC and then transition into River Street with cultural placemaking and mobility improvements from end to end. Preliminary engineering and public engagement are planned through 2022 with final design in 2023 and construction from 2024-2026.



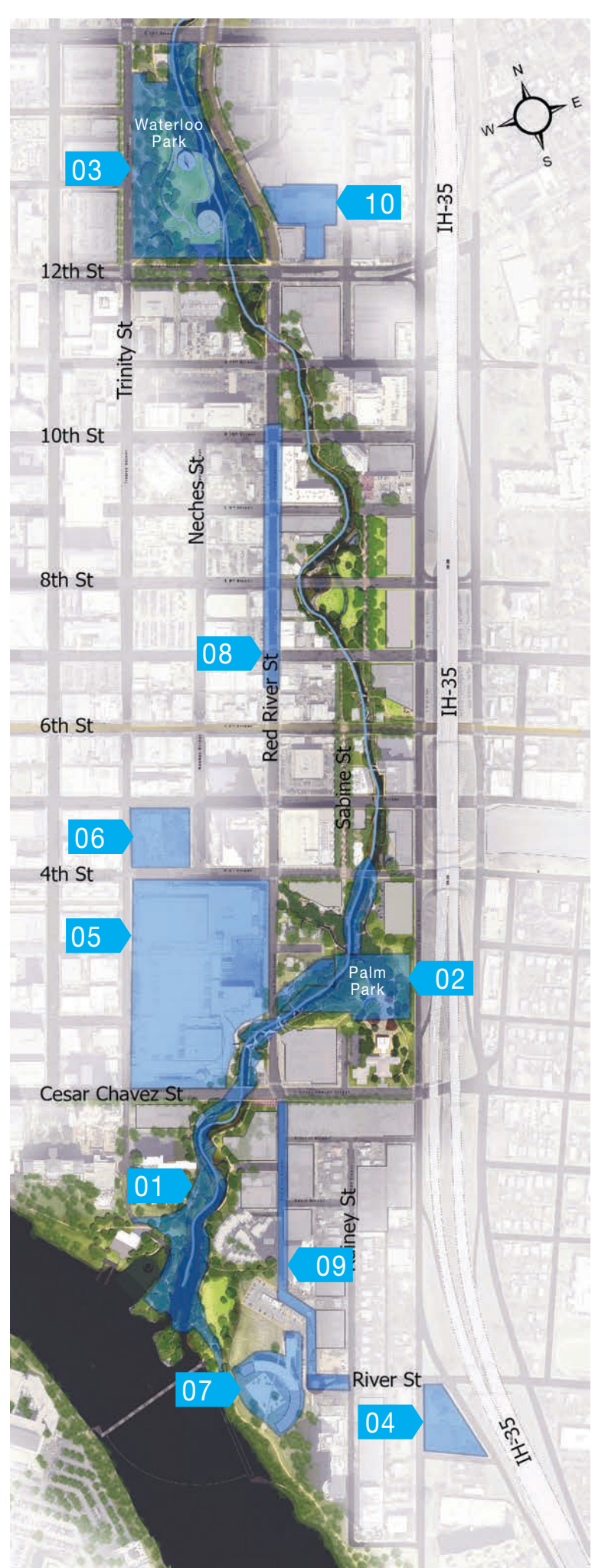
HealthSouth

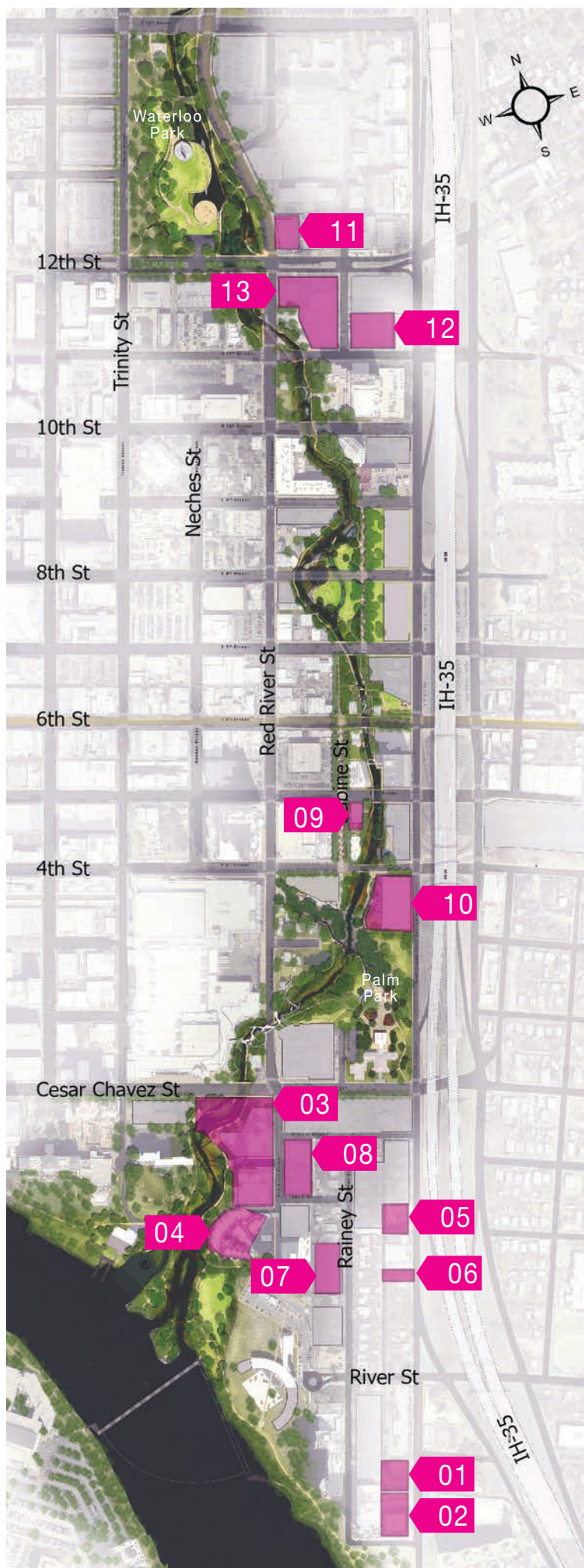
Status: In Negotiations. On January 27, 2021, Council selected Aspen Heights as the preferred developer for former HealthSouth tracts. An exclusive negotiation agreement (ENA) was executed between the City and Aspen Heights on May 17, 2021 which provides a baseline for terms governing a master development agreement (MDA). The ENA outlines a possible 15-month timeframe to negotiate the MDA.



Austin Energy System Upgrades

Status: In Design. The project is still in the 30% construction document phase and has been delayed due to conflicts with the Project Connect Blue Line and Orange Line. The project team has evaluated other alignment options and is currently pursuing a Chapter 26 application to reroute the alignment through a bore in parkland.





PRIVATE PROJECT 01

48 East Tower/Natiivo

Status: In Construction. Construction is close to complete. Final touches including plants, irrigation, and sidewalks are being installed. Marketing materials indicate the project is 85% sold with certificates of occupancy and move-in dates expected this fall.



PRIVATE PROJECT 02

44 East Avenue

Status: In Construction. Construction of this residential tower is progressing with a topping off ceremony planned for the 50th floor of the building in September. Certificates of occupancy are expected in April/May 2022. Currently 95% of units are sold with anticipated move-in dates advertised for summer 2022.



PRIVATE PROJECT 03

98 Red River

Status: In Permitting. The project is pursuing a Site Plan Revision. The project team is coordinating with the City on a developer contribution agreement for drainage infrastructure and coordinated construction sequencing within shared limits of construction for the Creek Delta Project. Construction is expected to begin in spring 2022.

Image: LPC / Kairoi / KPF / HKS



PRIVATE PROJECT 04

80 Red River/The Travis

Status: In Construction. Site work has begun and the developer is coordinating with PARD and DSD to relocate a 45-inch diameter heritage pecan tree south to nearby parkland. Design of the new, second tower announced in January 2021 is expected to be complete by April 2022 and will pursue LEED Gold and WELL Certifications. The targeted opening date is Q3 2025.



PRIVATE PROJECT 05

The East Tower

Status: In Construction. Demolition began in June 2021 to start work on a 41-story tower that will include 284 condo units, including 10 affordable housing units and an 11-story parking garage. Construction is expected to be complete in 2024.



PRIVATE PROJECT 06

Fairfield Inn & Suites

Status: In Construction. Ground broke recently on this 17-floor, 192 foot high hotel containing 126 guest rooms. The structure also includes 152,174 square feet of occupiable space and 57,930 square feet of parking garage. The building was designed by MCS Architects and the general contractor is Arch-Con Corporation. Opening date is currently anticipated in late 2022.



PRIVATE PROJECT 07

Rainey Tower

Status: In Permitting. The residential tower project proposes 48 stories and 644 residential units, including 11 affordable housing units. In addition, the project plans for 15,000 square feet of retail space, a restaurant and cocktail lounge. The historic bungalow located on the site, which is now the bar Reina, will remain in place next to the new tower.



PRIVATE PROJECT 08

91 Red River/The Quincy

Status: In Construction. Mixed-use high rise with apartments. Class A office space, retail and parking garage. The developer expects that office tenant improvements can begin February 2021, with retail space available in March and tenant occupancy coming in July.



PRIVATE PROJECT 09

Waterloo Central

Status: In Construction. Construction began in early 2021 and is ongoing at the site on the corner of 5th Street and Sabine. The project anticipates being completed by January 2022.



PRIVATE PROJECT 10

Block 36/3 Waller

Status: In Construction. Currently the project is 85% complete with an expected date for 100% completion in October 2021. The formal name of the project is now 3 Waller.



PRIVATE PROJECT 11

Waterloo Park Tower

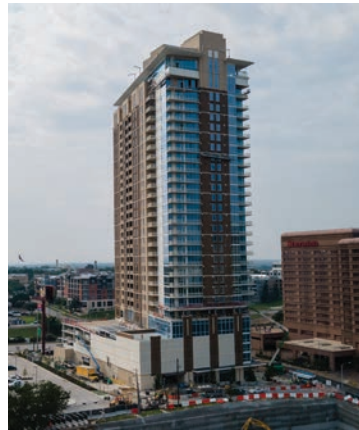
Status: In Permitting. The project filed for a second extension to an approved site plan, requiring Land Use Commission approval. The extension was approved on consent at the July 27 meeting.



PRIVATE PROJECT 12

11th Street Multifamily/Alexan Waterloo

Status: In Construction. Major construction is complete and remaining work includes interior finishes for amenity spaces and some larger apartments. Pre-leasing of residential units began this summer advertising for fall occupancy. Marketing materials heavily feature Waterloo Park as a nearby amenity.



PRIVATE PROJECT 13

Symphony Square/The Waller

Status: In Construction. Site demolition began in April 2021 for this project next door to the Waterloo Greenway offices (bottom right in the image.) The project includes a 32-story residential tower, a seven-level connected office building,



and 5,000 square feet of retail space that will include a new office and box office for the Austin Symphony Orchestra. <https://youtu.be/39Hk-Hqngw0>
Image: R2L Architects / Greystar



RELATED PROJECT 01



Texas Capitol Complex Master Plan

Status: Phase I – In Construction. Phase I includes two new State office buildings, a new central utility plant, a five-story underground parking garage, and pedestrian mall. The central utility plant, office buildings, and two blocks of the underground garages have topped out. Phase I is on schedule to open Summer 2022.

RELATED PROJECT 02



Central Health

Status: In Construction. The Central Health PUD zoning case (second and third readings) was approved by City Council on consent agenda June 10th. Construction of the Red River Street Realignment between 12th and 15th Streets is continuing as part of this work.

RELATED PROJECT 03



TXDOT IH-35 Project

Status: In Planning. TxDOT will host an in-person [public meeting on August 10, 2021](#) at Huston Tillotson University for the public to review and comment on current, design concept for I-35. The design concept considers an alternatives evaluation, community vision through independent studies from the community and proposed build alternative layouts. More information on the community vision can be found [here](#).

RELATED PROJECT —



Project Connect

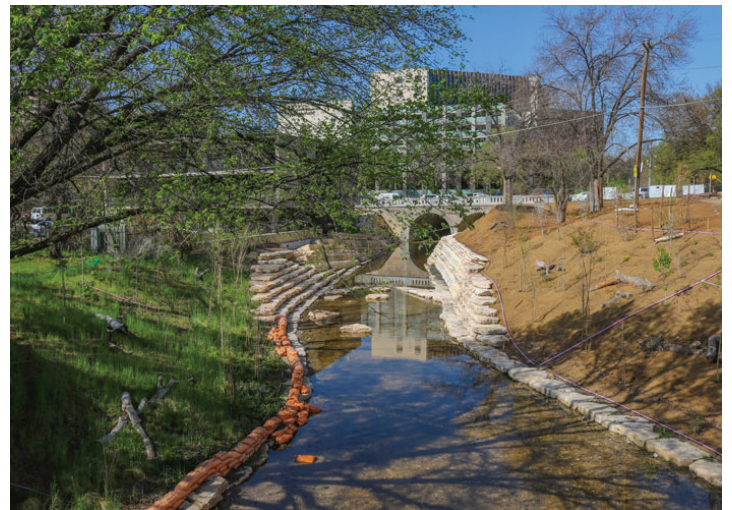
Status: In Planning. As part of the Project Connect System Plan, a new bridge is being planned to cross Lady Bird Lake near Waller Creek. The City's Project Connect Office has been convening regular meetings to coordinate Project Connect with the Waterloo Greenway Project. Stakeholders include the City's Watershed Protection and Parks and Recreation Departments as well as the Austin Transit Partnership, Blue Line Light Rail consultants, and private developers in the area.

Special Events



Waterloo Park Community Day

The long-awaited opening of Waterloo Park was celebrated with a free, family-friendly festival that included dozens of activations and performances representing cultures from around the world, all in the reimagined 11-acre park. [Read more](#)



4th Annual Waller Creek Symposium

This annual event, hosted by [Urban Ecosystems – FRI Research Stream at UT Austin](#), celebrates Waller Creek and brings together scientists and citizens all across Austin who have a vested interest in the health and sustainability of Waller Creek. [Read more](#)



Waterloo Park Virtual Tour · Earth Day

For Earth Day, a virtual tour of the latest construction progress at Waterloo Park showcased its many eco-friendly design features. The event streamed live on Facebook and a recording of the webinar is also available. [Read more](#)



UT's Creek Monster Habitat

Created by over 100 University of Texas at Austin students, the Creek Monster Habitat was an immersive public art installation designed to raise awareness about the importance of protecting the Waller Creek Watershed. The installation was displayed at 24th Street and San Jacinto Boulevard from April 17 - May 9, 2021.



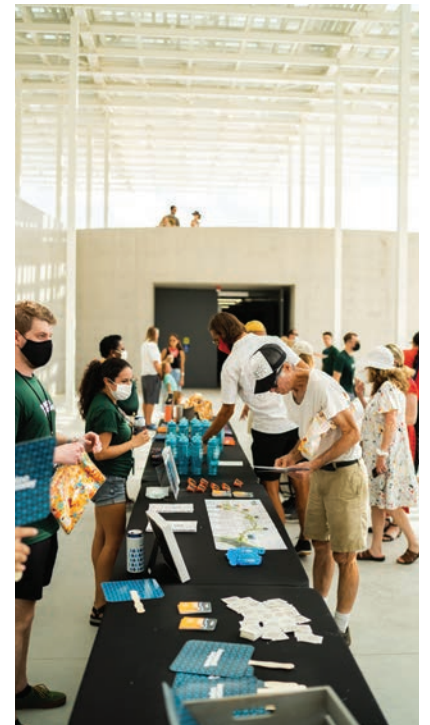
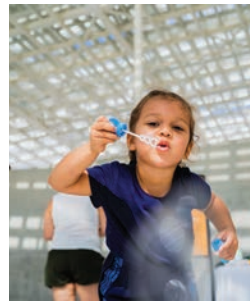
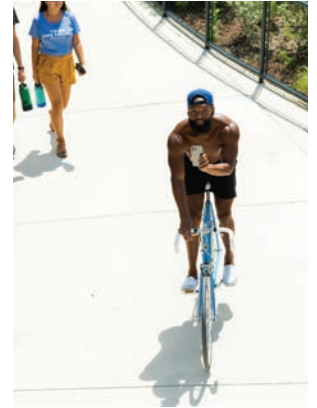
Frida Friday ATX's Disco Dress-Up Market

Frida Friday ATX returned March 20 - 21, 2021 with a Disco Dress-Up Market at Revival Coffee and included 35+ independent BIPOC artists, community creatives and DJs. Everyone dressed up could enter to win a raffle package. [Read more](#)



Waterloo Park Virtual Tour · February

An exclusive look at the latest construction progress of Waterloo Park was provided via Zoom webinar featuring the 1.5 miles of hike-and-bike trails, stunning Hill Country gardens, imaginative playscapes, and the 5,000-capacity Moody Amphitheater. [Read more](#)



Waller Creek District Contacts

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Page left and above: Opening Day at Waterloo Park, August 14th, 2021.

Photo credit: Lauren Slusher Photography

