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M E M O R A N D U M

TO: Mayor and Council

FROM: Kristin K. Pipkin, P.E., Waller Creek District Program Manager
Watershed Protection Department

DATE: September 30, 2020

SUBJECT: Waller Creek Local Government Corporation (LGC) Progress Report – August 2020

I am pleased to provide you with the Waller Creek Local Government Corporation (LGC) Progress Report – August 2020, to be followed with hard copies that will be delivered to your office. The report is also available online at the link below:

Waller Creek Local Government Corporation Progress Report August 2020

Highlighted in the report are both public and private projects within the Waller Creek District. Each project contains a brief description with details regarding schedule and status.

Should you have any questions and/or need additional information, please feel free to contact the Waller Creek District Team Lead, Kristin Pipkin, P.E., Watershed Protection Department, at 512-974-3315 or via email at kristink.pipkin@austintexas.gov.

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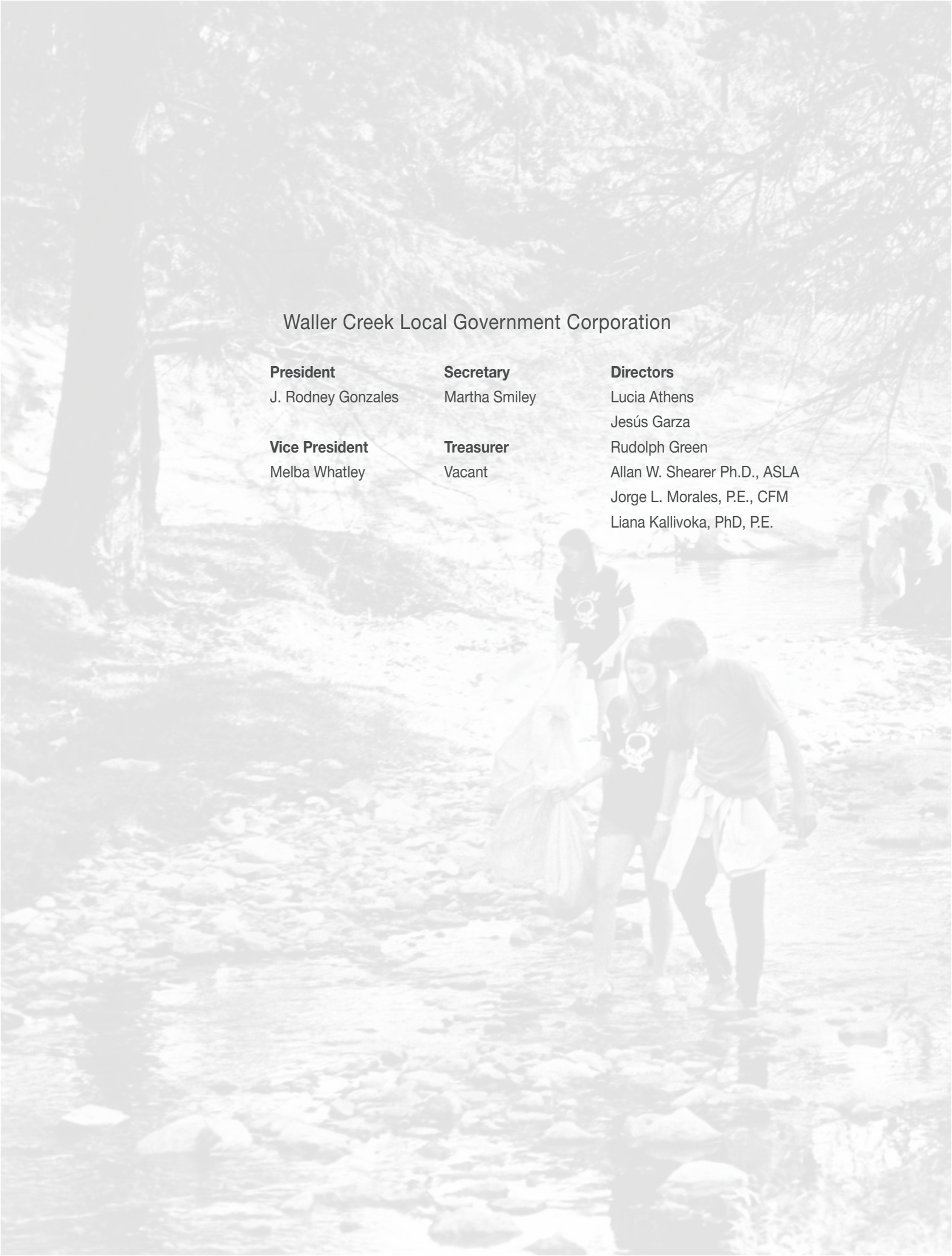
Waller Creek
Local Government Corporation

Progress Report

Cover photo: Waterloo Park takes shape with the installation of new plantings including the Great Lawn.
Photo credit: Homer Gonzalez



Waller Creek Local Government Corporation

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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. 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 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 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 Symphony Square

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

03 Lady Bird Hotel

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 Waterloo Central

12 East 9th Street Multifamily

13 700 E 11th Street Multifamily

14 705 E 12th Street

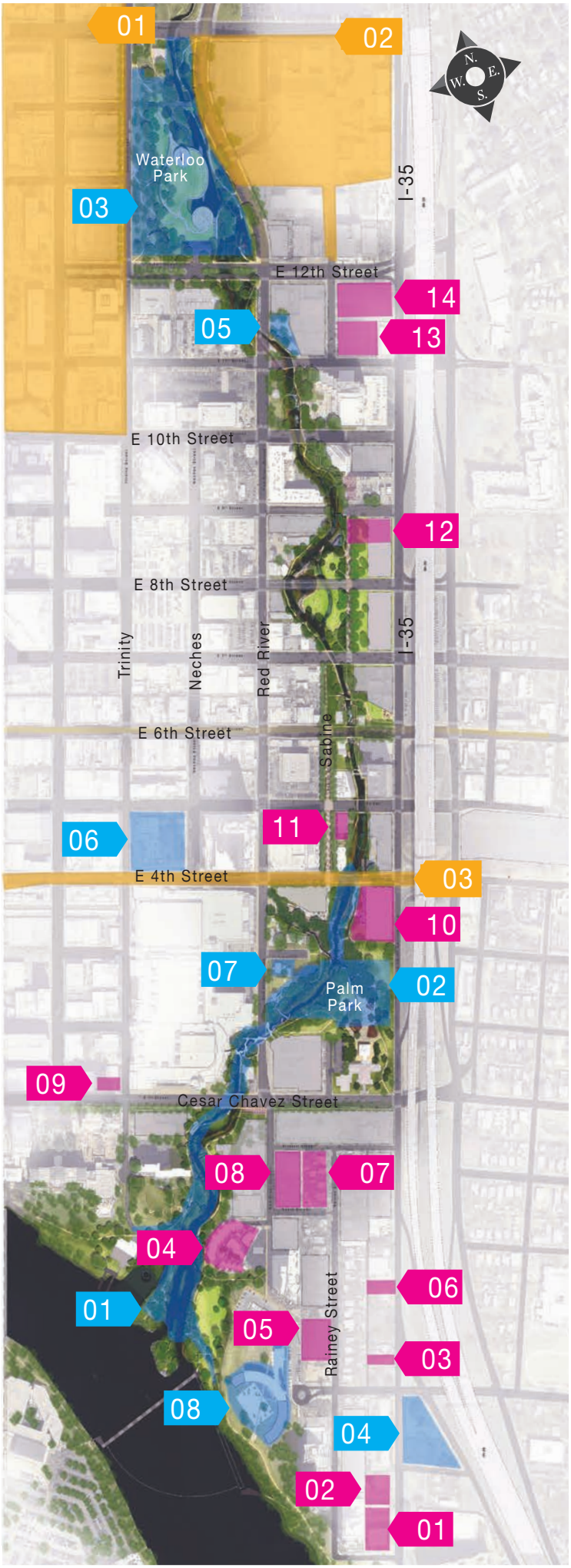
RELATED PROJECTS

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

- Two more mature live oak trees were relocated to Waterloo Park from the UT Austin campus and the Austin Symphony Orchestra offices. Eight trees total have been transplanted as part of the new park design – four within the park, one from nearby State property, two from UT, and one from the Symphony offices.
- In June, Waterloo Greenway renewed its support for the Black community. Waterloo Greenway remains committed to creating public places that promote justice and fairness and to holding the organization accountable, with our community, to make Waterloo Greenway an anti-racist, welcoming space where ALL of Austin can meet equitably, comfortably and safely.

Waller Creek District Highlights

- Austin Convention Center: A City memo released on August 19 outlines next steps for the Convention Center, including final reports of the Master Plan Update and the Expansion Economic Impact and Market Viability Study. The Austin Convention Center Department (ACCD) will present the findings of these reports, as well as a financial update for expansion at Council's September 15th work session. ACCD & the Office of Real Estate Services will bring forward a negotiating agreement related to expansion for Council consideration at their September 17th meeting.

City Council Action Items

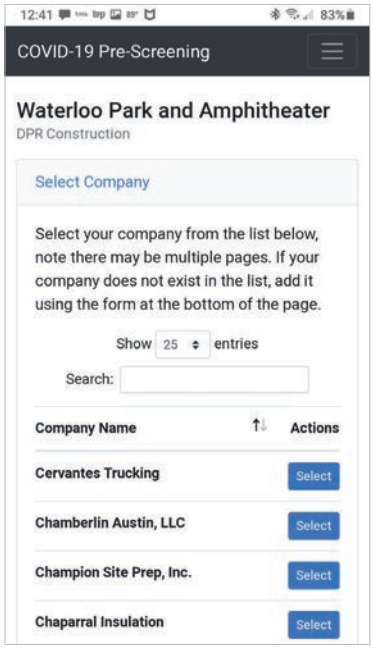
- August 7, 2020: Council held a Special Called joint meeting with the CapMetro Board of Directors to receive an update on Project Connect. Council authorized execution of an interlocal agreement with Capital Metropolitan Transportation Authority for creation of a joint local government corporation to implement Project Connect; approved a resolution relating to guidance on dedicating tax revenue and the terms of an interlocal agreement to be negotiated for the implementation of Project Connect for the November 2020 tax rate election.
- August 12, 2020: City Council passed the FY21 budget including two riders concerning the current Austin Police Department Headquarters that is within the Waller Creek District, and will be discussed at the Public Safety Commission. The riders came from Council Members Harper-Madison and Flannigan and both noted adjacencies to the Waterloo Greenway as advantages. Council member Flannigan suggested that once all staff is relocated, a community-led effort to determine how the redevelopment of the property can be leveraged "to address historic economic inequities in the black community and future black community economic success, and possibly serve as a gateway to East Austin."
- August 27, 2020: City Council approved a resolution delegating authority to the Waller Creek Local Government Corporation to make certain procurement determinations and to authorize the negotiation, award, and execution of City contracts necessary for the design and construction of the projects within the Waller Creek District, as defined in the Waller Creek District Joint Design, Development, Manangement and Operations Agreements and consistent with the Council-approved Design Plan for the District, and authorizing the negotiation and execution of amendments to the Agreements consistent with this delegation of authority.

LGC Action Items

- May 13, 2020: The Waller Creek Local Government Corporation approved the Addendum Two (Budget Contribution & Split & Modified Schedule) - Creek Delta Construction Documents, Permitting & Bidding Phase Plan.
- June 10, 2020: The Waller Creek Local Government Corporation approved the Waterloo Construction Phase Plan Addendum Three (Budget Contribution Split).
- July 31, 2020: The Waller Creek Local Government Corporation held a Special Called Meeting and Excutive Session for discussion and legal counsel for the City's determination for the LGC to authorize City Contracts.
- August 7, 2020: The Waller Creek Local Government Corporation approved Recommendation that the Austin City Council explictly delegate certain authority to the Waller Creek Local Government Corporation (LGC), specifically (1) the power to make certain legal procurment determinations related to the use of alternative delivery methods for projects within the Waller Creek District (District projects); and (2) the power to authorize the negotiation, award and execution of City contracts necessary for the design and construction of District projects.

Response to COVID-19

In response to the challenges of COVID-19, significant precautions are being employed at Waterloo Park to ensure the site is secure for construction activities. All workers and visitors check-in via a QR code and a Pre-Screening App on their phones, followed by an on-site temperature check. Once they are cleared they receive a wrist band, like the one pictured to the right, which changes color daily. Precautions follow all Austin Public Health and Centers for Disease Control directives.



Creek Delta

Status: In Design. In May 2020, the LGC Board voted in support of a funding strategy that authorized the City to advance additional funds towards Creek Delta. Additional funds did not increase the project budget but instead, reduced the Conservancy commitment and allowed their organization to respond to economic impacts due to COVID-19. With the funding strategy in place, the project team continues to advance design, permitting and bidding phase services. Currently, the City and Conservancy are in the process of shifting project management services to the City, including for the construction phase. Currently, the 90% plan set is under development and construction is anticipated to begin next year.

Palm Park

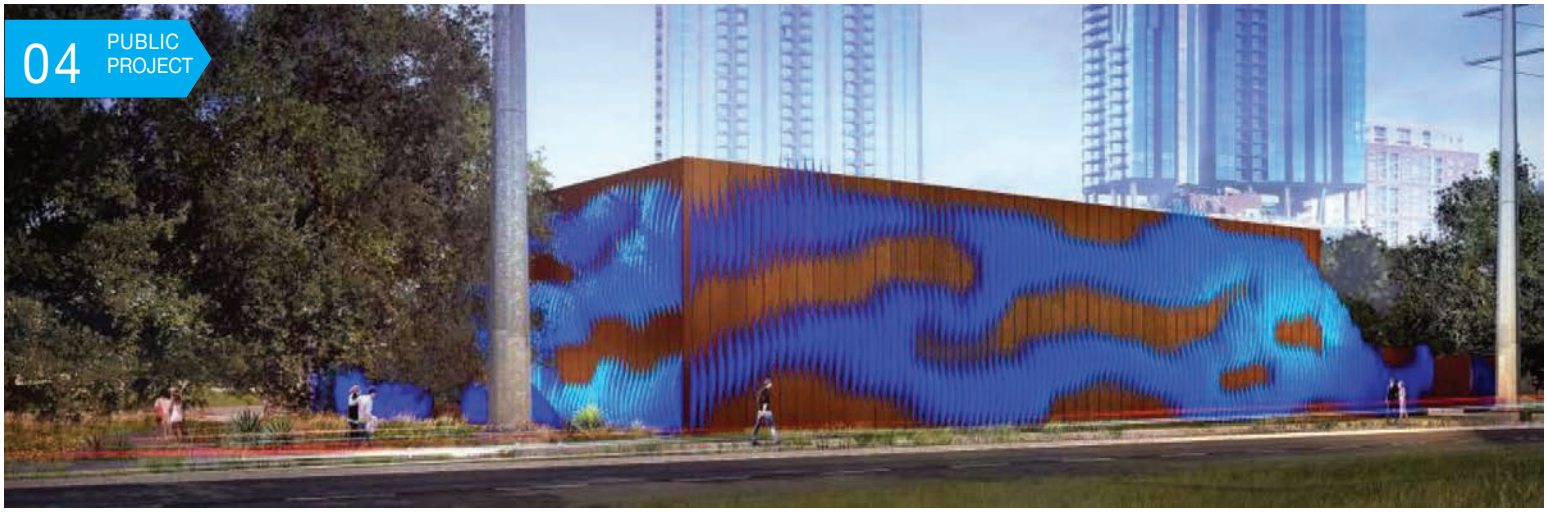
Status: Early Utility Work In Design. The Palm Park Utility Relocation project advances utility work associated with the vision for the District ahead of future plan development of the park. Advancing this work realizes multiple benefits to the overall program, including positive impacts to the schedule and budget. This small scope of work will take existing overhead Austin Energy and telecom lines that run over the Creek and relocate them in an underground duct bank beginning at Cesar Chavez and Sabine Streets and terminating at 3rd Street on the north side of Palm Park. The permitting process is almost complete and the construction work to bury the overhead lines is anticipated to begin in the next 1-2 months.

New plantings installed in southwest corner of the park, Suzanne Deal Booth Promenade in the background

Restoration work within Waller Creek

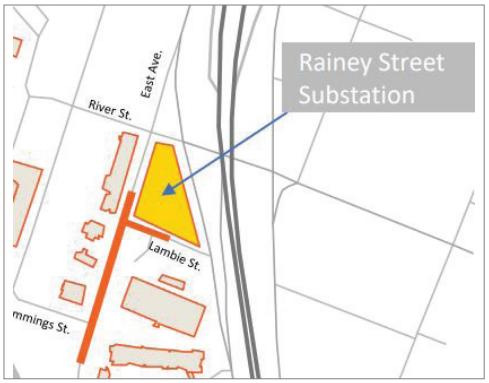
Waterloo Park

Status: In Construction. Waterloo Park Construction continues with significant COVID-19 prevention and safety measures taken on site, following all Austin Public Health and CDC directives. With nearly 200 workers on site daily, significant progress is being made rapidly. At the Moody Amphitheater, the canopy structure is complete while interior finishes are finalized, and green roof pavers are being installed. In the park, the Heritage Deck steel structure is in, and wood decking is in progress. The Deal Booth Promenade (S-Bridge) deck is fully constructed, and all large trees have been installed. Soils, irrigation, and planting is transforming the construction site into the future park – sod for the Great Lawn recently began installation. The stone slide and other play area stonework is underway, and the Family Pavilion building is almost complete. The Waller Creek restoration portion of the project (Sector 9) continues with the critical path work including stacked limestone toe walls on both sides of the creek that will form the footings for the proposed caliche rock walls above. Substantial completion is scheduled in late December 2020.



Above: Rendering of finished improvements.

Left: Current site conditions.



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

Rainey Street Substation

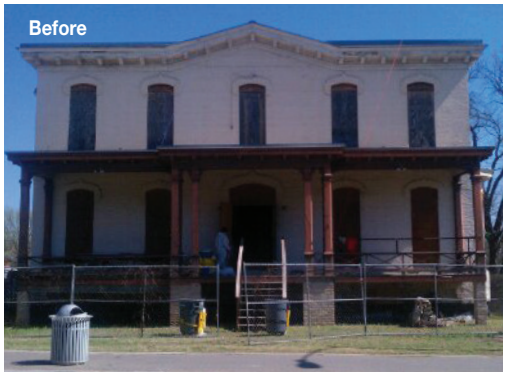
Status: In Design. The Rainey Street Substation project is in the process of seeking rezoning through the City Planning and Zoning Department, with approval to follow from Austin City Council. Construction of the substation is set for 2021 with project completion in spring 2022. Development of a new substation in the Rainey Street District is critical to existing customers and to the growth of downtown and Waller Creek redevelopment by adding capacity, resiliency and reliability to meet electric load and to prevent failure of the downtown electric network.

Symphony Square

Status: Renovations complete. While Waterloo Greenway staff worked from home during the pandemic, much needed improvements were made at offices in Symphony Square. This historic preservation project was supported in part by the Heritage Tourism Division of the Economic Development Department. This phase of repairs included replacement of the Hardeman House building roof and replacement of damaged windows. Supported by a Preservation Austin grant, a brand-new front door was also installed in April 2020.

Brush Square

Status: In Design. The design for Phase I Implementation of the Brush Square Master Plan is at 60% completion. Local landscape architecture firm Asakura Robinson continues to work toward final design and permitting. 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 bidding. Construction of Phase I is expected to begin by 2022 and is funded through the 2012 General Obligation Bond and Historic Preservation Fund.



Castleman Bull House

Status: In Construction. Project is 98% complete with the exterior renovations, there are still several minor details and items that remain open at this time. There are currently no events scheduled around the House.

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

Status: In Design. The Austin Parks and Recreation Department continues moving forward with the implementation of Phase 2 of the 2018 Master Plan for the ESB-MACC. The professional design team was selected and Council-authorized contract negotiations are underway. A Construction-Manager-at-Risk (CMR) solicitation was performed following Council authorization of the project delivery method, and the top scoring respondent is anticipated to be presented to City Council on September 17, 2020. Contract negotiations are expected to be complete by the end of 2020 and will kick off the design phase of the project.

PRIVATE PROJECT 01

48 East Tower/Natiivo

Status: In Construction. In June concrete pouring for residential floors began with a pour scheduled once a week which will continue through latter part of the year. Work on ME and HVAC installation have begun and glass for the building envelop is now being being delivered to the site.

PRIVATE PROJECT 02

44 East Avenue

Status: In Construction. In coordination with groundbreaking, a fundraising event was held to benefit The Trail Foundation. The Demolition Party raised $110,000 which will help TTF fund improvements to Waller Beach Park as part of the Rainey Street Trailhead Project. A site plan correction was submitted in February 2020, which included a revised cover sheet, storm alignment updates, and architectural updates.

PRIVATE PROJECT 03

Lady Bird Hotel

Status: Construction is pending. A site plan correction was submitted in June 2020, which City staff is currently reviewing.

PRIVATE PROJECT 04

The Travis

Status: A site plan was approved and released in July. Currently the City's Environmental Inspection is underway for the site.

PRIVATE PROJECT 05

82 Rainey

Status: Groundbreaking is tentatively scheduled for the first quarter of 2021.

PRIVATE PROJECT 06

Fairfield Inn & Suites

Status: Construction Pending. A site plan was approved and released. No construction activity yet as of 6/16/2020 inspection.

PRIVATE PROJECT 07

90-92 Rainey

Status: In Permitting. The project went before the Historic Landmark Commission on July 27 with a proposal to demolish an adjacent building. City staff recommended relocation over demolition.

PRIVATE PROJECT 08

91 Red River/The Quincy

Status: In Construction. A site plan correction was submitted in June 2020, which consisted of corrections to the storm plan and profile, and other utility details. The submittal was later approved by City staff.

PRIVATE PROJECT 09

Marriott Hotel at Cesar Chavez

Status: Construction Complete. DPR cleared the ROW and completed this project. Due to open September 2020.

PRIVATE PROJECT 10

Block 36

Status: In Construction. Framing in progress. A Temporary Use of ROW Permit was issued August 6th and pending approval for full road closure at 3rd Street from IH-35 to Waller Creek Bridge.

PRIVATE PROJECT 11

Waterloo Central

Status: In Permitting. Located at the south end of the Sabine St Promenade and adjacent to the Creek Delta improvements for the Waterloo Greenway, this project will have approximately 39,000 square feet of office and retail space. The project is currently permitting process.

PRIVATE PROJECT 12

East 9th Street Multifamily

Status: In Permitting. The site plan for this property was previously withdrawn and resubmitted on December 6, 2018. The application is under review by City of Austin legal and will be permitted soon.

PRIVATE PROJECT 13

700 E 11th Street Multifamily

Status: In Construction. Site plan approved and released. Associated reviews and site plan corrections for water, wastewater, street, and drainage infrastructure in progress.

PRIVATE PROJECT 14

705 E 12th Street

Status: In Construction. Velocity Credit Union will demo existing sidewalk and driveway and construct 133 linear feet of new sidewalk and 25 feet driveway approach.

RELATED PROJECT 01

Capitol Complex Master Plan Phase One

Status: In Construction. The flagship of the Capitol Complex is the new George H.W. Bush State Office Building at 1801 Congress and MLK Blvd. The construction of the five floors of underground parking is complete, and the first few floors of the 14-story tower is now visible above ground.

RELATED PROJECT 02

Central Health

Status: In Construction. On September 17, 2020 the Austin City Council will conduct a public hearing and consider an ordinance amending City Code Title 25 (Land Development) to create the Central Health Overlay district within the Downtown Austin Plan District Map. In addition, the City and Central Health are in final negotiations on an Interlocal Agreement.

RELATED PROJECT 03

Capital Metro Downtown Station

Status: In Construction. Adjusting the Lance Armstrong bike path from Red River to Neches began in June. In August, Red River closed and Trinity has been reduced to one lane at 4th Street. Trinity will open back up to two lanes once waterline and repaving is complete.

RELATED PROJECT 04

Project Connect

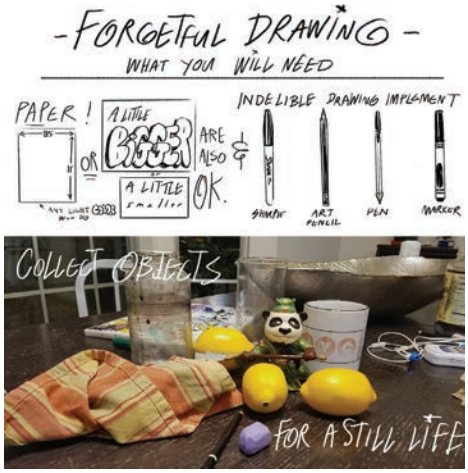
Status: In Planning. A ballot measure for the Project Connect Initial Investment will be on the November 2020 ballot.

Project Connect is a collaborative process between the Capital Metro board and the Austin City Council that will result in the Initial Investment portion of Project Connect being put before voters this year.

Special Events

Waterloo-in-Place

To engage community in a new virtual world, Waterloo Greenway launched Waterloo-In-Place, a series of free online experiences to enjoy from home. Events included live-streamed art classes with local artists. Viewers learned how to sew facemasks at home, create artistic mosaics using recycled materials, and have fun with quick drawing lessons!

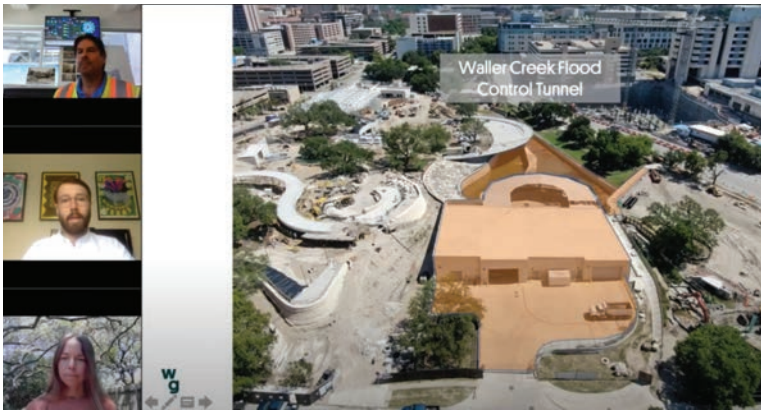


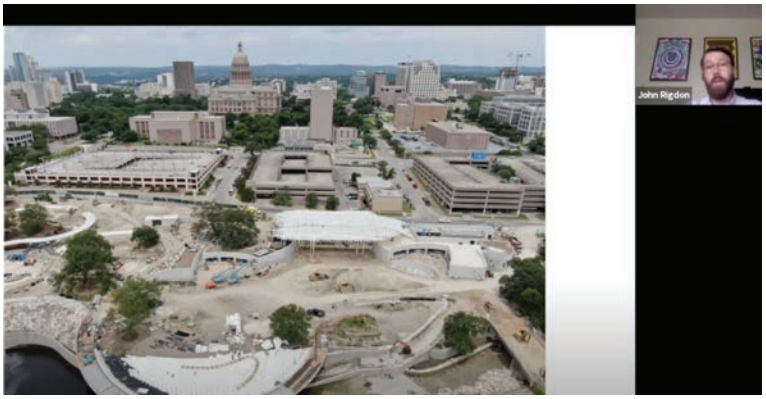
Friday Friday ATX

Waterloo Greenway welcomed over 1000 Austinites at two Frida Friday ATX markets hosted on Valentine's Day and International Women's Day, supporting women-of-color led businesses. The events included free family-friendly activities, live music, local vendors, and voter registration. During the COVID-19 pandemic, Waterloo Greenway and Frida Friday ATX continued supporting participating small businesses through virtual market programs.

Virtual Site Tours

As construction continued at Waterloo Park, Waterloo Greenway launched a new series of virtual site tours in April. The behind-the-fence opportunities were led by Conservancy staff, with special guests from the Parks and Recreation and Watershed Protection Departments. With nearly 10 tours conducted to date and an estimated 100 participants per event, the virtual events have demonstrated the power of this public/private partnership and allowed viewers to learn more about sustainability, the Waller Creek Tunnel, and design features.





Virtual Pop-Up Fundraiser

Waterloo Greenway hosted a virtual Pop-Up Fundraiser to help fill the fundraising gap from the cancellation of the annual Pop-Up Picnic The fundraiser helped support local restaurant partners and raised over $30,000 to support Waterloo Greenway.

Waller Creek District Contacts

Waller Creek Local Government Corporation

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

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