

**WALLER CREEK DISTRICT MASTER PLAN  
TOWN HALL MEETING SUMMARY  
May 13, 2009**

**COMMENTS:**

**Parking**

1. Reduced parking requirements are good
2. Use APD/Fleet garage for other uses at night
3. Take advantage of MACC parking
4. Increase parking in boathouse area.
5. Provide connection to UT
6. Centralize and shared parking makes it more affordable
7. There is a parking shortage and it may get worse

**Connections**

8. Connect East Austin with Waller area, Connect to E. Austin across 15<sup>th</sup>. 4<sup>th</sup> St.  
important connection to East Austin
9. Connection across Creek, from street grid to creek
10. Look at alley connections to Sabine
11. Existing rail provides opportunity for connections
12. Need to have ability to walk from hotels to Convention Center.

**Maintenance/Operations**

13. Address trash
14. Get COA to commit to maintenance of street furnishings, maintenance is critical.
15. Need good clean public restrooms/showers (some residents of current condos don't favor this because they believe it would attract crime.
16. Area should be maintained and policed at a higher level than it is currently.

**Character**

17. Waller Creek District should have its own character, not just an extension of Lady Bird Lake.
18. Character should vary along the creek corridor

**Bicycles and Pedestrians**

19. Provide a variety of experiences for visitors, pedestrians, and bicyclists.
20. Loading area for Convention Center and Hilton conflict with bicycle traffic on Red River Street.
21. Don't prohibit bikes
22. If there are certain areas where bicycles are limited, provide alternate routes and sufficient bicycle facilities.

**Design**

23. Minimize handrails/guardrails
24. Consider the effect of shade from development on Palm Park (tall buildings = long shadows).

25. Need minimum width to creek & banks - vegetation important, accommodate amenities
26. Remove invasive species & replant with mature trees
27. incorporate reclaimed water as part of infrastructure plan (cooling towers, irrigation)
28. Everyone including transients should feel welcome.
29. Provide places for residents not just visitors.
30. Plantings should tell the story of Texas – landscape and water
31. Lighting along trail needs improvement
32. Provide for educational opportunities and wildlife diversity.
33. Be aware of smell of water and encourage recirculation
34. Part of the experience should be about “water”
35. Add farmers’ market on Sabine or in Palm Park (If Sabine is permanently closed to traffic, it would be a great spot for the weekly farmers market that currently is held on 4<sup>th</sup> St. The market has planned to move into Republic Square once all of the renovations are finished.- I think)
36. Placement of boathouse should be coordinated with future rail so the facility doesn’t have to be built again.
37. Create node at “intersection” of creek and lake with bathrooms and showers. This will help draw people up the creek.
38. I-35 creates noise issues for Palm Park – mid-rise affordable housing along I-35 for artists/musicians, vegetation, water.
39. Keep pool in Palm Park
40. New development should address both creek and street.

## **Other**

41. Bring State agencies folks into the process (note: Texas Facilities Commission? Was invited to stakeholder meetings)
42. Strategies for spreading value? – Truly affordable housing.
43. Encourage small local businesses NOT national chains – Keep Austin’s authenticity, can they be incentivized? Tax abatement? incentives for local smaller businesses
44. Address the possibility of relocating social services into a campus like setting outside of downtown.
45. I-35 Makeover with “stitches”
46. City program to create art performances under bridges
47. If you establish creek setbacks, property owners will expect/need increased height limits (at least for those outside the capitol view corridors).
48. Good opportunity to integrate Create Austin plan, performance/rehearsal space for artists and musicians.
49. Address financing required and develop strategy to keep area affordable for local businesses and music venues.
50. More residences would be great
51. Who will be responsible for programming the activities?

**VISION STATEMENT COMMENTS:**

1. Address mobility to UT, East Austin, etc.
2. Needs to mention financial sustainability – create and spread economic value
3. Incorporate the built environment – mission statement
4. Travel corridor (?)
5. Feature great urban design
6. maximize mixed-use density on property abutting Waller Creek (especially properties formerly in the floodplain”
7. Vision is stated from the viewpoint of Waller Creek. Should be written as district with the creek an integral part.
8. “Waller Creek will be a transformative beautiful open space...connecting the natural riparian environment, providing a place for congregation and interaction many activities...”

**GUIDING PRINCIPLES**

1. We should preserve live music and limestone
2. What is at risk? Live music, limestone outcropping, and mix of economic levels
3. Maximize mixed-use (particularly residential) density
4. A project that revitalizes the eastern side/edge of downtown
5. “A place that fits ~~the~~ its unique contexts.”
6. Preserving Austin’s resources – live music, cultural attractions and facilities.
7. “A beautiful linear park with ecological value and Austin’s native geology and flora.”
8. Add “Preserve those characteristics and amenities that we currently love in the corridor.”

**WALLER CREEK DISTRICT MASTER PLAN  
TOWN HALL MEETING SUMMARY  
October 24, 2010**

**Connections & Connectivity:**

- Bicycle and pedestrian connections to East Austin and how barriers will be reduced
- Connectivity of Lady Bird Lake to downtown across Cesar Chavez
- Connection at Davis St.
- No long lengths of elevated pathway where you get stuck.
- Connection to Convention Center
- Sabine St. connections between 3<sup>rd</sup> & 4<sup>th</sup>
- At grade crossing at 7<sup>th</sup> St.
- Safety of creekside trail between 9<sup>th</sup> and 10<sup>th</sup> St. and through Symphony Square
- Connections to UT

**Balancing Movement and Place-Making:**

- Symphony Square
- Sabine Street, 4<sup>th</sup> to 7<sup>th</sup> St. creekside path or not

**Development Character:**

- Achieve day and night time use
- Vegetated vs. more open views
- Natural vs. urban
- Trail width

**Miscellaneous:**

- Comprehensive solution to social services and supportive housing in Austin as it pertains to economic viability of entire Waller Creek project?
- Provide public restrooms that are clean, lighted and attended.
- Shared parking
- Live music
- Safety
- Off-leash dog areas
- Bicyclists vs. pedestrians conflicts
- Arts, temporary exhibits, installations now and in early stages as interim development.

## **WALLER CREEK DISTRICT MASTER PLAN**

### **TOWN HALL MEETING SUMMARY**

**April 7, 2010**

#### **Master Plan**

1. I like good public investment like the Waller Creek Project. We will turn an eyesore into a jewel. We will enhance the beauty, promote non-car mobility and probably increase the economic value of the area.
2. Enhanced Access (not just ADA) universal Design for aging population etc.
3. Access to public transit throughout the corridor.
4. Along the creek natural areas are preferred over cafes.
5. Advocate to create a funding/procurement process for surface improvements.

#### **Development Standards**

1. In general building heights too tall. Limit height of bldgs on creek to 5 stories
2. Good development standards. Respects creek but keeps development possible.
3. There should be more written about affordable housing in standards.
4. Development Standards – When using ADA standards go beyond to include the unique cultural needs of the disabled & Senior population – rehab facilities technology, creativity that blends in – not just the sterile ADA.
5. Don't block out the sun. Please leave corridors of sunlight for Rainey St.

#### **Environmental Restoration**

1. Concern regard putting cafes & things all along the creek will make areas totally urban with no natural riparian vegetation.
2. Concern regarding continued need for creek-side clean-up and increased runoff and pollution going into the creek and the river.
3. Balance the preservation of the exceptional stonework with restoration projects.
4. Create a good balance between dense, wonderful development along the creek & preserving as much of the natural environment as possible.

#### **Circulation/Connectivity**

1. Concern regarding traffic flow for residents, Business Center workers & Convention Center visitors (especially on Cesar Chavez).
2. Prefers to see a creekside walking/running trail that is continuous from the lake to Waterloo, instead of going up to street level and crossing traffic.
3. Continuous bike trail from Town Lake to 11<sup>th</sup> St.
4. Red River is a very narrow street. How are you going to have bike lanes and car traffic both? If you intend to eliminate parking to create bike lanes, it may affect access to businesses on Red River.
5. Encourage bicycle commuters to take Red River – dedicated bike lanes on either side of the street and include a connection to Town Lake Trail. It's important to have commuter bike lanes (fast) and recreational bike lanes (slow)
6. Don't restrict bike on trail – needs to remain multi-use. Good tho to have commuter bike option on Sabine. Modify or remove the 9<sup>th</sup> St. Bridge to allow a continuous riverwalk.

7. Above grade at Symphony Sq. is best or both; but not only under bridge cause won't be safe for women biking alone. Red River/Cesar – Build the bridge, Symphony Square – light the tunnels, 7<sup>th</sup> St. = underpassing Eliminate the box culverts at Symphony Square.
8. Frequent and ample bike parking
9. Access to Public transit all along paths - bikes away from peds – safety issues
10. increase sidewalk size/width & include more bike lanes. No “sharrows”.
11. Pedestrian only on Sabine

## Implementation

1. Would like to see striping for bike lanes along Red River as a higher priority. (Project 5). Justification: if infrastructure is there, would take bikes off Sabine St.
2. Do Lady Bird Lake to 4<sup>th</sup> St. (Project 1) and Waterloo Park (Project 9) first, allow people to territorialize the middle.
3. Sabine St. promenade (Project 2) should be first priority because no stream dependency and to spur private development & get increase tax revenue ASAP, then construction docs & engineering for various project shovel ready to secure future \$
4. Implementation – Include more people w/ disabilities and development & stakeholders. keep bikes away from pedestrian paths.
5. What are potential funding sources?
6. Move APD offices somewhere else to maximize development potential in mid section.
7. City should follow master plan's advice on attaining additional easements.
8. Implementation must focus on retaining local flavor - needs tools to save music venues.

## Parks

1. What are the plans for Palm Park and the adjacent Palm Building?
2. Boathouse – should be available for anyone to use. Fees are ok – but not req'd mbrship.

## Tunnel

1. Suggestions: Filter debris coming through tunnel & run-off to keep creeksides clean. Keep water levels higher than today to make it more aesthetically pleasing. When construction starts on the tunnel put up splashy signs conveying to people that great improvements are along the way to drive perception. Marketing is important. How about repaving streets in the area (Rainey, Driskill, etc.) & mowing down weeds.

## Parking

1. The preservation/re-purposing of homes along Rainey St. is a great change to preserve Austin heritage, but going to need parking and street plan (one way streets?)
  2. Please address the plans for parking from Lady Bird Lake to 4<sup>th</sup>/5<sup>th</sup> Street area. If people are going to come into this area to support businesses & restaurants, parking that is free or reasonably low must be available.
- 
1. Public toilets should be required: in public projects, also in private buildings (Building code), parking structures
  2. Maintain cultural identity and develop a culturally unique environment along the creek

3. Please consider allocated areas/nodes for car sharing and shared bicycles, reference other cities like Copenhagen, Amsterdam, etc.
4. Important to the creek and to adjacent development projects to have a generous natural buffer paralleling the creek bed. If this is provided, high FAR's (density) would both benefit from and be an enhancement to the creekside.
5. Keeping things pedestrian oriented.
6. Interim music festivals
7. Also, what planning & ownership is being discussed for long term maintenance?
8. Continue public forums to keep energy up in community

## PLANNING COMMISSION COMMENT FORM

File # **MP-2010-0002**Planning Commission Hearing Date: **May 11, 2010**

Waller Creek District Master Plan

Comments:

You may also send your written comments to the Planning and Development Review Department,  
P. O. Box 1088, Austin, TX 78767-8835.

Name (please print) Craig S. JepsonAddress 555. E. 5<sup>th</sup> St. # 2727  
Austin, TX 78701I am in favor  
(Estoy de acuerdo)I object  
(No estoy de acuerdo)

### INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department is proposing an amendment to the Comprehensive Plan to adopt the Waller Creek District Master Plan as an element of the Comprehensive Plan. This notice has been mailed to you because City Ordinance requires that all property owners and utility customers within 500 feet of a proposed amendment area affected neighborhood organizations be notified of this proposed amendment.

This request for an amendment to the Comprehensive Plan will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the request to the City Council. The Planning Commission meeting date and location are shown on this notice.

\*Please note that you will be mailed a separate notice for the City Council date.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the previous page
- by writing to the city contact, listed on the previous page

As a property owner or utility customer within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.



# PLANNING COMMISSION COMMENT FORM

File # MP-2010-0002

Planning Commission Hearing Date: May 11, 2010

Waller Creek District Master Plan

Comments:

I SUPPORT THE WALLER CREEK PROJECT DUE TO THE PRESERVATION OF GREEN SPACE IN AUSTIN, INCREASED PARK ACCESS, AND DEVELOP BUSINESS REVENUES TO THE CITY. THE PROJECT WILL ALSO CLEAR UP THE CURRENT AREA WHICH IS IN DISREPAIR AND UNSAFE.

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835.

Name (please print)

KEVIN JOHNS



I am in favor  
(Estoy de acuerdo)

Address

603 DAVIS #814, AUSTIN TX 78701



I object  
(No estoy de acuerdo)

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Comments:

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P. O. Box 1088, Austin, TX 78767-8835.

Name (please print) Todd Kogut
☒ I am in favor  
(Estoy de acuerdo)
Address 54 Ramsey # PH07 Austin TX 78701
☐ I object  
(No estoy de acuerdo)

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P. O. Box 1088, Austin, TX 78767-8835.

Name (please print) Rebecca LunaAddress 1421-A Olander / Austin, TX  
78702

I am in favor

*(Estoy de acuerdo)*

I object

*(No estoy de acuerdo)*

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Comments:

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P. O. Box 1088, Austin, TX 78767-8835.

Name (please print) FERNANDO LOYA
☒ I am in favor  
(Estoy de acuerdo)
Address 901 E. 15TH, AUSTIN TX 78702
☐ I object  
(No estoy de acuerdo)

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## CITY COUNCIL COMMENT FORM

File # MP-2010-0002

City Council Hearing Date: June 24, 2010

Waller Creek District Master Plan

Comments:

I'm concerned that land values will be so hi that it will prohibit "mom & pop" type stores - fruit stands & news stands, corner groceries - these make up the "human factor" & keeps the project from being "hard edged" & perfect. Also, will they allow street performers?

You may also send your written comments to the Planning and Development Review Department,  
P. O. Box 1088, Austin, TX 78767-8835.

Name (please print)

CARLA WILKENFELD

Address

54 RAINEY # 1013 78701

- ☐ I am in favor  
(Estoy de acuerdo)
- ☐ I object  
(No estoy de acuerdo)

**CITY COUNCIL COMMENT FORM**

**File # MP-2010-0002**

**City Council Hearing Date: June 24, 2010**

Waller Creek District Master Plan

Comments:

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P. O. Box 1088, Austin, TX 78767-8835.

Name (please print) \_\_\_\_\_

*Teresa Clark*

Address \_\_\_\_\_

*80 Red River 208*

*Austin Texas 78701*



I am in favor

*(Estoy de acuerdo)*



I object

*(No estoy de acuerdo)*

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P. O. Box 1088, Austin, TX 78767-8835.

Name (please print) Todd Koget ☒ I am in favor  
(*Estoy de acuerdo*)

Address 54 Rainey #4107 Austin TX 78701 ☐ I object  
(*No estoy de acuerdo*)

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