



MEMORANDUM

Late Backup

**TO:** Mayor and Council

**FROM:** Tonya Swartzendruber, Senior Planner  
Planning and Development Review Department

**DATE:** June 16, 2010

**RE:** Waller Creek District Master Plan (MP 2010-0002)

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A public hearing on the Waller Creek District Master Plan is scheduled for the June 24, 2010 Council meeting. The following memorandum includes a list of support materials provided to the Council and a brief overview of the Waller Creek District Master Plan process.

**List of Attachments:**

Attachment 1: Illustrative Plan: Waller Creek District  
Attachment 2: Summary of Boards and Commission action  
Attachment 3: Waller Creek Citizen Advisory Committee (WCCAC) Resolution  
Attachment 4: Design Commission letter  
Attachment 5: Zoning Map and chart  
Attachment 6: Proposed Master Plan revisions  
Attachment 7: Waller Creek District Master Plan Improvement Project Budget Estimates  
Attachment 8: DAP and WCDMP Summary of Recommendations Concerning Live Music  
Attachment 9: Affordability Impact Statement  
Attachment 10: Public Comments  
Attachment 11: Music Commission letter dated 6/14/10

**Waller Creek District Master Plan Area:**

The Waller Creek District Master Plan includes properties within an area approximately bounded by 12<sup>th</sup> Street to the north, Lady Bird Lake to the south, Interstate 35 to the east and Red River St. to the west. See Attachment #1.

**Staff Comments:**

The purpose of the Waller Creek District Master Plan is to guide future public and private investment and redevelopment so that they achieve the community's vision for the area. The WCDMP has three components: the Master Plan, which articulates the community's vision and recommends its physical form, the Framework for Development Standards, which is intended to identify potential regulations to shape the form and treatment of private and public development, and the Implementation Program which recommends a variety of implementation actions, proposes priorities among them, and provides budget estimates for the recommended surface improvement projects.

The draft Waller Creek District Master Plan is available online at:  
<http://www.wallercreekplan.org>

**Background:**

In May of 2008 Council selected ROMA Design Group to develop the Waller Creek District Master Plan. The consultant team and staff have met with stakeholders, including property owners, business owners, developers, residents, city staff, and local, regional, and state agency staff with jurisdiction in the area since February 2009 to develop the Master Plan. Public involvement was achieved through many stakeholder meetings and three public "Town Hall" meetings.

The first Town Hall meeting was held May 13, 2009 to discuss the community's vision for the district and present the Draft Plan concepts. The second Town Hall meeting held October 24, 2009 to present the draft Master Plan, and a third Town Hall public meeting held April 7, 2010 to present a revised Master Plan and Development Standards. The current draft of the Master Plan has been presented to multiple boards and commissions during April and May 2010. It was reviewed and approved by the Planning Commission on May 11, Waller Creek Citizens Advisory Committee on May 20, 2010, and by the Comprehensive Planning and Transportation Committee on June 7.

**Staff Recommendation:** Staff recommends adoption of the proposed Waller Creek District Master Plan with staff suggested revisions that are provided in backup.

**Actions by Boards and Commissions:**

See Attachment #2

**Planning Commission Date & Action:**

May 11, 2010: The Planning Commission voted 7-0 to recommend adoption of the Waller Creek District Master Plan as an amendment to the Austin Tomorrow Comprehensive Plan as recommended by staff with the following recommendations:

- Add statement to the plan that there should be no net loss of affordable housing within the planning area.
- Upzone the tracts that are located between Red River and IH-35 from CS – Commercial Service to DMU - Downtown Mixed Use.
- Include the City Council Resolution from Families with Children Task Force regarding the inclusion of family-friendly, housing design and amenities to the body of the plan.
- Encourage Council to quickly determine the appropriate entity(ies) for funding, management, and maintenance program in the corridor and the District.
- WCCAC to work with Symphony and staff to craft Master Plan language regarding Symphony leased property that is mutually agreeable.
- Include statement(s) that reinforce live music venue protection.

**City Council Date & Action:**

June 10, 2010: Staff briefed City Council on the draft master plan.

June 24, 2010: The master plan adoption is scheduled for action by City Council.

Attachments

MP-2010-0002

## **Attachment #2 - Waller Creek District Master Plan Summary of Boards and Commissions action**

### **Planning Commission – May 11, 2010**

Action: Recommend the adoption of the Waller Creek District Master Plan with the following suggestions:

- Add statement that there should be no net loss of affordable housing within the planning area.  
Staff response: Staff concurs with this recommendation. Proposed language is reflected in Attachment 6.
- Propose upzoning the tracts that are located between Red River and IH-35 from CS – Commercial Service to DMU - Downtown Mixed Use.  
Staff response: Staff recommends no change to the current language.
- Include the City Council Resolution from Families with Children Task Force regarding the inclusion of family-friendly, housing design and amenities to the body of the plan.  
Staff response: Staff concurs with this recommendation. Proposed language is reflected in Attachment 6.
- Encourage Council to quickly determine the appropriate entity(ies) for funding, management, and maintenance program in the corridor and the District.  
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- WCCAC to work with Symphony and staff to craft Master Plan language regarding Symphony leased property that is mutually agreeable.  
Staff response: Staff agrees with this recommendation. Proposed language is reflected in Attachment 6.
- Include statement(s) that reinforce live music venue protection.  
Staff response: Staff recommends pursuing strategies identified in the Downtown Austin Plan regarding live music and creative culture. Proposed changes to the Master Plan are reflected in Attachment 6. See Attachment 8 for summary of Downtown Austin Plan recommendations concerning live music.

### **Waller Creek Citizen Advisory Committee – May 20, 2010**

Action: Recommended approval of Master Plan with the following suggestions:

- Add a bullet point in the discussion of Riparian Restoration Strategies to include streambank stabilization.  
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- Amend the language regarding the Symphony Square area to reflect staff's proposed language.  
Staff response: Staff agrees with this recommendation. Proposed language is reflected in Attachment 6.

- Staff should provide to Council, as an appendix, an additional breakdown of costs for the Implementation Strategy.

Staff response: Staff agrees with this recommendation. Additional cost information is provided in Attachment 7.

- Encourage having an overall tenant manager along Sabine Street which could contribute to attracting and maintaining tenants and the overall success of Sabine Street.

Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.

- Staff should work with the Consultant to re-evaluate the Pedestrian-Oriented Streetfront Uses.

Staff response: Staff agrees with this recommendation. Proposed language is reflected in Attachment 6.

- Add the following language to the discussion of affordable housing in the Master Plan:

"To achieve the City of Austin goal of achieving geographical dispersal of affordable housing, the Master Plan should preserve the existing affordable housing within the Waller Creek District at the same levels of affordability and should aim to create additional housing opportunities within the Waller Creek Corridor for families with children at all income levels."

Staff response: Staff recommends adoption of the Planning Commission language regarding affordable housing.

- To the Lakeside Apartments discussion add: "with the objective that redevelopment of this site would result in at least a 1:1 onsite replacement of public housing units, including the same level of tenant protections, family income targets, and affordable rent levels."

Staff response: Staff recommends adoption of the Planning Commission language regarding affordable housing.

- The City of Austin has committed to becoming the most family friendly city in the country and to ensuring that all policies and decisions support and enhance the quality of life for Austin's families with children. Amend the Master Plan to add the following statements:

Page 9 add sentence: "Parks and public space within the Waller Creek Corridor should be redeveloped and designed to meet the needs and interests of families with children and users of all ages."

Page 15 add sentence: "In recognition of the City's commitment to becoming the most family friendly city in the country, opportunities for creating housing designed for families with children should be pursued."

Staff response: Staff agrees with these recommendations. Proposed language is reflected in Attachment 6.

- Encourage the City to negotiate and/or renegotiate easements with adjoining land owners to provide trail and creek access is critical where private ownership encroachments negate the greenbelt vision.

Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.

### **Comprehensive Planning and Transportation Committee - June 7, 2010**

Action: None taken

### **Design Commission - May 24, 2010**

Action: Approved via letter, the Commission supports the guiding principles of the Plan and has the following concerns:

- Integration of the Waller Creek District Plan with the Downtown Plan (DAP). Is the district plan a subset of the DAP? If so, then reference the DAP, but don't take specifics from it that may change over time.  
Staff response: The Waller Creek District is one of nine districts established in the DAP, the policy recommendations and development standards of this Master Plan will be incorporated within the overall DAP. See page 43 of the Waller Creek District Master Plan for more detail.
- Building massing including setbacks and stepbacks along the creek front should be developed specifically rather than lifting from the DAP.  
Staff response: Setbacks and stepbacks were developed specifically for Waller Creek District and in some cases by Sub-District within the District.
- The Density Bonus provisions should be tied to the framework of the Downtown Density Bonus Plan.  
Staff response: Any density bonus provisions in the Waller Creek District Master Plan have been coordinated with the DAP-Density Bonus Plan.
- Lack of information on stormwater runoff impacts on Waller Creek of the proposed new streets and buildings.  
Staff response: Staff generally concurs with this recommendation and proposes that it be coordinated during the implementation of the Master Plan.
- Publicly Accessible Open Space development standard needs to show a percentage of vegetated area, i.e. 25-30% vegetated similar to LEED requirements.  
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- Rather than just Open Space requirements, define the quality of the open space and design intent that is desired, i.e. welcoming, shaded, plants, water, etc.  
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- Rather than just Streetscapes, define the quality of the streets and design intent that is desired, i.e. walkable, interesting streets.  
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- Define "creek access". Discourage development that turns its back to the creek.  
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.

- Boardwalks in the middle of the creek block the view of the creek. Long lengths should be minimized and “rest zones” should be incorporated.  
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- Parking Authority needs to review the parking needs of the entire district rather than have parking served on an individual project basis.  
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- Encourage uses that will enhance the vibrancy of the district.  
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.

The Commission had the following recommendations:

- WCDP should have an on-going task force to address possible adjustments as market conditions change.  
Staff response: The Waller Creek Citizen Advisory Committee already serves this role.
- Design Commission could be the guardian of WCDP standards/guidelines and alternative compliance reviews.  
Staff response: The Waller Creek Citizen Advisory Committee already serves this role.
- Research green infrastructure in other cities and implement as part of the WCDP.  
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.
- Maximize use of the tunnel for existing and future surface water run off.  
Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan and as a part of the on-going maintenance of the Waller Creek Tunnel.

#### **Downtown Commission - April 21, 2010**

Action: Approved a resolution supporting the Waller Creek District Master Plan and encouraging methods to preserve, enhance and incentivize development, including the preservation of live music venues and other cultural amenities.

Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.

#### **Environmental Board - May 19, 2010**

Action: approved with conditions:

- Research on known contamination sites in the project area and in the tax increment redevelopment zone.
- A general assessment of the long-term change to tree cover and environmental protection in the development plan.
- A tree survey and more detailed landscaping standards for the corridor.

Staff response: Staff generally concurs with all of these recommendations and proposes that it be effectuated during the implementation of the Master Plan.

**Music Commission - June 7, 2010**

Action: Provided letter to Council dated June 16, 2010, see Attachment #11.

**Parks and Recreation Board - May 25, 2010**

Action: Recommended adoption with no conditions.

**Urban Transportation Commission - May 11, 2010**

Action: Briefing provided, overall, favorable response.

**Waterfront Planning Advisory Board - April 12, 2010**

Action: Recommended adoption of the Master Plan with the additional recommendation that "as projects and guidelines move forward the Waterfront Planning Advisory Board expects design excellence in design and materials."

Staff response: Staff generally concurs with this recommendation and proposes that it be effectuated during the implementation of the Master Plan.

**A RESOLUTION OF THE WALLER CREEK CITIZEN ADVISORY COMMITTEE**

**WHEREAS** the City Council created the Waller Creek Citizen Advisory Committee (WCCAC) in 2007 for the purpose of serving "in an advisory and oversight capacity for the construction and development of the Waller Creek bypass tunnel and Waller Creek Tunnel Redevelopment Project."

**WHEREAS** the City Council initiated the Waller Creek District Master Plan project in 2008.

**WHEREAS** the Waller Creek Citizen Advisory Committee has worked continuously with the project team (City staff and consultants) that has developed the proposed "Waller Creek District Master Plan" ("the Master Plan").

**WHEREAS** a draft version of the Master Plan was presented to the WCCAC in September 2009 and a final form in April 2010. In addition, the WCCAC has hosted the three Town Hall meetings over the course of the project.

**WHEREAS** the Master Plan has evolved in response to valuable input provided by stakeholders including property owners and businesses, downtown representatives, and bicycle, open space and environmental advocates.

**WHEREAS** it is the belief of the WCCAC that notwithstanding the significant investment that the City and Travis County have made in the lower Waller Creek flood control tunnel, the realization of the community's vision for Waller Creek requires a commensurate investment in above-ground improvements such as streambank stabilization, pathway improvements, parkland rehabilitation, and streetscape improvements.

**WHEREAS** it is further the belief of the WCCAC that the tangible, prominent, and visible investments recommended by the Master Plan are necessary to transform the negative public image that surrounds Waller Creek today into a positive image for the Waller Creek of tomorrow.

**WHEREAS** the WCCAC has carefully considered the proposed Waller Creek District Master Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE WALLER CREEK CITIZEN ADVISORY COMMITTEE THAT:**

- (A) The WCCAC recommends that the "Waller Creek District Master Plan" be adopted by the City Council as an amendment to the Austin Tomorrow Plan with the recommended included in Attachment 1.
- (B) The WCCAC acknowledges, honors and passes along the Summary of Public and Board and Commission Comments on Waller Creek Master Plan.
- (C) The WCCAC further recommends that the City Council direct the City Manager to immediately begin implementation of the "Waller Creek District Master Plan." The WCCAC recommends that implementation include the following actions:



1. Develop and execute an overall finance plan for the project.
2. Procure a design consultant and move forward directly with the full design and engineering of the physical improvements recommended by the Master Plan.
3. Implement the code amendments and criteria as recommended by the proposed Development Standards.
4. Incorporate into the work plans of the appropriate City departments the near-term improvements recommended by the Master Plan, including:
  - a. Increased programming of events along Waller Creek.
  - b. Enhanced and improved maintenance and policing along Waller Creek.
  - c. Efforts to improve the quality of stormwater run-off.

**Approved this 20<sup>th</sup> day of May, 2010.**



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Sam Archer, Chair

Attachment A

**Master Plan Recommendations from the Waller Creek Citizen Advisory Committee**

1. p. 8. The discussion of Riparian Restoration Strategies does not include a bullet for streambank stabilization. The need is quite apparent, and streambank stabilization is described as a significant portion of the Implementation Strategy (p. 19-20). Plus, the plan includes a number of good ideas for stabilizing the streambank while restoring and enhancing the natural values of the creek. It would be good to have a bullet-point to highlight these issues and ideas.
2. Amend the language regarding the Symphony Square area to reflect staff's proposed language.

Page 3, revise 2<sup>nd</sup> paragraph to reflect the following changes:

Waterloo Park will be improved as part of the Tunnel Project, and become the northern terminus of the creek corridor. The City-owned land to the west and south of Symphony Square, which is leased to the Austin Symphony, could over the long term (and subject to the lease terms and the needs of the Symphony) be reconfigured as parkland to create a more positive relationship to the creek corridor. This could be achieved if redevelopment on surrounding sites were to create convenient shared parking for the Symphony, thereby freeing up the existing surface parking lots to be re-purposed as parkland. Along the creek, the Master Plan calls for the trail to cross at the Eleventh and Red River Street intersections at grade. In addition, due to the low clearances and highly constrained conditions of the pathways under these bridges, it is proposed that the pathways beneath these two bridges either be closed to public pedestrian and bike circulation, or be significantly upgraded with improved lighting, maintenance, and heightened security patrols. If closed to the public, the undercrossing beneath the Eleventh Street Bridge could still be retained for use by Symphony Square and its amphitheater, which will continue to function as a performance space and destination.

Page 10, revise 1<sup>st</sup> paragraph to reflect the following changes:

The Austin Symphony Orchestra holds a fifty-year lease at Symphony Square and has contributed greatly to improving this segment of the Waller Creek corridor. Not much is needed to improve Symphony Square beyond the elimination and/or enhanced maintenance and management of the below grade connections. However, the surface parking lots currently used by the Austin Symphony Orchestra – across Red River Street to the west of Symphony Square and across 11<sup>th</sup> Street to the south of Symphony Square – do offer the promise of improvement. Located right next to the creek, these surface parking lots are not the best long-term use of creekside space. . Subject to the needs of and the lease with the Symphony, the transformation of these parking lots could be achieved over the long-term if redevelopment on surrounding sites were to create convenient shared parking for the Symphony, thereby freeing up the existing surface parking lots to be re-purposed as parkland, which could be re-graded to create a series of stepped green terraces. These improvements would not only relate the parkland more directly to the creekside environment but would also enhance the potential for passive recreational opportunities, such as picnicking, sitting, or just enjoying the riparian setting.

Page 62, revise 2<sup>nd</sup> paragraph to reflect the following changes:

The surface parking lot and the historic Orsey-Doyle House located at the southwest corner of 11<sup>th</sup> and Red River Streets are currently used by the Symphony League. With regard to the surface parking lot, the Master Plan identifies a long-range goal for this area to be re-purposed as more useable parkland with a terraced lawn stepping down to the creek beneath the existing

tree canopy. This revitalized parkland could be used for all kinds of small events, both in conjunction with the Austin Symphony and other organizations. This transformation would need to be accomplished with the cooperation of the Symphony League and subject to the availability of suitable off-site shared parking.

3. Staff should provide to Council as an appendix, an additional breakdown of costs for the Implementation Strategy.
4. Encourage having an overall tenant manager along Sabine Street which could contribute to attracting and maintaining tenants and the overall success of Sabine Street.
5. Staff should work with the Consultant to re-evaluate the Pedestrian-Oriented Streetfront Uses.
6. Add the following language to the discussion of affordable housing in the Master Plan:

"To achieve the City of Austin goal of achieving geographical dispersal of affordable housing, the Master Plan should preserve the existing affordable housing within the Waller Creek District at the same levels of affordability and should aim to create additional housing opportunities within the Waller Creek Corridor for families with children at all income levels."

To the Lakeside Apartments discussion add: "with the objective that redevelopment of this site would result in at least a 1:1 onsite replacement of public housing units, including the same level of tenant protections, family income targets, and affordable rent levels."

7. The City of Austin has committed to becoming the most family friendly city in the country and to ensuring that all policies and decisions support and enhance the quality of life for Austin's families with children. Amend the Master Plan to add the following statements:

Page 9 add sentence: "Parks and public space within the Waller Creek Corridor should be redeveloped and designed to meet the needs and interests of families with children and users of all ages."

Page 15 add sentence: "In recognition of the City's commitment to becoming the most family friendly city in the country, opportunities for creating housing designed for families with children should be pursued."

8. Encourage the City to negotiate and/or renegotiate easements with adjoining land owners to provide trail and creek access is critical where private ownership encroachments negate the greenbelt vision.



## *AUSTIN DESIGN COMMISSION*

May 25, 2010

RE: Waller Creek District Master Plan

BART WHATLEY  
CHAIR  
JUAN COTERA  
DAVID KNOLL  
ELEANOR  
MCKINNEY  
JAMES SHIEH  
RICHARD WEISS  
JEANNIE  
WIGINTON

JORGE E. ROUSSELIN  
STAFF LIAISON

Dear Mayor and Members of the City Council:

On April 26, 2010 the Design Commission received a presentation on the Waller Creek District Master Plan by George Adams, PDRD. The master plan outlined a vision for the future, challenges and opportunities, recommendations, implementation strategies, and proposed development standards. Subsequently, the Project Review Committee received an informal presentation from Gary Jackson, Project Manager of the Waller Creek Tunnel Project to review coordination of the Tunnel Project with the Master Plan.

We support the plan recommendations of:

- Enhancing the open space value of the creek corridor
- Creating an interwoven web of appropriately scaled pedestrian and bicycle linkages
- Promoting development activity and investment along the corridor.

We are concerned about the following:

- Integration of the Waller Creek District Plan with the Downtown Plan (DAP). Is the district plan a subset of the DAP? If so, then reference the DAP, but don't take specifics from it that may change over time.
- Building massing including setbacks and stepbacks along the creek front should be developed specifically rather than lifting from the DAP.
- We feel that the Density Bonus provisions should be tied to the framework of the Downtown Density Bonus Plan.
- Lack of information on stormwater runoff impacts on Waller Creek of the proposed new streets and buildings.
- Publicly Accessible Open Space development standard needs to show a percentage of vegetated area, i.e. 25-30% vegetated similar to LEED requirements.
- Rather than just Open Space requirements, define the quality of the open space and design intent that is desired, i.e. welcoming, shaded, plants, water, etc.
- Rather than just Streetscapes, define the quality of the streets and design intent that is desired, i.e. walkable, interesting streets.
- Define "creek access". Discourage development that turns its back to the creek.
- Boardwalks in the middle of the creek block the view of the creek. Long lengths should be minimized and "rest zones" should be incorporated.
- Parking Authority needs to review the parking needs of the entire district rather than have parking served on a individual project basis.
- Encourage uses that will enhance the vibrancy of the district.

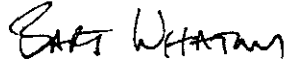
We recommend the following:

- WCDP should have an on-going task force to address possible adjustments as market conditions change.

- Design Commission could be the guardian of WCDP standards/guidelines and alternative compliance reviews.
- Research green infrastructure in other cities and implement as part of the WCDP.
- Maximize use of the tunnel for existing and future surface water run off.

We appreciate the opportunity to comment on the Waller Creek District Master Plan and the Waller Creek Tunnel Plan and look forward to our next update on the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Bart Whatley".

Bart Whatley  
Chair, City of Austin Design Commission

**Attachment # 6:**

**Staff Recommended Revisions to the Final Draft Waller Creek District Master Plan (Mar 2010)**

**1) Affordable Housing**

**On Page 45 after the paragraph on Heritage trees add the following:**

**Affordable Housing:** The issue of Downtown affordable housing has been discussed in the Downtown Austin Plan Affordable Housing Strategy and Density Bonus Program. With respect to the Waller Creek District this Master Plan recommends there should be no net loss of affordable housing within the Waller Creek District.

**2) Families with Children**

**On Page 9, add the following language to the end of the first paragraph:**

First, parks and public space within the Waller Creek Corridor should be redeveloped and designed to meet the needs and interests of families with children and users of all ages.

**On Page 15 add the following language as the second sentence of the last paragraph:**

In recognition of the City's commitment to becoming the most family friendly city in the country, opportunities for creating housing designed for families with children should be pursued.

**3) Symphony Square and Related Properties**

**On Page 3, replace the 2<sup>nd</sup> paragraph with the following language:**

Waterloo Park will be improved as part of the Tunnel Project, and become the northern terminus of the creek corridor. The City-owned land to the west and south of Symphony Square, which is leased to the Austin Symphony, could over the long term (and subject to the lease terms and the needs of the Symphony) be reconfigured as parkland to create a more positive relationship to the creek corridor. This could be achieved if redevelopment on surrounding sites were to create convenient shared parking for the Symphony, thereby freeing up the existing surface parking lots to be re-purposed as parkland. Along the creek, the Master Plan calls for the trail to cross at the Eleventh and Red River Street intersections at grade. In addition, due to the low clearances and highly constrained conditions of the pathways under these bridges, it is proposed that the pathways beneath these two bridges either be closed to public pedestrian and bike circulation, or be significantly upgraded with improved lighting, maintenance, and heightened security patrols. If closed to the public, the undercrossing beneath the Eleventh Street Bridge could still be retained for use by Symphony Square and its amphitheater, which will continue to function as a performance space and destination.

**On Page 10, replace the 1<sup>st</sup> paragraph with the following language:**

The Austin Symphony Orchestra holds a fifty-year lease at Symphony Square and has contributed greatly to improving this segment of the Waller Creek corridor. Not much is needed to improve Symphony Square beyond the elimination and/or enhanced maintenance and management of the below grade connections. However, the surface parking lots currently used by the Austin Symphony Orchestra – across Red River Street to the west of Symphony Square and across 11<sup>th</sup> Street to the south of Symphony Square – do offer the

promise of improvement. Located right next to the creek, these surface parking lots are not the best long-term use of creekside space. Subject to the needs of and the lease with the Symphony, the transformation of these parking lots could be achieved over the long-term if redevelopment on surrounding sites were to create convenient shared parking for the Symphony, thereby freeing up the existing surface parking lots to be re-purposed as parkland, which could be re-graded to create a series of stepped green terraces. These improvements would not only relate the parkland more directly to the creekside environment but would also enhance the potential for passive recreational opportunities, such as picnicking, sitting, or just enjoying the riparian setting.

**On Page 62 replace the 2<sup>nd</sup> paragraph with the following language:**

The surface parking lot and the historic Orsey-Doyle House located at the southeast corner of 11<sup>th</sup> and Red River Streets are currently used by the Symphony League. With regard to the surface parking lot, the Master Plan identifies a long-range goal for this area to be re-purposed as more useable parkland with a terraced lawn stepping down to the creek beneath the existing tree canopy. This revitalized parkland could be used for all kinds of small events, both in conjunction with the Austin Symphony and other organizations. This transformation would need to be accomplished with the cooperation of the Symphony League and subject to the availability of suitable off-site shared parking.

#### **4) Live Music**

**On Page 16 revise the 5<sup>th</sup> paragraph to read as follows (new language is underlined):**

In its initiatives and policies related to the “Creative Community”, the Downtown Plan calls for the Waller Creek District to be the key Downtown district identified with the creative community. The district is envisioned as a place for artists of all kinds to practice (studios, performance spaces, etc.), a place where creative support industries may be found, and even a place where artists and individuals involved in creative industries can live affordably. The nationally-renowned, cutting-edge live music scene on Red River plays a major role in incubating and developing young Austin artists and creates substantial economic opportunities for the City, local businesses, and local artists. ~~The Red River live music district should be protected, if possible~~ and incentives strategies developed for subsidizing the retaining relocation of these venues, while the city simultaneously works to develop new music 'ecosystems' or 'colonies' in Austin. Relocation strategies and incentives for displaced venues should be included as well. Since a clear solution has yet to be determined, individuals should be assigned to investigate and develop the most viable options available to support a long term strategy and work in tandem with Waller Creek project leaders to make sure that they happen. As the implementation of this plan begins to take place, stakeholders from within the Red River district and music community should be included in ongoing dialogue and implementation of these strategies to help ensure accountability. ~~to East Sixth Street should they be displaced by redeveloping Waller Creek District properties.~~ Waller Creek is not only Austin’s opportunity to create a highly unique creek corridor and trail system, but incentivizing it as “home” to Austin’s creative community will help to give this emerging district an authentic Austin flavor, and it will make a strong statement to both residents and visitors about the importance of the creative community in our city.

**On Page 16 add the following language after the 5<sup>th</sup> paragraph:**

Various elements of the draft Downtown Austin Plan (DAP) contain recommendations that may bolster the interests of the live music community in and around Downtown, including: “Strategies and Policies to Sustain and Enhance Austin’s Creative Culture”, “Downtown Density Bonus Program”, “Downtown Affordable Housing Strategy”, “Downtown Parks and Open Space Master Plan”, and the “Downtown Core/Waterfront District Plan”. The Waller Creek District Master Plan

endorses and supports these recommendations. If and when these recommendations are adopted by City Council, they should guide the implementation of the Waller Creek Master Plan. In addition, as the Waller Creek Master Plan moves into implementation city staff should work with stakeholders, including the Austin Music Commission, to refine, enhance, and implement these strategies and consider additional avenues to maintain the ecosystem of music-related businesses on Red River.

#### **5) Pedestrian Oriented Uses Language**

**On Page 47 replace the last paragraph with the following language:**

MIXED USE STREETS are those streets where a mixture of pedestrian-friendly uses is desired and where one or more of the above "Pedestrian Activity Streets" uses and/or one or more of the following commercial, civic or residential uses shall occupy at least 60 percent of the developed parcel frontage, unless otherwise specified in the sub-district standards below:

- Residential
- Consumer Repair Services
- Financial Services
- Administrative Offices
- Indoor Entertainment
- Indoor Sports and Recreation
- Liquor Sales
- Pet Services
- Club or Lodge
- College/University
- Day Care
- Education
- Religious Assembly
- Other uses as determined by the Land Use Commission

#### **6) Board and Commission Recommendations:**

Attachment 2: Summary of Board and Commission action will be added as an Appendix to the Master Plan.



**Waller Creek District Master Plan  
Improvement Projects Budget Estimate (2010 DOLLARS)  
DRAFT**

REVISED May 27, 2010 (Originally Prepared by ROMA Austin)

ITEM	TOTAL
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**KEY CREEK & TRAIL IMPROVEMENTS**

**PROJECT 1: Lady Bird Lake to 5th Street**

1A. Creek Improvements: LBL - 5th St	\$ 15,302,047
1B. Furnishings & Signage: LBL - 4th St	\$ 420,000
1C. Pathway & Trail Lighting: LBL - 4th St	\$ 3,018,280
1D. Demo & Construct New 3rd St Bridge	\$ 762,500
1E. Sabine St: 3rd - 4th St	\$ 1,872,206
1F. Signal/Ped X-ing @ Cesar Chavez@ Conv Ctr	\$ 120,000
1G. Easements (See 2.23.10 Easements & ROW back-up.)	\$ 246,800

**TOTAL PROJECT 1: \$ 21,741,833**

**PROJECT 2: Sabine Street 4th to 6th**

2A. Sabine St: 4th - 6th	\$ 4,058,533
2B. Furnishings & Signage Sabine: 4th - 6th St	\$ 120,000

**TOTAL PROJECT 2: \$ 4,178,533**

**PROJECT 3: 7th to 12th Street**

3A. Creek Improvements: 7th - 12th St	\$ 5,401,279
3B. Pathway & Trail Lighting: 7th -12th St	\$ 618,388
3C. Sabine St: 6th - 7th St	\$ 1,523,081
3D. Furnishings & Signage: 7th - 12th	\$ 480,000
3E. Easements (See 2.23.10 Easements & ROW back-up.)	\$ 174,000

**TOTAL PROJECT 3: \$ 8,196,748**

**TOTAL PROJECTS 1- 3: \$ 34,117,114**

**RELATED PUBLIC &/OR PRIVATE PROJECTS IN DISTRICT****PROJECT 4: PARD Palm Park**

4. Palm Park, incl Great Streets Frontages	TBD by PARD
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**PROJECT 5: Red River Street Bike Lanes**

5A. Restriping of Street	TBD by COA
5B. Great Streets Improvements	TBD by COA

**PROJECT 6: Sabine, 2nd & Rainey Streets**

6A. 2nd St: Red River - IH 35	\$ 6,228,139
6B. Sabine: Cesar Chavez - 2nd St	\$ 2,423,735
6C. Extend Rainey St: Driskill - Cesar Chavez	\$ 2,394,109
6D. Furnishings & Signage	\$ 240,000

**TOTAL PROJECT 4: \$ 11,285,983**

**Project 7: Creek Improvements 5th to 7th Street**

7A. Creek Improvements: 5th - 7th St	\$ 370,012
7B. Four Midblock E/W Pedestrian Bridges: 4th - 7th	\$ 549,000
7C. Furnishings & Signage	\$ 420,000
7D. WW Relocations @ 5th/7th St Bridges	\$ 534,000
7E. Easements (See 2.23.10 Easements & ROW back-up.)	\$ 8,000

**TOTAL PROJECT 5: \$ 1,881,012**

**Project 8: PARD Parking Lot Conversions to Parks**

8A. Two PARD Pkg Lot Conversions to Terraced Parks	\$ 539,380
8B. Furnishings & Signage	\$ 120,000

**TOTAL PROJECT 6: \$ 659,380**

**PROJECT 9: PARD Waterloo Park**

9. Waterloo Park, incl Great Streets Frontages	TBD by PARD
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**RECOMMENDED ADJACENT CONNECTIVITY PROJECTS**

Cesar Chavez Ped Xing Improvements @ IH 35	TBD by COA
6th & 7th St Ped Xing Improvements @ IH 35	TBD by COA

**RECOMMENDED IMMEDIATE & ONGOING MAINTENANCE & SECURITY PROJECT**

Weekly Creek Trash Control/Maintenance & Daily District Security Patrol/Enforcement	TBD by COA
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**KEY ASSUMPTIONS**

1. All costs/budgets are expressed in terms of today's (2010) dollars.
2. Creekside improvements include re-grading, streambank stabilization, landscape, irrigation as described in Waller Creek District Master Plan (ROMA Design Group, 10.2009) and in attached "Creekside Improvements"
3. \*Land (ROW) Acquisition within Project 2 was assumed at \$200 PSF; and easement acquisition was estimated at \$0.50 to \$5.00 PSF throughout the corridor per ROMA's 3.1.10 "Easement & ROW Acquisition" back-up,
4. We have assumed that the blocks between 4th & 5th and 8th & 9th do not have lateral weirs, and therefore may not be funded by the Tunnel Project.

## DOWNTOWN AUSTIN PLAN AND WALLER CREEK DISTRICT MASTER PLAN

### SUMMARY OF RECOMMENDATIONS CONCERNING LIVE MUSIC

Various elements of the Downtown Austin Plan (DAP) and Waller Creek District Master Plan (WCDMP) include recommendations that may bolster the interests of the live music community in and around Downtown. A brief overview of these are provided below and the full documents may be found on the City's website ([www.cityofaustin.org](http://www.cityofaustin.org) - downtown portal or [www.wallercreekplan.org](http://www.wallercreekplan.org) )

#### 1. Strategies and Policies to Sustain and Enhance Austin's Creative Culture

This draft report, part of the DAP, outlines both Downtown-wide strategies, as well as District-specific strategies to promote live music and other creative industries in Downtown.

Recommendations include:

- define an official Entertainment District area as envisioned by the Live Music Task Force;
- provide incentives for live music venues throughout the proposed Entertainment District and define criteria to receive such incentives;
- reduce permit fees;
- reduce utility costs;
- provide free musician parking;
- increase EGRSO and/or other technical assistance to musicians by providing a single point of entry (similar to Seattle's music venue assistance program);
- provide publicity on City's website and promotional materials;
- consider establishing a City-owned, high-caliber music venue to anchor the 6<sup>th</sup> Street Entertainment District.
- consider various funding sources (for example, a TIF or TIRZ) whose revenues could be invested to realize the Downtown creative community strategies;
- increase funding for the Business Retention and Enhancement Fund;
- explore the establishment of a Cultural Mitigation Fee which could be applied to redeveloping properties within the existing Waller Creek Tunnel Project TIF area to support the relocation and/or retention of live music venues, as well as support other creative community initiatives.

#### 2. Downtown Density Bonus Program

The draft Downtown Density Bonus Program identifies the construction of space suitable to accommodate live music or public-oriented cultural use space as one way in which projects can receive additional entitlements through the density bonus program. If such space is guaranteed within a proposed development, then the development may build an additional two square feet for each square foot provided within the live music or cultural use.

#### 3. Downtown Affordable Housing Strategy

Among many other recommendations, the draft plan recommends that the City "make housing available to: ...a range of lifestyles, including Downtown workers and those active in the creative community. In addition the report highlights the economic impact of the creative community or cultural sector who are critical to the vibrancy of Austin in general and Downtown in particular (p. 21), and who are critical to encourage if we are to keep our reputation as one of the top Creative Class cities in America.

#### 4. Parks and Open Space Master Plan

This draft plan recommends that busking be allowed on streets and public parks and open spaces, and calls for most Downtown parks to be more intensively programmed in terms of

music and theater performances and artistic interventions of all kinds, including outdoor art classrooms.

5. **Downtown Core/Waterfront District Plan** (The first draft of the district plan will be posted on the City's website soon.) This draft district plan gives high priority to the complete makeover of East 6th Street, from IH 35 to Brazos Street as Austin's signature live music and entertainment district.

6th Street is known throughout the country and the world, but the experience of being on 6th Street does not live up to its reputation. Current uses are predominately bars. The sidewalks are in deteriorating condition, and their narrow width makes it impossible to accommodate the high volume of pedestrians on weekend nights. As a result, the street must be closed to traffic, negatively impacting local businesses, encouraging unruly behavior and inhibiting the goal of creating a more diverse day and nighttime experience.

The District Plan calls for public investment in the pedestrian environment, a more focused effort on business recruitment and façade improvements to promote a diverse mix of retail and restaurant offerings along the street and reestablish 6<sup>th</sup> Street as a viable visitor destination. This initiative is the top priority of the Sixth Austin Business Improvement District (BID).

The overall Downtown Austin Plan, once completed will call for the following more specific actions, as part of its Implementation Strategy chapter:

- **Construct East 6<sup>th</sup> Streetscape, from Brazos to IH 35** with widened sidewalks and café zones, street furnishings, street trees, banners, public art, district signage and way-finding.
- **Bolster the Sixth Austin BID by funding a full-time assistant director and/or increasing funding for the executive director position.** The role of this position would be to: further recruitment efforts to diversify businesses, increase cultural uses, focus on live music performance venues, and extend daytime hours of operation; work with property and business owners to improve management and operations of bars; promote local historic district designation as a means of attracting incentives, funding for façade improvements, increasing heritage tourism, etc.

## 6. Waller Creek District Master Plan


The WCDMP identifies the opportunity to promote artist-oriented affordable housing, live-work units, galleries, performance spaces, etc., throughout the District, as redevelopment occurs, especially in areas where building heights are limited by Capitol View Corridors. More specifically, the plan states: "The nationally-renowned, cutting-edge live music scene on Red River should be protected, if possible, and incentives developed for subsidizing the relocation of these venues to East Sixth Street, should they be displaced by redeveloping Waller Creek District properties." - a recommendation which echoes the DAP report "Strategies and Policies to Sustain and Enhance Austin's Creative Culture" discussed above.



**AFFORDABILITY IMPACT STATEMENT**  
**NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT**  
CITY COUNCIL AGENDA:      CASE NUMBER:

<b>PROPOSED WALLER CREEK MASTER PLAN:</b>	THE PLAN DESCRIBES AN OUTLINE FOR REDEVELOPMENT OF AREA S THAT WILL BE RELIEVED OF FLOOD PLAIN.
<b>IMPACT ON REGULATORY BARRIERS TO HOUSING DEVELOPMENT</b>	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
<b>LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT</b>	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
<b>IMPACT ON COST OF DEVELOPMENT</b>	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
<b>IMPACT ON PRODUCTION OF AFFORDABLE HOUSING</b>	<input type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input checked="" type="checkbox"/> NO IMPACT
<b>PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:</b>	NO SIGNIFICANT IMPACT ON HOUSING AFFORDABILITY IS ANTICIPATED. EXISTING AFFORDABLE HOUSING STOCK IN THE AREA IS NOT IMPACTED. THE PLAN WILL INCREASE OPPORTUNITIES FOR ADDITIONAL HOUSING
<b>ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:</b>	RECOMMEND SOME DEVELOPMENT INCENTIVES FOR A PERCENTAGE OF ON-SITE AFFORDABLE HOUSING.
<b>OTHER HOUSING POLICY CONSIDERATIONS:</b>	
<b>DATE PREPARED:</b>	JUNE 17, 2009

DIRECTOR'S SIGNATURE: \_\_\_\_\_

  
ELIZABETH A. SPENCER

**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/Ceasar – 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. Jepson
☒ I am in favor  
(Estoy de acuerdo)
Address 555. E. 5<sup>th</sup> St. # 2727
☐ I object  
(No estoy de acuerdo)
Austin, TX 78701

## 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 CLEAN 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 JOWNS



I am in favor

(Estoy de acuerdo)

Address

603 DAVIS #814, AUSTIN TX 78701



I object

(No estoy de acuerdo)

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Waller Creek District Master Plan

Comments:

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

Name (please print)

Todd Koyut



I am in favor

(Estoy de acuerdo)

Address

54 Ramey # PHOT Austin TX 78701



I object

(No estoy de acuerdo)

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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) Rebecca LunaAddress 1421 - A Dlander / Austin, TX  
78702

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

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- 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:

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) FERNANDO LOYA ☒ I am in favor  
(Estoy de acuerdo)  
Address 901 E. 15TH, AUSTIN TX 78702 ☐ 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.

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CITY COUNCIL COMMENT FORM

File # MP-2010-0002

Waller Creek District Master Plan

City Council Hearing Date: June 24, 2010

Comments:

I'm concerned that land values will be so high that it will prohibit "mom & pop" type stores - fruit stands & news stands, corner groceries - these make up the "hard 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

☐ I am in favor

(Estoy de acuerdo)

Address

54 RAINEY # D13 78701

☐ 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:

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) Teresa Clark

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

Address 80 Red River 208  
Austin Texas 78701

**INFORMATION ON PUBLIC HEARINGS**

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This request for an amendment to the Comprehensive Plan will be reviewed and acted upon at City Council during the scheduled public hearings.

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 City Council hearing and conveying your concerns at that meeting
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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:

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)

Todd Kogut



I am in favor

(Estoy de acuerdo)

Address

54 Rainey #4107 Austin TX 78701



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.

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

**CONGRESS FOR THE NEW URBANISM**  
**CENTRAL TEXAS CHAPTER**

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CHAPTER OFFICE  
5319 Mount Bonnell Rd.  
Austin, Texas 78731  
Tel: 512-633-7209  
info@centraltexascnu.org  
www.centraltexascnu.org

June 24, 2010

Mayor Lee Leffingwell  
City of Austin  
P.O. Box 1088  
Austin, TX 78767

CC: Austin City Council Members

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RE: June 24<sup>th</sup>, 2010 Agenda Item – Waller Creek District Master Plan

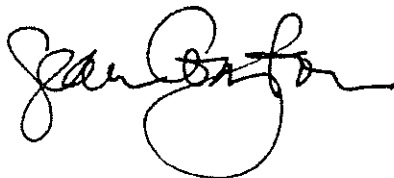
Dear Mayor Leffingwell:

The Central Texas Chapter of the Congress for the New Urbanism supports the Waller Creek District Master Plan.

The Waller Creek District Master Plan provides a vision and strategic plan of action for Waller Creek that aligns with the urban design principles of the Charter of the New Urbanism. It is an example of the restoration of our existing urban center through the conservation of a very important natural feature in our downtown. Through the revitalization of this natural corridor, Austin will enjoy a physically well-defined and universally accessible public space. It is our hope that the Waller Creek corridor will be a model 21<sup>st</sup> century urban place, framed by memorable architecture and landscape design that celebrate local history, climate, ecology and building practice.

The Congress for the New Urbanism supports the Waller Creek District Master Plan and looks forward to its implementation.

Sincerely,



Sean Compton, LEED AP  
President, Central Texas Chapter CNU

NATIONAL OFFICE  
140 S. Dearborn St.  
Suite 404  
Chicago, IL 60603  
Tel: 312-551-7300  
Fax: 312-346-3323  
cnuinfo@cnu.org  
www.cnu.org

June 14, 2010

RE: Message from Music Commission regarding the Waller Creek Master Plan

Dear Mayor Leffingwell, Mayor Pro Tem Martinez, Councilmember Shade, Councilmember Morrison, Councilmember Cole, Councilmember Riley, Councilmember Spelman and City Manager Marc Ott:

Last week, the Music Commission discussed the Waller Creek Master Plan Final Draft. While we are all in agreement that Waller Creek redevelopment has the potential to create immensely valuable opportunities for the City, we are also all *very* concerned about the potential devastating impact of this redevelopment on the ecosystem of small businesses and the creative community that currently reside on Red River Street.

First, the Draft Master Plan neglected to research and discuss relevant facts in its “Creative Community” section. It is not our “famed” 6<sup>th</sup> Street, but instead the Red River district that serves as the epicenter of SXSW and is internationally known for its music and uniqueness, drawing dollars and visitors throughout the entire year, while creating substantial economic opportunities for the City, local businesses and local artists. Think Stevie Ray Vaughn, Janis Joplin and her trio, The Waller Creek Boys, and Ernie Mae Miller and the 13<sup>th</sup> Floor Elevators – the Red River district has historically played and continues to play a major role in incubating and developing young Austin artists into seasoned pros who can be exported internationally.

An understanding of the fundamental vitality of the Red River network to the entire music and creative community is clearly lacking from this report, and the significant economic, cultural and historical impacts of the Red River ecosystem deserve consideration. We intend to work with the consultants and City staff to revise this section to appropriately identify key facts about this creative network while also underscoring the devastating impact that destroying this network could have on our local creative industry and related economic opportunities.

Second, the Draft Master Plan merely states that these local businesses should be protected if possible, but if not, these businesses should receive incentives and subsidies for relocating to East 6<sup>th</sup> Street. The consultants have made a colossal assumption that displacement of these local business is an acceptable casualty of redevelopment and that these businesses can simply succeed by relocating to 6<sup>th</sup> Street. This evidences a failure of the consultants to communicate with these businesses and a true misunderstanding of both 6<sup>th</sup> Street and the character of the creative ecosystem that thrives on Red River.

Why not first incentivize developers on Red River to expand and incorporate existing local businesses in the creative industry into their projects? Why must redevelopment of Waller Creek and the growth of creative local businesses be mutually exclusive?

We therefore request Council: (1) to consider the recommendations of the Downtown Austin Plan regarding live music and incentives, and incorporate these into the Draft Master Plan; (2) to direct the Creative Community section of the Draft Master Plan to be revised to include all relevant facts; and (3) most importantly, to consider all available avenues to maintain this thriving creative ecosystem of businesses on Red River before the discussion focuses on relocation of these businesses.

Respectfully submitted by the members of the Austin Music Commission,

Brad Stein, Chairman  
Paul Oveisi, Vice Chairman and Chairman of the Live Music Task Force  
Rich Garza  
Tere'll Shahid  
Marsha Zwilling  
Margaret Moser  
Michael Feferman

**Proposed change to Waller Creek Master Plan (Laura Morrison & Sheryl Cole)****On Page 3, replace the 2<sup>nd</sup> paragraph with the following language:**

Waterloo Park will be improved as part of the Tunnel Project, and become the northern terminus of the creek corridor. The City-owned land to the west and south of Symphony Square, including the square itself, is leased to the Austin Symphony (ASO), and the ASO intends to pursue their renewal option. Subject to the lease terms and the needs of the Symphony, this area could, over the long term, be reconfigured as parkland to create a more positive relationship to the creek corridor. This could be achieved if redevelopment on surrounding sites were to create convenient shared parking for the Symphony, thereby freeing up the existing surface parking lots to be re-purposed as parkland. Along the creek, the Master Plan calls for the trail to cross at the Eleventh and Red River Street intersections at grade. In addition, due to the low clearances and highly constrained conditions of the pathways under these bridges, it is proposed that the pathways beneath these two bridges either be closed to public pedestrian and bike circulation, or be significantly upgraded with improved lighting, maintenance, and heightened security patrols. If closed to the public, the undercrossing beneath the Eleventh Street Bridge could still be retained for use by Symphony Square and its amphitheater, which will continue to function as a performance space and destination.

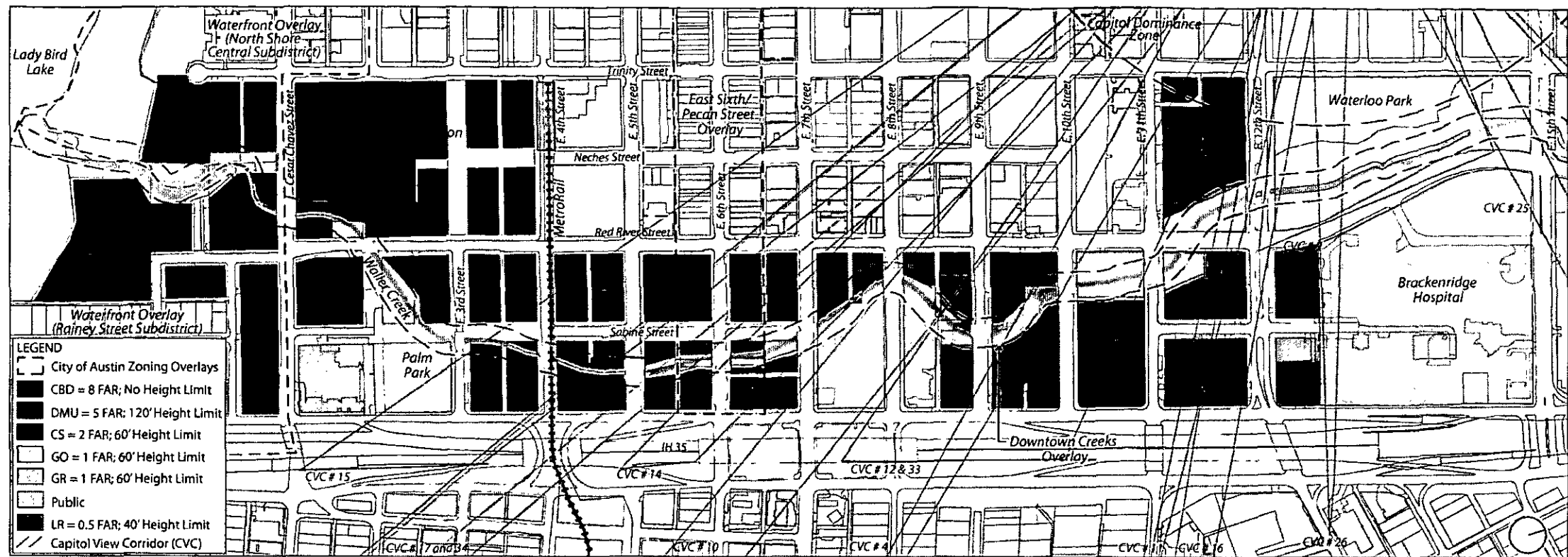


FIGURE 2: WALLER CREEK EXISTING ZONING AND OVERLAY DISTRICTS

Note: Convention Center Overlay is located between Sixth Street, Congress Avenue, Waller Street and Lady Bird Lake.



FIGURE 3: PROPOSED BASE ZONING CHANGES

Site Development Standards Comparison

DMU	Standard	CBD
N/A	Minimum Lot Size	N/A
N/A	Minimum Lot Width	N/A
120 feet	Maximum Height	None; but FAR Limit
N/A	Minimum Front Yard Setback	N/A
N/A	Minimum Street Side Setback	N/A
N/A	Minimum Interior Side Yard Setback	N/A
N/A	Minimum Rear Yard Setback	N/A
100%	Maximum Building Coverage	100%
100%	Maximum Impervious Cover	100%
5 to 1	Maximum Floor to Area Ratio	8 to 1

Uses allowed in CBD that are prohibited/conditional in DMU:  
Carriage Stable is a Conditional Use in CBD  
Cocktail Lounge is a Conditional Use in DMU  
Convention Center