

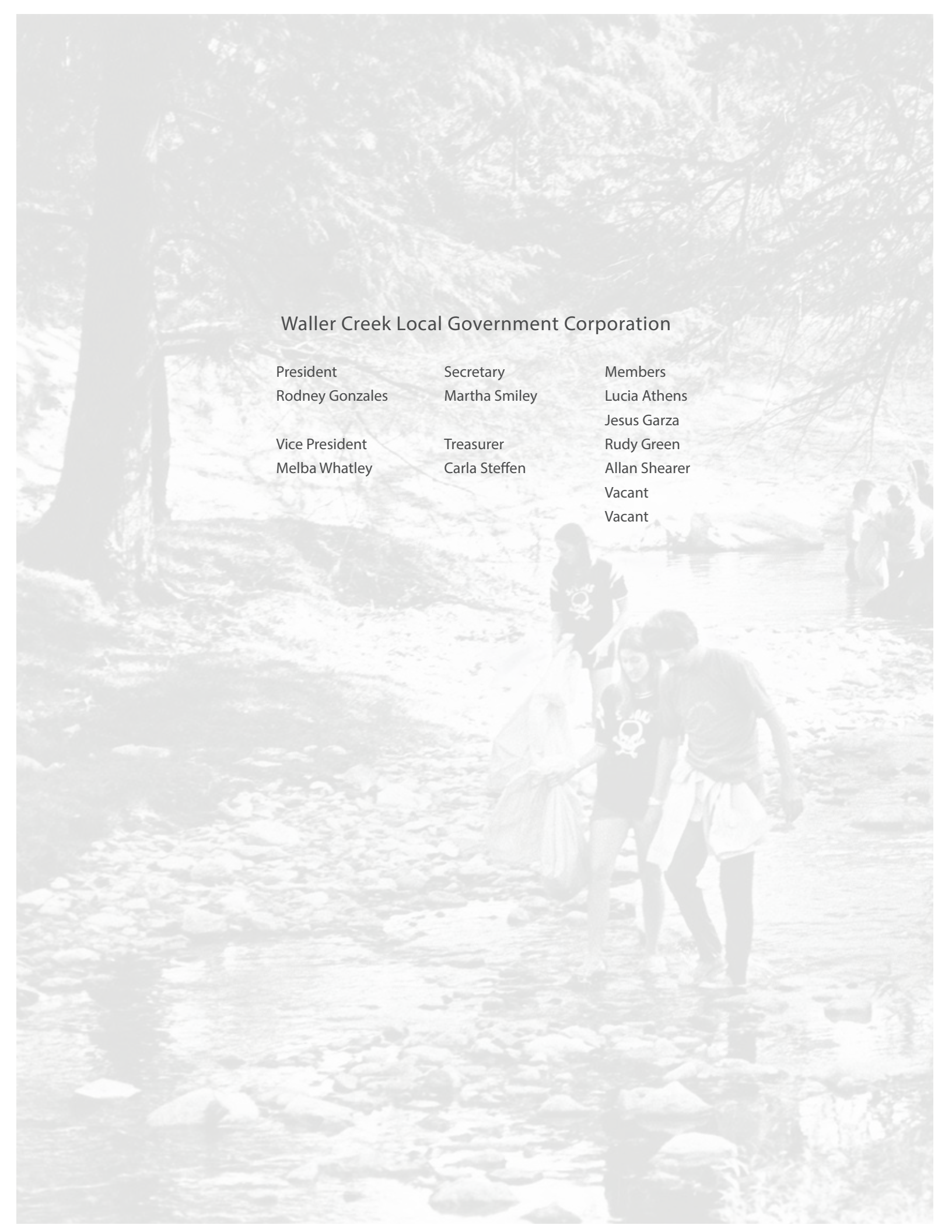
# Waller Creek

## Local Government Corporation

### Progress Report



Cover photo: rendering of the amphitheater at Waterloo Park,  
provided by the Waller Creek Conservancy



## Waller Creek Local Government Corporation

### President

Rodney Gonzales

### Secretary

Martha Smiley

### Members

Lucia Athens

Jesus Garza

Rudy Green

Allan Shearer

Vacant

Vacant

### Vice President

Melba Whatley

### Treasurer

Carla Steffen



# Waller Creek Timeline

1975

A concerted effort by numerous urban planners, architects, landscape architects and engineers creates the Waller Creek Development Plan to work on improvements to the Waller Creek corridor as part of the City of Austin's U.S. Bicentennial project.

1981

13 people drown and \$36 million in damages are incurred during a storm event on May 24, 1981, remembered as the "Memorial Day Flood." This short-duration storm with intense rainfall hits many of Austin's urban creeks: Shoal, Walnut, Little Walnut, Bee and Waller Creek.

2010

The Waller Creek Conservancy is created in November to act as the steward of Waller Creek by playing a vital role in the preservation, redevelopment and maintenance of the creek's surrounding parks, nearby businesses, adjoining neighborhoods and community at large.

2011

On April 8, 2011, a groundbreaking ceremony marks the start of construction of the Waller Creek Tunnel. Additionally, the Austin City Council approves a resolution creating the Waller Creek Local Government Corporation to act on behalf of the City in partnering with the Waller Creek Conservancy with both partners committing \$400,000 to fund the new master plan for the Waller Creek area. In November, the Waller Creek Conservancy launches *Design Waller Creek: A Competition*, an international design competition that calls for landscape architects, architects and artists to present their ideas for remaking Waller Creek and the surrounding park space.

2012

Eleven months after the initial call for portfolios, *Design Waller Creek: A Competition* concludes with the announcement of the selected design team: Michael Van Valkenburgh Associates, Inc. and Thomas Phifer & Partners. Austin City Council unanimously votes to affirm the selected teams on October 18, 2012. In a November 2012 bond election, Austinites approve \$13 million for the redevelopment of Waller Creek.

2013

On April 13, 2013, the Waller Creek Conservancy holds a community picnic in Palm Park. The inaugural Palm Park picnic is a huge success in bringing Austinites back to the chain of parks on Waller Creek.

2014

On April 16, 2014, the Local Government Corporation, or LGC, meets to approve the Joint Development Agreement & Operating Maintenance Agreement, a landmark agreement that governs the work in the Waller Creek District.

2015

On May 5, 2015, the Waller Creek Tunnel fills with floodwaters for the first time - a historical moment marking a new era for Waller Creek.

2016

On March 5, 2016, the Waller Creek Conservancy and The Contemporary Austin present Orly Genger: Hurlyburly, the inaugural installation of the new public art collaboration project.

2017

Forever Bicycles, an installation by world renowned artist Ai Weiwei, is showcased at the Waller Creek Delta.

The Moody Foundation contributes a \$15 million grant, the largest grant of its kind awarded for public open space in the city, to fund a new amphitheater at Waterloo Park.

The Waller Creek Conservancy and the City of Austin celebrate the groundbreaking of the Waterloo Park Structured Lawn project.

2018

Austin City Council approves an additional \$110 million in capital funding for the completion of the parks and trail system through the Waller Creek District.

The Waller Creek Local Government Corporation approves the Waterloo Park Construction Phase Plan and the Operating and Management Agreement for the Park, a monumental first step towards realizing the vision for the Waller Creek Chain of Parks.

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## Acronym Definitions

ACCD - Austin Convention Center Department
COA - City of Austin
EDD - Economic Development Department
DSD - Development Services Department
LGC - Local Government Corporation
MACC - Mexican American Cultural Center
PARD - Parks and Recreation Department
PZD -Planning and Zoning Department
RCA - Recommendation for Council Action
WCC - Waller Creek Conservancy
WCD - Waller Creek District
WPD - Watershed Protection Department

## PUBLIC PROJECTS

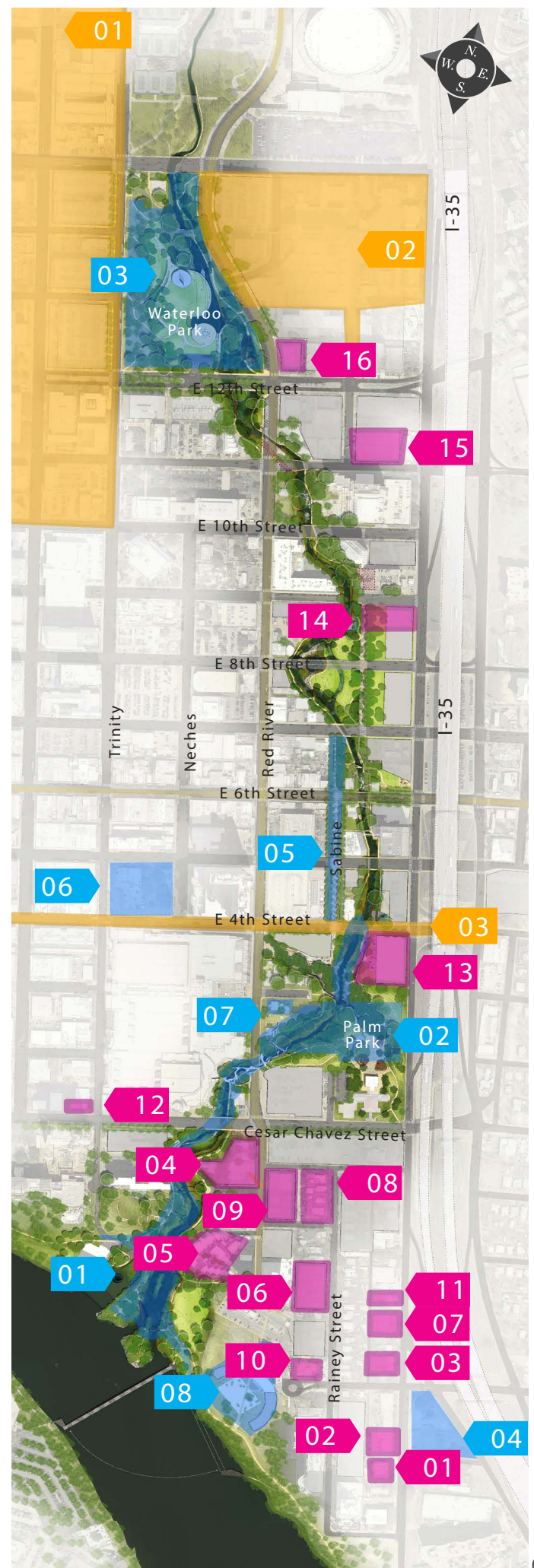
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- 02 Central Health
- 03 Capital Metro Downtown Station





## District Highlights

### Summary

The Waller Creek District (District) was established in pursuit of design excellence, environmental integrity, and economic development. Such an effort requires the unique partnership of the City of Austin, Waller Creek Conservancy, and the Waller Creek Local Government Corporation to strategically plan, coordinate, and deliver projects needed to make the District's vision a reality. Recent highlights include the following:

### Waller Creek Conservancy Highlights

- The Waller Creek Conservancy opened New Monuments for New Cities, the inaugural joint art initiative of the High Line Network in the spring.
- The Waller Creek Conservancy relocated a heritage Live Oak from the Capitol Complex to Waterloo Park in partnership with the City of Austin and the State of Texas.
- The Waller Creek Conservancy celebrated Pride Month by hosting Rainbow on the Creek at Symphony Square with an attendance of nearly 1,000 Austinites.

### City Council Action Items

- August 22, 2019: Austin City Council approved an ordinance creating the Rainey Street District Special Revenue Fund funded with right-of-way fees, alley vacation sales payments, and license agreement fees for developments within the Rainey Street Historic District and Subdistrict for Improvements within the Rainey Street Historic District.
- August 8, 2019: Austin City Council approved an ordinance adopting a Capital Improvement Plan for the Expansion of the Convention Center Facility; authorizing an increase in the City of Austin Municipal Hotel Occupancy Tax from 7% to 9% effective August 8, 2019 for the purpose of funding the Convention Center Expansion; and declaring an emergency.
- June 20, 2019: Austin City Council authorized negotiation and execution of an interlocal agreement with Travis County Healthcare

District dba Central Health to construct and realign Red River Street to its historic alignment between 12th and 15th Streets and transition existing Red River Street to a plaza/pedestrian-oriented amenity.

- May 23, 2019: Austin City Council approved a resolution related to creating the Palm District Master Plan and Waller Creek District Master Plan, designating the Fifth Street Mexican American Heritage Corridor, negotiating options for public ownership and operations of the Palm School and surrounding site, providing funds for the Rainey Street District Fund, expanding the Austin Convention Center, and creating a Tourism Public Improvement District.
- March 28, 2019: Austin City Council adopted the Brush Square Master Plan.

### Waller Creek Local Government Corporation Action

- June 26, 2019: The Waller Creek Local Government Corporation approved the Creek Delta Construction Documents Permitting & Bidding Phase Plan and also the Waller Creek Global Project Cost Update & Implementation Plan.
- June 12, 2019: The Waller Creek Local Government Corporation approved the Addendum Two to the Waterloo Construction Phase Plan.
- February 13, 2019: The Waller Creek Local Government Corporation approved the Addendum One to the Waterloo Construction Phase Plan and also the Brush Square Master Plan.

### Heritage Live Oak Relocated to Waterloo Park

On Sunday, February 24, a heritage Live Oak was relocated from the State Capitol Complex to Waterloo Park thanks to an agreement between the State of Texas, the City of Austin, and the Waller Creek Conservancy. An interlocal agreement between the City of Austin and the Texas Facilities Commission, approved in 2017, authorized the relocation as part of implementation of Phase I of the Texas Capitol Complex Master Plan. The Live Oak was removed from its location near the LBJ Office Building and was planted adjacent to the children's play scape at Waterloo Park. The tree sits four stories tall with a trunk diameter of 39". Images: Waller Creek Conservancy



Image: rendering of Waterloo Park



Image: photo of the relocated heritage Live Oak tree



01

PUBLIC  
PROJECT

## Waller Delta

Status: The Creek Delta Construction Documents, Permitting & Bidding Phase Plan was approved by the Waller Creek Local Government Corporation in June 2019. The design team is in the second month of preparing Construction Documents and working to submit a permit set to the City for review at the beginning of October 2019. Construction for the Creek Delta is anticipated to start next year. Image: Waller Creek Conservancy

PUBLIC  
PROJECT

02



## Palm Park

Status: On June 4, Travis County Commissioners approved a set of restrictive covenants for use of the site including: requirements to pursue national and state historic landmark designations for Palm School; requirements to dedicate 80% of the occupiable space to cultural heritage or community use; and to complete restoration work before any new construction can take place. This followed a resolution approved by City Council on May 23 to create the Palm District Master Plan where Council urged Travis County not to sell the School or the site. Image: Austin American Statesman

03

PUBLIC  
PROJECT

## Waterloo Park

Status: Waterloo Park construction is currently underway with completion scheduled for summer of 2020. Current activities include site regrading, underground utilities, and the foundation for the Moody Amphitheater. Construction will begin on the in-channel creek work, public restroom, S-bridge, and various stone walls beginning late summer/fall of 2019. Images: Waller Creek Conservancy







Image: Native grasses and wildflowers were selected over evergreen shrubs and succulents & cacti



Image: Natural boulders were selected over cut limestone blocks and artificial boulders

## Rainey Street Substation

Status: in 2012 Austin City Council adopted the Downtown Austin Plan, which identified the need for a new electrical substation in the Rainey District to serve the fast-growing area of downtown and the redevelopment along Waller Creek. The rapid increase of downtown development is nearly exceeding the electrically capacity and the downtown area would be at risk of increased and recurring power outages if not for this third substation. Throughout the past year, Austin Energy has conducted an ongoing stakeholder input process regarding design and construction of the substation. In February the design concepts were presented to the public in a design charrette at the Emma S. Barrientos Mexican American Cultural Center. The comment period lasted from February through March and the majority of the 440 surveys collected favored the above winning design and landscaping concepts. Currently, the finalized renderings are being developed and will be released by the end of this summer. Images: Austin Energy



## Sabine Street Promenade

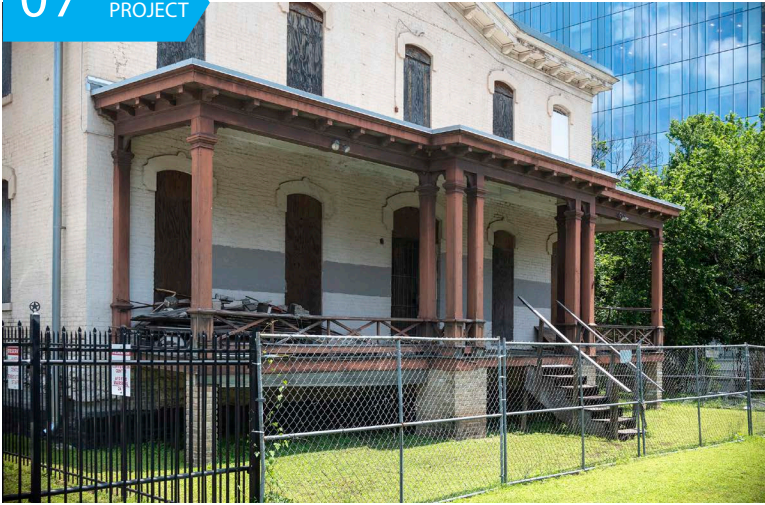
Status: With construction currently in phase 4 at the west side between 5th Street and 6th Street, this project is nearly complete. The final phase of the project will require the telecommunication companies to pull fiber underground, splice or establish new connections, and then remove the existing overhead lines. The contractor will then install concrete or mulch in those areas where the poles were previously located. The overall project is expected to be complete by fall 2019. Image: City staff; Inset: Google Maps



## Brush Square

Status: The Brush Square Master Plan was adopted by the Austin City Council on March 28, 2019. The master plan envisions Brush Square as a unique park for downtown Austin that is distinct yet complementary to other downtown squares and public spaces. Existing heritage trees will be protected and an array of native or adapted plantings will be added to provide visual delight and habitat. Shaded, small gathering spaces will be abundant as places of respite for nearby residents, workers, transit users, and event attendees. The square will also comfortably support larger events, such as the annual O. Henry Pun-Off. The City's Parks & Recreation Department is moving forward with design development for Phase I of the Master Plan. Image: City staff





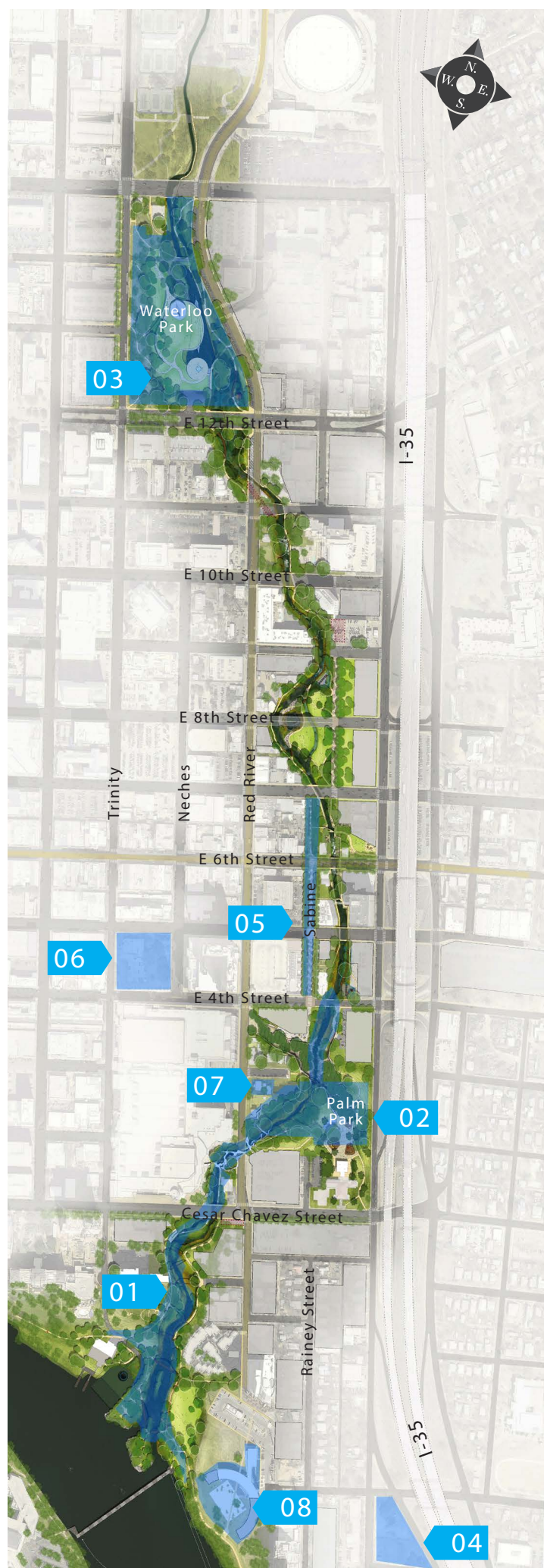
### Castleman-Bull House

**Status:** The Austin Convention Center Department, in conjunction with the Capital Contracting Office and the Public Works Department, plans to restore the exterior and make site improvements to the Castleman-Bull House by spring 2020. The scope of work includes cleaning, painting the exterior brick, restoring and replacing necessary windows and doors, restoring the porch, and installing landscaping, exterior lighting and fencing. This proposed project will help prevent further deterioration of the building and once completed it will serve as a venue for future clients and guests. Image: City staff

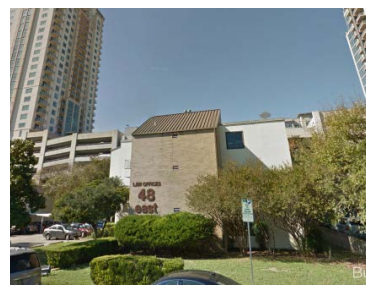


### Emma S. Barrientos Mexican American Cultural Center (ESB-MACC)

**Status:** In August, City staff shared a memo with City Council to provide an update on Proposition B of the 2018 General Obligation Bond, which allocated \$27 million for improvements to the ESB-MACC. The funds will support Phase 2 improvements identified in the master plan adopted by Council on May 23, 2018. The implementation of Phase 2 is in the preliminary phase and meetings with current ESB-MACC Board members have begun along with site visits. The Parks and Recreation Department (PARC) plans to pursue an alternative delivery methodology, which will require City Council approval. PARC anticipates bringing items to City Council for the selection and negotiation of a contract with a design consultant in spring 2020. Image: City staff







## PRIVATE PROJECT 01

### 48 East Tower

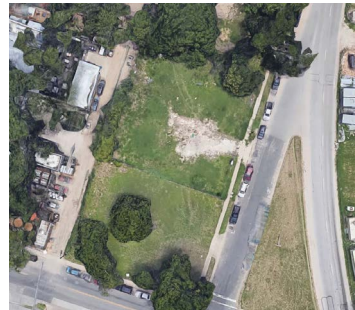
Status: A license agreement with the City for installation of a tower crane is pending. The developer plans on having the tower crane installed on-site by November. Image: BuildingATX



## PRIVATE PROJECT 02

### 44 East Avenue

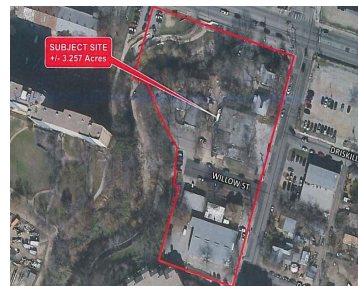
Status: The project received support from the City's Design Commission in March as it met the requirements of the City's Density Bonus Program. The project must still receive final approval from the Planning & Zoning Department before a permit is issued. Image: Intracorp



## PRIVATE PROJECT 03

### Lady Bird Hotel

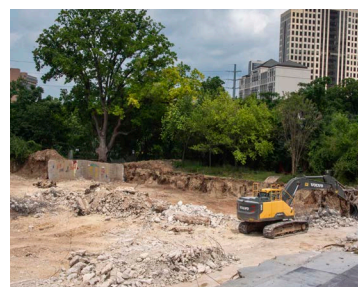
Status: The proposed site plan is for a three story hotel with 22 rooms, 18 of which are micro-units, located at 62 East Avenue. The plans also show a restaurant and bar and a wrap around pool with a courtyard. Image: Google Maps



## PRIVATE PROJECT 04

### Waller Park Place

Status: In July, the City's Planning Commission approved a site plan extension for Waller Park Place. The site plan requires significant coordination between the City and the developer to ensure long term success of the district. Image: BRD



## PRIVATE PROJECT 05

### The Travis

Status: The vacated condominiums were demolished earlier this year. Currently, the Travis is coordinating with the City to address site requirements prior to resubmitting the site plan later this year. The project requires significant coordination between the City and the developer to ensure long term success of the district. Image: City staff



PRIVATE  
PROJECT

06

## 78-84 Rainey

Status: The previously submitted site plan was withdrawn by the developer. The site is currently utilized as a food truck park. Image: City staff



PRIVATE  
PROJECT

07

## Fairfield Inn & Suites

Status: The site plan is currently under City review for a new hotel at 76 East Avenue between the completed Homewood Suites hotel and the proposed Cambria Hotel. Image: Google Maps



PRIVATE  
PROJECT

08

## 90-92 Rainey

Status: The applicant is proposing a 51-story mixed-use tower at the current site of the Container Bar and Bungalow. The developer plans on including both bars within the 2nd floor of the tower. Image: Urbanspace / Nelsen Partners / dwg.



PRIVATE  
PROJECT

09

## The Quincy

Status: The site plan was approved in February for a new 30-story, mixed use building located at 91 Red River. Construction is currently underway. Image: City staff



PRIVATE  
PROJECT

10

## 70 Rainey

Status: In April 2019, 70 Rainey secured its first tenants in the building. The world-class condominium officially opened for business this year. Image: Austin Business Journal



PRIVATE  
PROJECT

11

## Cambria Hotel

Status: The site plan is currently under City review for a new 14 story, 225 room hotel. The hotel is located at 68 East Avenue. Image: Choice Hotels

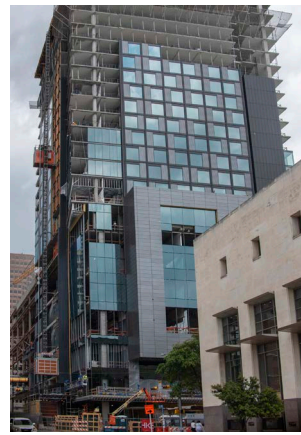


PRIVATE  
PROJECT

12

## Marriott Hotel at Cesar Chavez

Status: Construction is nearing completion of the 613-room hotel located at Cesar Chavez and Trinity. The tower crane dismantling is scheduled for November. Image: City staff



PRIVATE  
PROJECT

13

## Block 36

Status: The site plan permit was issued in April 2019 and a subsequent, site plan correction was approved in July 2019. The project is currently under construction. As this site is adjacent to Waller Delta (see public projects), significant coordination is needed to ensure long term success of both projects. Image: Wilder Belshaw Architects / Transwestern



PRIVATE  
PROJECT

14

## East 9th Street Multifamily

Status: The site plan for this project is currently under City review. The City's Waller Creek District staff has been coordinating the continuity between the Waller Creek design plan, the 8th Street Side Tunnel Inlet, and the proposed development. Image: Google Maps

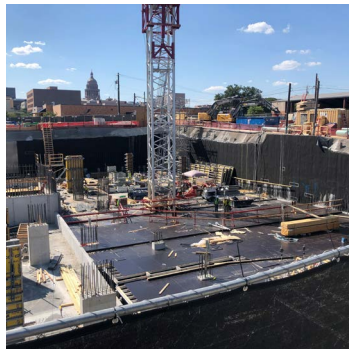


PRIVATE  
PROJECT

15

## 700 E 11th Street Multi-family

Status: Construction at 700 E 11th Street is underway at this site along with night pours, which began in July. Image:



PRIVATE  
PROJECT

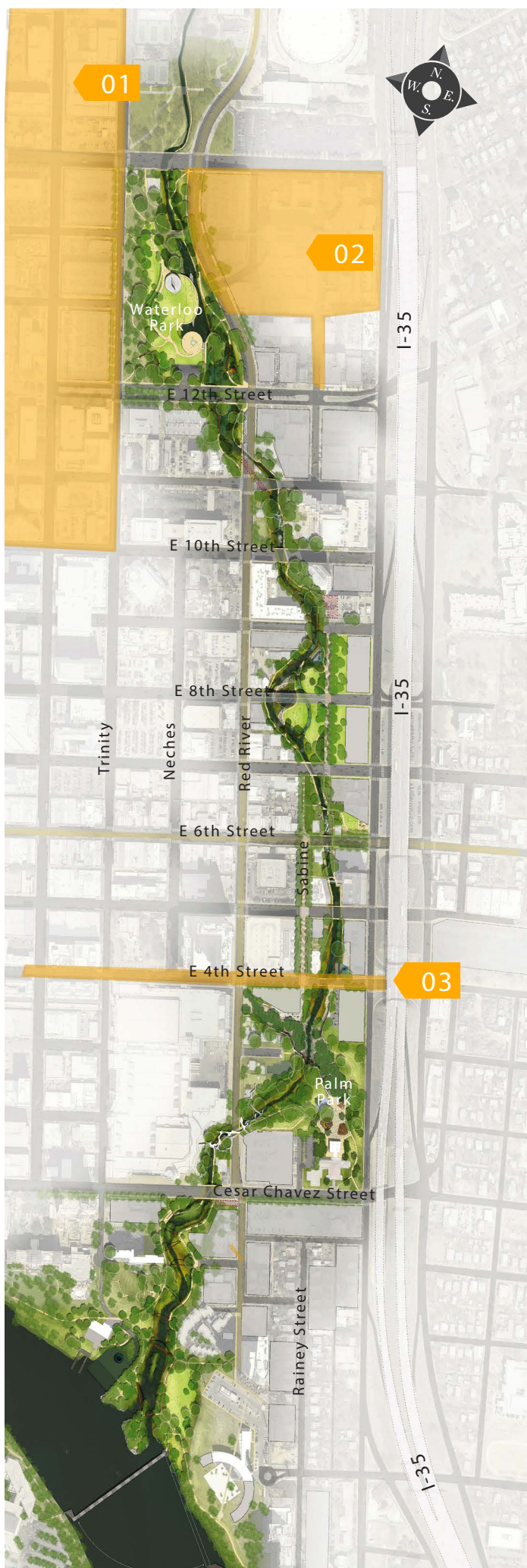
16

## Waterloo Park Tower

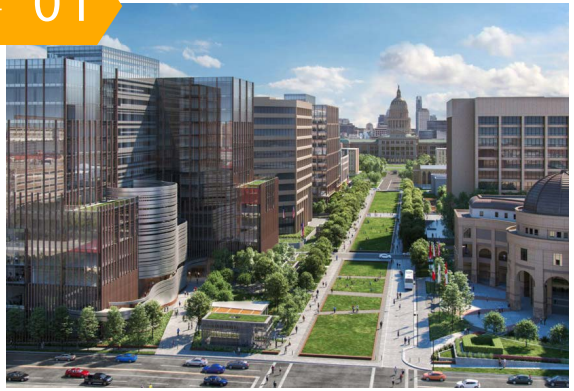
Status: With a new developer in place, the City granted the applicant an extension to a previously approved site plan in order to potentially make changes to the proposed high rise hotel project through June 2021. Image: Austin Business Journal







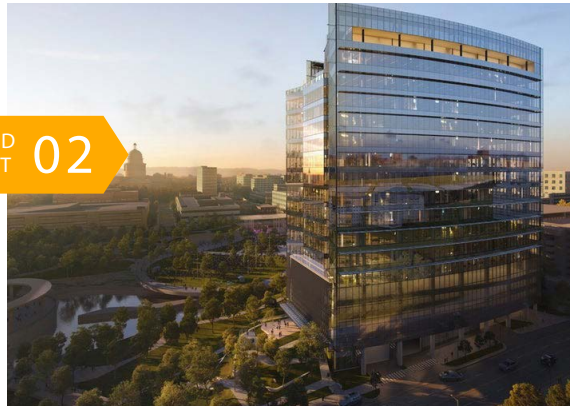
## RELATED PROJECT 01



### Capitol Complex Master Plan Phase One

Status: Construction continues throughout this area of downtown. Some recent construction highlights include foundation work across from the Bullock with 15-25 concrete trucks expected to enter the area daily; construction crane installation on site in mid-August; a new contra-flow bus lane built by Capital Metro and the City of Austin at Guadalupe and Martin Luther King Boulevard; and new red bus lanes, new traffic signal, and other traffic pattern changes at 18th Street and Lavaca Street. Image: State of Texas

## RELATED PROJECT 02



### Central Health

Status: Central Health recently announced the planned demolition of Block 164, a 1.2 acre site on Red River. Currently the site is home to a three-story building, which will be replaced by a 17-story office building. This marks a major milestone in the redevelopment of the site formerly known as the University Medical Center Brackenridge. Constructed of the new building is scheduled for completion by the beginning of 2022. In addition, the City and Central Health are currently in negotiation on the Central Health interlocal agreement to address the realignment of Red River Street. Image: University of Texas at Austin



## RELATED PROJECT 03

### Capital Metro Downtown Station

Status: On February 25 Capital Metro's board of directors approved a construction contract with Jay-Reese Contractors for an amount not to exceed \$38.86 million, which includes \$30.72 million for construction and a 20 percent contingency of approximately \$6.14 million. The contract includes construction of a new bridge over Waller Creek. On March 25 Capital Metro broke ground on the new station, scheduled to open in spring 2021. Image: Capital Metro



# Special Events



## New Monuments for New Cities

Alongside the High Line Network, the Waller Creek Conservancy hosted the opening of New Monuments for New Cities in March. This public art exhibition, on display through July 31, 2019 at the intersection of 12th & Red River, features 25 artworks set within five urban reuse projects across the United States and Canada—Waterloo Park being one of them. Images: Leonid Furmanskyy



## Rainbow on the Creek

This summer the Waller Creek Conservancy hosted their first-ever Rainbow on the Creek community pride festival featuring music, activities, and educational resources, followed by an evening of electrifying entertainment by local drag queens and RuPaul's Drag Race star, Coco Montrese.





## Tameca Jones Concert

In May, the Waller Creek Conservancy hosted its final installment of the New Orleans Club Revisited concert series with Taméca Jones and featuring Big Wy's Brass Band. The event included food and beverages from Brick Oven Austin on-site at Symphony Square. Images: Daniel Cavazos



## Frida Friday ATX

The Waller Creek Conservancy was thrilled to partner with Frida Friday ATX to present a womxn-of-color centered mercado y más that supports and amplifies womxn-of-color and allies in Tejaslandia every second Friday of the month at Symphony Square! Images: Lucero Archuleta Valle





## Waller Creek District Contacts

### Waller Creek Local Government Corporation

[www.austintexas.gov/department/waller-creek-local-government-corporation](http://www.austintexas.gov/department/waller-creek-local-government-corporation)

### Waller Creek Conservancy - [www.wallercreek.org](http://www.wallercreek.org)

Homer Gonzalez, Waller Creek Conservancy - (512) 541-3520



### City of Austin - [www.austintexas.gov](http://www.austintexas.gov)

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