

Waller Creek Local Government Corporation

Progress Report

[click on photo for Aerial views of Waterloo Park - video]



Cover photo: The Kitty King Powell Lawn showcases three nature-inspired play features, shaded by two transplanted live oaks at Waterloo Park.

Photo credit: Homer Gonzalez, Waterloo Greenway Conservancy

The background of the entire page is a grayscale photograph showing a group of people participating in a river cleanup. In the foreground, three individuals are wading through a rocky riverbed, carrying large white plastic bags filled with trash. They are wearing dark t-shirts with a skull and crossbones logo. In the background, other people are visible wading further up the river, and the banks are lined with trees and dense vegetation.

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Waller Creek District Timeline

1975

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

1981

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

2010

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

2011

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

2012

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

2013

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

2014

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

2015

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

2016

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

2017

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

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

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

2018

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

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

2019

On August 22, 2019, the Waller Creek Conservancy introduces a new name for the organization and the 35-acre green space project. Waller Creek Conservancy, now known as Waterloo Greenway, also acknowledges what was previously known as Waller Creek Park or the Waller Creek Chain of Parks.

2020

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

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Acronym Definitions

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

PUBLIC PROJECTS

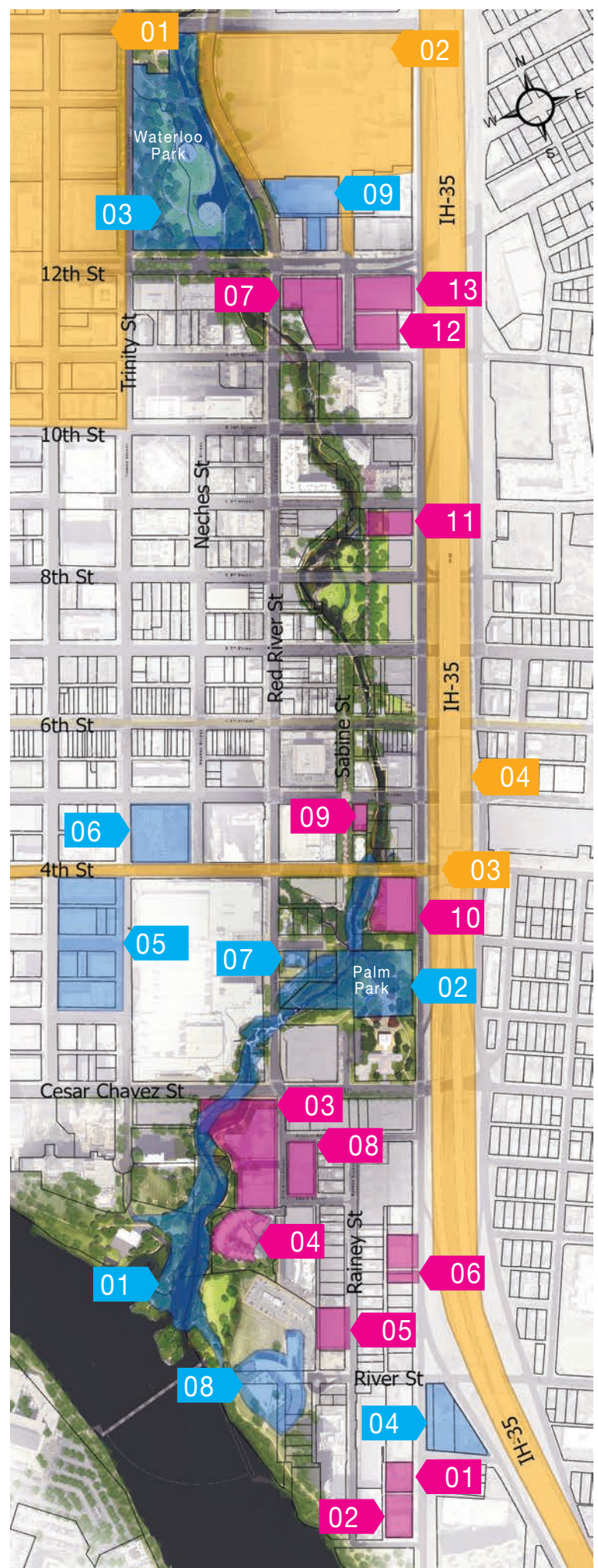
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- 05 Austin Convention Center Expansion
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RELATED PROJECTS

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- 02 Central Health
- 03 Capital Metro Downtown Station
- 04 TXDOT IH-35 Project
- Project Connect



District Highlights

Summary

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

Waterloo Greenway Conservancy Highlights

- In the Kitty King Powell Lawn at Waterloo Park, children (and young-at-heart adults alike) can let their imaginations run wild while exploring the playground's Log Jam climbing structure, hillside Stone Slide, and Mega Grass maze. Surrounded by pleasant shade trees, this nature-inspired play area will give our community the opportunity to connect with nature and one another. With food trucks and other amenities nearby, the Kitty King Powell Lawn will be a place for adventure, socializing, and casual dining.
- A whopping 91,904 plants and 524 trees will fill the revitalized, 11-acre Waterloo Park in downtown Austin by spring 2021. More than 95% of the plantings are native to the area and were selected in a collaborative effort between local landscape architecture firm dwg., world-renowned architects at Michael Van Valkenburgh and Associates, Inc., and the Lady Bird Johnson Wildflower Center.

Waller Creek District Highlights

- Palm District Planning: The City of Austin Housing and Planning Department is partnering with multiple city departments, stakeholders, and the community to develop a new small area plan and urban design vision for the eastern portion of downtown. The City has successfully applied for support from the American Institute of Architects through the nationally-recognized Regional/Urban Design Assistance Team (R/UDAT) program, and the AIA visited Austin in late February 2020 to get an orientation to the District. Unfortunately, due to COVID-19 impacts, the AIA has suspended the R/UDAT program through 2021. This effort will proceed with a modified work plan, and staff anticipates launching a project website and kicking off public engagement for the Palm District Planning Initiative later this year.
- Red River Cultural District: In December, the Red River Cultural District completed a fourth cycle of Banding Together ATX, awarding \$70,000 in grants

in the form of H-E-B gift cards to support local live music and hospitality workers affected by COVID-19

- H-E-B Pharmacy: A new H-E-B Pharmacy location opened at Dell Medical School, north of Waterloo Park on Trinity Street in October 2020. The location offers a full-service pharmacy, immunizations, health screenings, and prepared foods.

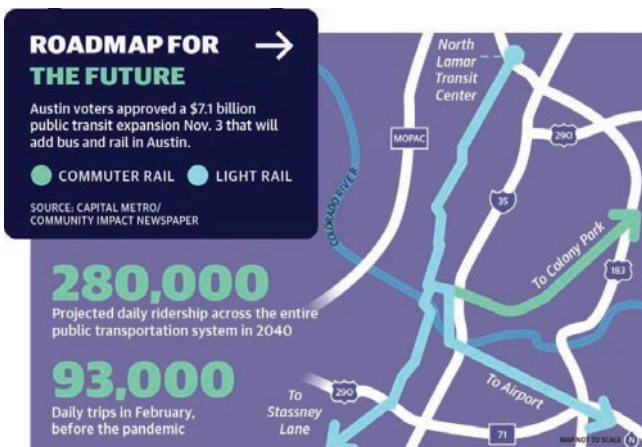
LGC Action Items

- September 16, 2020: City of Austin staff provided the LGC with a status update on 2018 Amendments Waller Creek District Joint Design, Development, Management and Operating Agreement (JDA).
- October 14, 2020: The Waller Creek Local Government Corporation approved the Waller Creek District JDA 2020 Amendments per Austin City Council Resolution No. 20200827-007.
- October 14, 2020: The Waller Creek Local Government Corporation approved the Palm Park Utility Relocation Construction Phase Plan.
- November 20, 2020 Waller Creek LGC Special Called Meeting: The Waller Creek LGC approved the Waterloo Park Construction Phase Plan Addendum Four (Modified Schedule and Funding Updates).
- December 18, 2020: The Waller Creek Local Government Corporation approved the Request for Action (RFA) for use of Competitive Sealed Proposal contracting method for the Creek Delta Project.
- December 18, 2020: The Waller Creek Local Government Corporation approved the Creek Delta Construction Documents, Permitting & Bidding Phase Plan Addendum Three (Additional Funding, Construction Contract Method & Modified Schedule).

Project Connect

Project Connect is a bold transit plan that includes a new rail system, a downtown transit tunnel, an expanded bus system and a transition to an all-electric fleet. With the voter's approval of Proposition A on November 3rd, 2020, the Initial Investment, which includes 27 miles of rail service and 31 stations, will advance to development with dedicated local funding. In addition, federal funding is expected to make up to half of the total program investment.

With the approval of Proposition A, 8.75 cents of the City's property tax rate revenue will be dedicated to the Austin Transit Partnership to fund the implementation of Project Connect and will become part of the City's property tax rate each year. The Austin Transit Partnership (ATP) – an independent organization that will guide Project Connect with transparency and accountability every step of the way – is responsible for oversight of design, construction, and implementation of the Project Connect program. The ATP Board is made up of community expert members and appointees by the City of Austin and the Capital Metro Board of Directors.



Map: Roadmap For The Future: Community Impact Newsletter, Miranda Baker



01 PUBLIC PROJECT



Creek Delta

Status: In Design. In December 2020, the LGC voted in support of passing a resolution to use the competitive sealed proposal (CSP) project delivery method and to increase the project budget for additional consultant service fees. The project team continues to advance the design, permitting, and bidding phase services. Currently, the 90% construction documents are being finalized and construction is scheduled to begin by the end of the year.

02 PUBLIC PROJECT



Palm Park

Status: In Construction. Utility work at Palm Park, between 2nd and 3rd Streets along Waller Creek, has begun. Excavation and installation of the utility ductbank has been completed through the park and work in the Sabine Street right-of-way from Cesar Chavez to 2nd Street is underway. This preliminary utility work helps move intrusive power lines underground and provides power to Palm Park. It will enable work for Waterloo Greenway's Phase 2 at Creek Delta, and ultimately the redesigned Palm Park.

03 PUBLIC PROJECT



Waterloo Park

Status: In Construction. Waterloo Park construction continues with significant COVID-19 prevention and safety measures on site. Most of the work on the west side of Waller Creek, including the Moody Amphitheater and the Family Pavilion buildings, utilities, site structures and landscape elements, are nearing completion. In December 2020, the project reached a significant milestone when permanent power energized the buildings, and commissioning has begun. The planting is wrapping up, and site furnishings like water fountains, benches, and waste receptacles are installed. Waller Creek stream restoration channel work is projected to be finished in the beginning of February 2021 with the stream contractor backing out of the channel, allowing the landscape contractor to finish planting of the east side. Construction continues on the in-channel work south of the dam, and the Waller Creek Tunnel Inlet Bypass structure is installed, with testing underway. The remainder of work to complete includes trails, stonework, a constructed wetland, and planting in the southeast corner of the park. Substantial completion is scheduled in April 2021.



Clockwise from left: Play area in the Kitty King Powell Lawn; lighting test at the Moody Amphitheater; creek reconstruction progress (Sector 9)

04 PUBLIC PROJECT



Left: Rendering of finished improvements; Right: Current site conditions.

Rainey Street Substation

Status: In Design. In October 2020 the Austin City Council approved an ordinance changing the zoning map of the 1.440 acres of land locally known as 806 ½ Lambie Street from Unzoned (UNZ) & Family Residence District to Pubic (P) District.

05 PUBLIC PROJECT



Austin Convention Center Expansion

Status: In Planning. On September 17, 2020, the Austin City Council authorized the City to negotiate and execute an Exclusive Negotiating Agreement (ENA) with the property owners directly to the west of the Convention Center for the development of Phase 1 of the Convention Center expansion. The Austin Convention Center continues to negotiate with the property owners, and plans on returning to Council with a Purchase and Sales Agreement (PSA) in mid-2021. The Convention Center continues coordination with Capital Metro and on the Project Connect Blue Line design plans and the expansion plans on Trinity Street.

06 PUBLIC PROJECT



Brush Square

Status: In Permitting. The design for Phase I Implementation of the Brush Square Master Plan by local landscape architecture firm Asakura Robinson is complete and is starting the permit and bidding process. 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. Construction of Phase I is expected to begin by 2022 and is funded through the 2012 General Obligation Bond and Historic Preservation Fund.

07 PUBLIC PROJECT



Castleman Bull House

Status: Completed. The Convention Center restored the exterior of the facility and the ground surrounding it to serve as a venue for scheduled events in 2020. Due to COVID, rental availability is on hold but will be available for group rentals when large gatherings are permissible in Austin again.

08 PUBLIC PROJECT



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

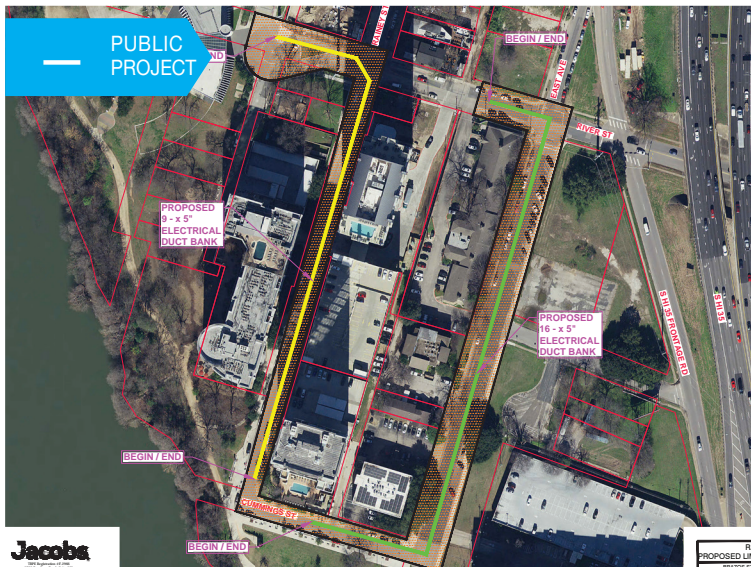
Status: In Design. The Austin Parks and Recreation Department continues to move forward with implementation of Phase 2 of the 2018 Plan adopted by City Council for the ESB-MACC. The Joint Venture architectural and engineering design team of Miro Rivera Architects and Tatiana Bilbao Estudio are now under contract. The preliminary design phase portion of the project is underway. The Construction Manager At Risk Contract has been executed with Rogers O'Brien Construction, who is actively working with the project team to provide pre-construction services. The preliminary design phase portion of the project is anticipated to be complete in March 2021.

09 PUBLIC PROJECT



HealthSouth

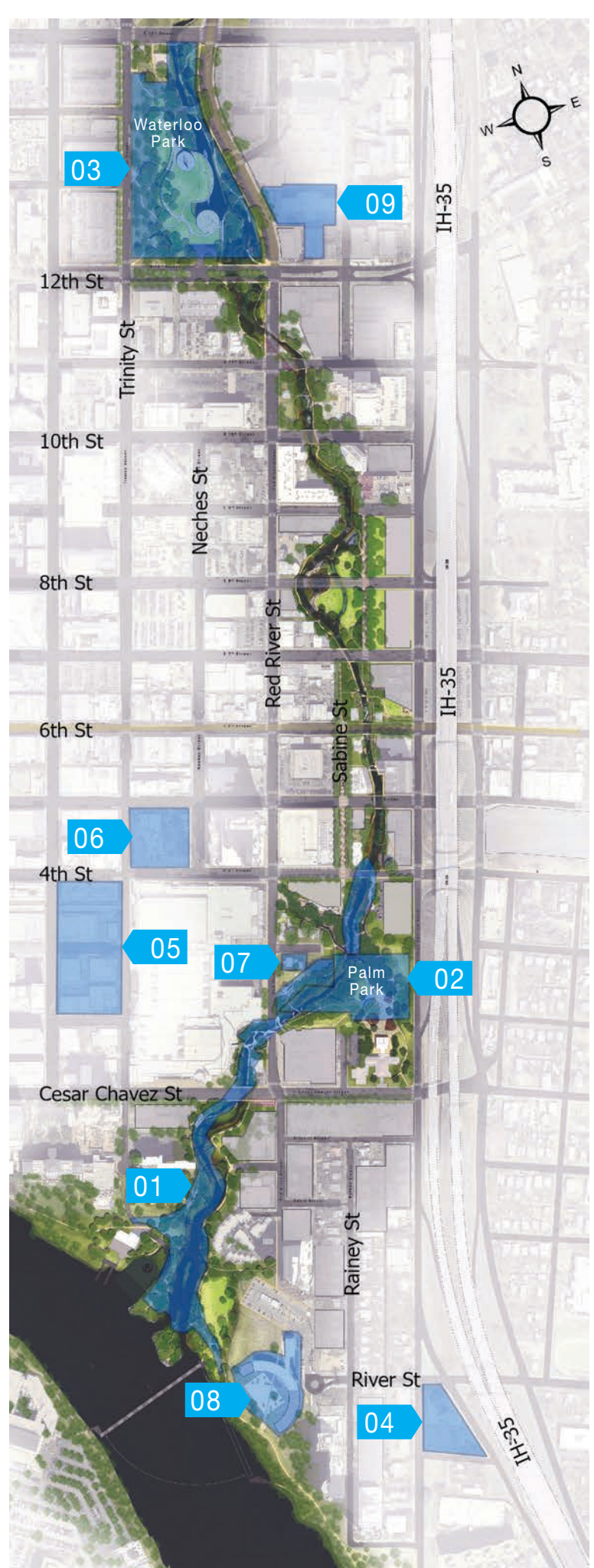
Status: In Construction. The City of Austin's RFP for the Redevelopment of the Health South Tract is centered on the desire to maximize value to the community through the development of affordable housing and other community benefits. Realignment of Red River Street between 12th-15th Streets has begun. The new right-of-way removes ¼ acre from City's parcel to return the road to its original configuration.

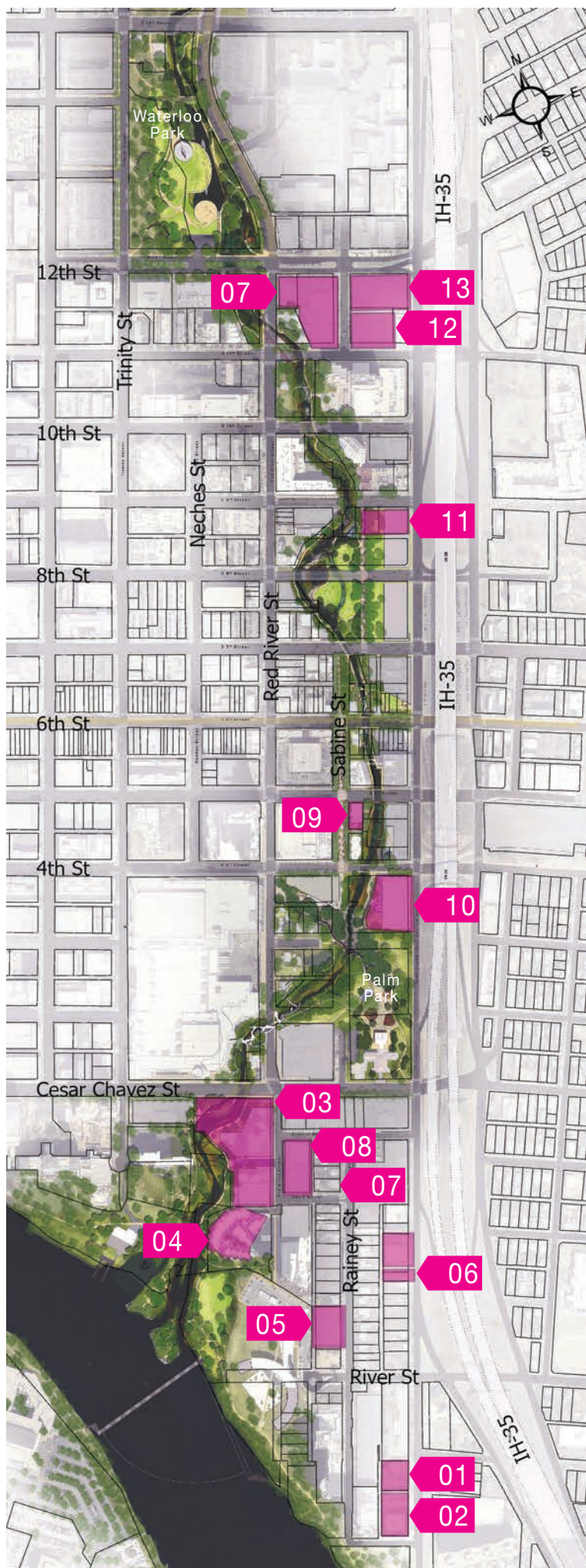


Austin Energy System Upgrades

Status: In Design. As part of the Rainey Street Substation Project, Austin Energy (AE) is developing the Brazos Street electrical duct bank to support the provision of electric service from the substation to the downtown Austin electric network. The portion of the AE Brazos Street electrical duct bank, shown here, is outside of the Creek Delta project boundary and is currently in the 30% construction document phase. Coordination with the Project Connect Blue Line project is required prior to advancing the electrical duct bank design.

Another piece of the Rainey Substation Project, also in design but not pictured here, is the East Avenue duct bank. This work extends along the IH-35 frontage road from the Rainey Street Substation (Project 4) north to a substation at 12th Street. Construction will include 8 electrical vaults in COA right-of-way at the intersections of the IH-35 frontage with River, Driskill, 3rd, 5th, 7th, 9th and 12th Streets.





PRIVATE PROJECT 01

48 East Tower/Natiivo

Status: In Construction. The condo development will have a total of 249 units with a hybrid model that combines ownership and hotel services for short-term rentals. A topping off celebration was held November 19, 2020 and construction is scheduled to be completed later in 2021.



PRIVATE PROJECT 02

44 East Avenue

Status: In Construction. This 49-story residential tower with 309 units is scheduled to open in 2022. Currently work on wet and dry utilities continues, including AE and telecom ductbanks in East Ave alley and on Cummings St.



PRIVATE PROJECT 03

98 Red River

Status: In Permitting. The project submitted for permitting in November 2020. Currently, the City, Conservancy and developer are coordinating on the design and construction sequence between the Creek Delta Project and the proposed development, ensuring a seamless transition between the two projects. Image: LPC / Kairoi / KPF / HKS via austin.towers.net



PRIVATE PROJECT 04

80 Red River

Status: Permitted. Formerly noted as The Travis, the project was permitted in July 2020 but construction has not begun. In a new press release from M2 Development Partners, a second towers planned for the site will be a 64-story mixed-use tower project by Skidmore, Owings & Merrill. It will include condos, apartments, and a 250-room hotel. Image: M2 Development Partners / SOM via austin.towers.net



PRIVATE PROJECT 05

82 Rainey

Status: This project has an expiration date of March 15th due to Mayor's executive order. There has been no progress on this site plan since the Master Comment Report was sent on September 27th, 2019.



PRIVATE PROJECT 10

Block 36

Status: In Construction. 5-story multifamily building with ground floor retail and an underground parking garage, utility, grading, and water quality improvements.



PRIVATE PROJECT 06

Fairfield Inn & Suites

Status: Construction Pending. A site plan was approved and released. No construction activity yet as of January 21, 2021 inspection.



PRIVATE PROJECT 11

East 9th Street Multifamily

Status: In Permitting. Withdrawn and resubmitted. No work currently on site. Mixed-use project with below grade parking and 5 levels above grade at the intersection of East 9th Street and I-35 Frontage Road.



PRIVATE PROJECT 07

1117 Red River/Symphony Square

Status: In Permitting. Developer Greystar plans a 31-story mixed-use apartment and office tower. The developer has coordinated with PARD and Waterloo Greenway staff on the relocation of a heritage live oak tree as well as parkland dedications for pedestrian access through the site.



PRIVATE PROJECT 12

700 E 11th Street Multifamily

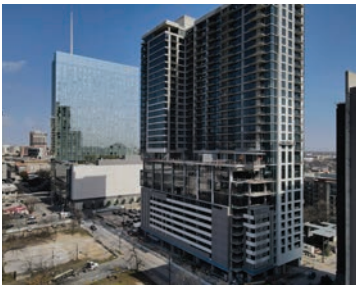
Status: In Construction. Anticipated completion is in May 2022, however the first rental units are expected to become available in July or August of this year.



PRIVATE PROJECT 08

91 Red River/The Quincy

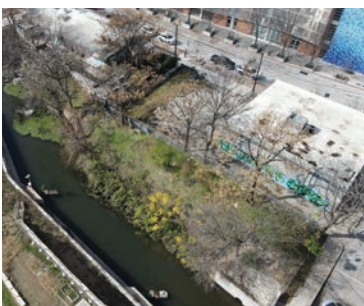
Status: In Construction. Mixed-use high rise with apartments, Class A office space, retail and parking garage. The developer expects that office tenant improvements can begin February 2021, with retail space available in March and tenant occupancy coming in July.



PRIVATE PROJECT 09

Waterloo Central

Status: In Construction. 5-story, 40,000sf office space & retail with associated improvements. The project has been permitted and scheduled to start construction this month.



PRIVATE PROJECT 13

705 E 12th Street

Status: Complete. Take a virtual tour of the new facilities here:

[Site Virtual Tour](#)





RELATED PROJECT 01



Texas Capitol Complex Master Plan - Phase 6 Texas Mall & Underground Parking

Status: In Construction. As part of the overall master plan, construction of Phase 6 - Texas Mall and Underground Parking Garage, has begun. Work started at the northern end of Congress Avenue near the UT Campus and will continue south towards the Texas Capitol.

RELATED PROJECT 02



Central Health

Status: In Construction. Planning and demolition of Central Health's downtown property—the former Brackenridge Campus—is underway. Current activities include final negotiations on the City and Central Health Interlocal Agreement and demolition of the Downtown Campus. In addition, Block 164, the flagship building of Austin's Innovation District, is under construction. Current activities include vertical construction of the new 17-story office building.

RELATED PROJECT 03



Capital Metro Downtown Station

Status: Completed. Construction began in March 2019 and was completed in October 2020. On October 19, 2020, CapMetro held a virtual grand opening celebrating the new MetroRail Station.

RELATED PROJECT 04



TXDOT IH-35 Project

Status: In Planning. TXDOT is partnering with Downtown Austin Alliance to develop the community-driver vision for IH-35 in downtown Austin. Efforts such as [Our Future 35](#) will kick start the community effort to develop the shared vision. The City and Conservancy are participating in these efforts to ensure a seamless transition between the IH-35 vision and Waller Creek District Design Plan.



Project Connect

Status: In Planning. Austin voters approved a \$7.1 billion public transit expansion November 3 that will add bus and rail in Austin. While light rail construction is not set to begin until 2024, work is starting on Project Connect right away—beginning with putting the board in place that will oversee decisions to implement the program.

The Austin Transit Partnership (ATP) will comprise one Austin City Council member, one member of the Capital Metro board of directors and three community members—an expert in finance, an expert in engineering and construction, and an expert in sustainability and planning. Capital Metro's board and Austin City Council are set to meet December 18, 2020 to submit nominees for the ATP. The board met for the first time January 20, 2021.

Project Connect is not one investment on one timeline. Rather, it includes a package of various projects, each of which will go through a different approval process. More at: <https://www.capmetro.org/project-connect>

Special Events



Drive-By Creek Show and Virtual Events

To continue Waterloo Greenway's Creek Show tradition, Waterloo Greenway Conservancy invited the public for a drive-by sneak-peek of Waterloo Park and the Moody Amphitheater in November. This week-long event was done in collaboration with longtime partner and local audio visual production team, The Werd Co. It is normally this time of year that the conservancy would be hosting its annual festival of light-based art installations along Waller Creek. In addition, Waterloo Greenway hosted a week-long series of virtual conversations with past Creek Show artists on Facebook Live and showcased the light-based art installations that have dazzled thousands of Austinites since the community-wide event began in 2014. [Watch Creek Show Virtual Artist Talks on YouTube](#)

Frida Friday ATX Virtual Markets

Waterloo Greenway Conservancy continued supporting dozens of Women-of-Color led businesses and community creatives through Frida Friday ATX's Virtual Markets. This monthly marketplace and cultural event helps create opportunities for economically marginalized communities to share their projects, connect and celebrate diverse cultures.

[Learn more about Frida Friday ATX](#)

End-of-Year Fundraiser: "What will YOU do in Waterloo?"

At the end of 2020, Waterloo Greenway Conservancy launched an end-of-year fundraising campaign that raised over \$56,000. Our community's support is vital in helping us achieve the mission of bringing Waterloo Park to life and creating a more connected, inclusive, vibrant green space in downtown Austin.



Virtual Site Tours

Waterloo Greenway Conservancy continued hosting virtual tours of Waterloo Park in response to the ongoing COVID-19 pandemic. Garnering nearly 3,000 views across 9 tours, the Waterloo Park Virtual Tours featured partners from the City of Austin Parks and Recreation Department, Watershed Protection Department, and a variety of local architecture firms. [Watch Waterloo Park Virtual Tours on YouTube](#)



Waller Creek District Contacts

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