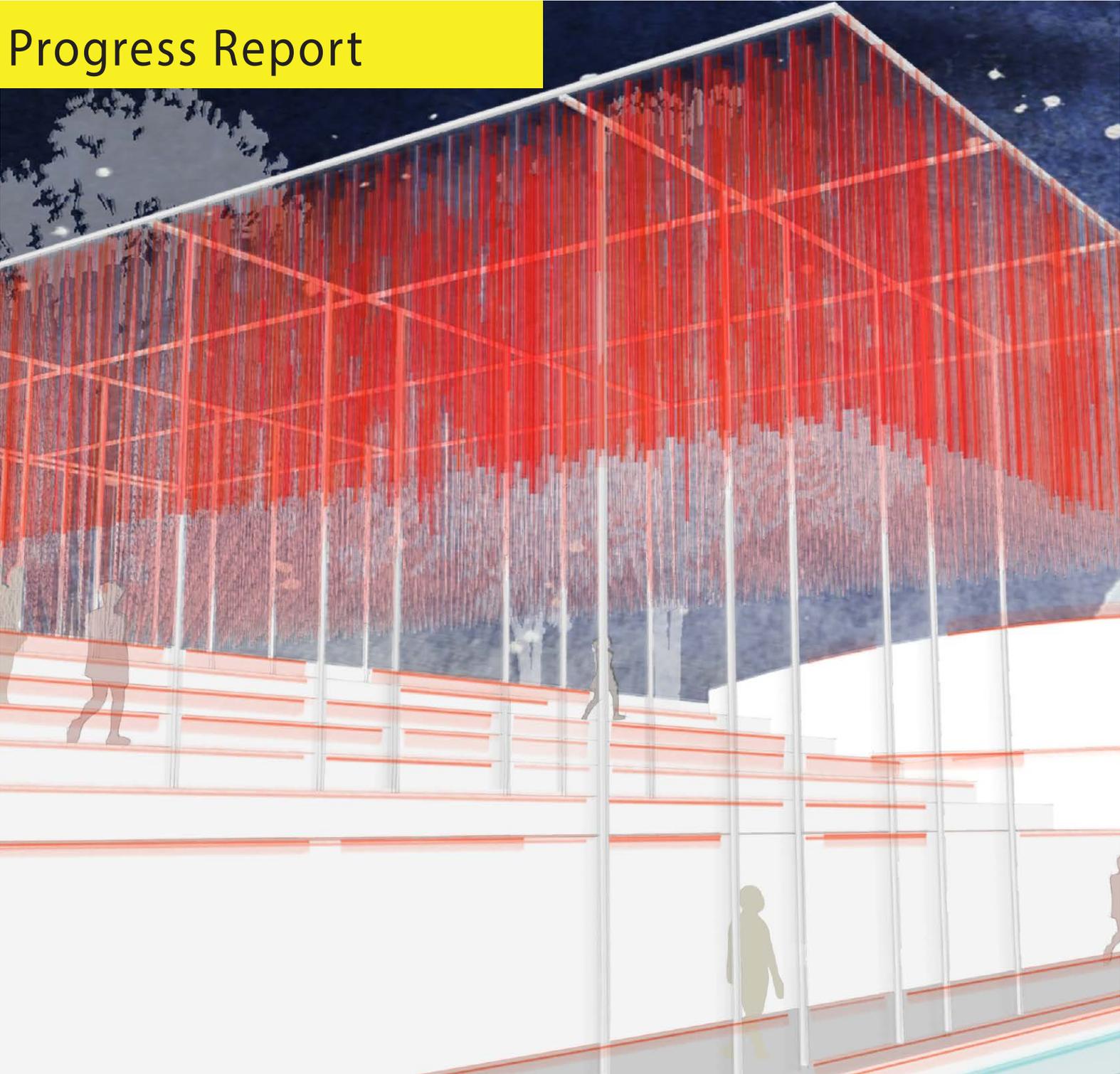
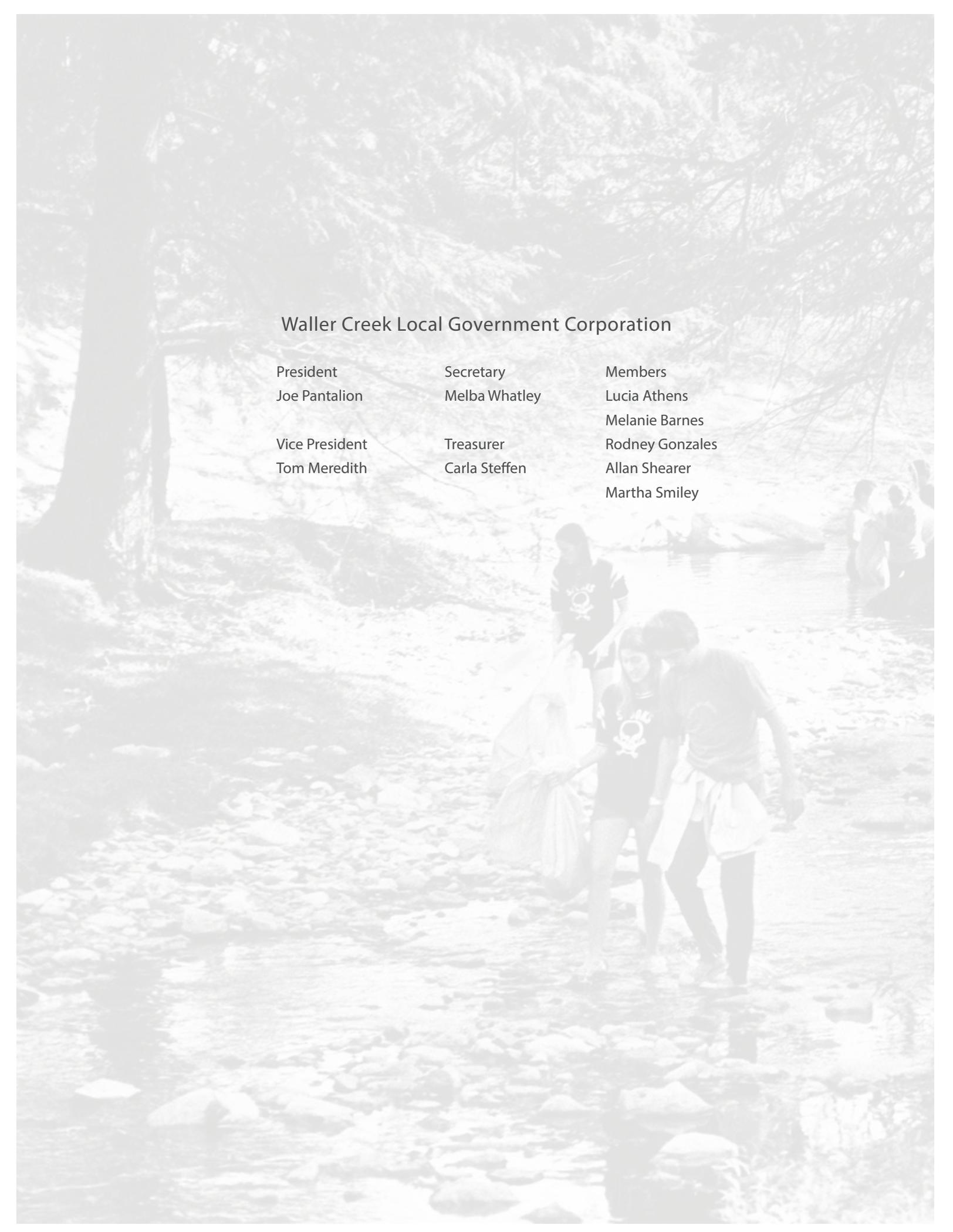


Waller Creek Local Government Corporation

Progress Report



Cover image: Lightlines by:Campbell Landscape Architecture + Tab Labs



Waller Creek Local Government Corporation

President

Joe Pantalion

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Members

Lucia Athens

Melanie Barnes

Vice President

Tom Meredith

Treasurer

Carla Steffen

Rodney Gonzales

Allan Shearer

Martha Smiley

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. The plan includes recommendations for immediate, near future and long-range development through land use, circulation, landscape architectural design elements, and flood and erosion control systems.

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. On April 28, 2011, 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 to develop, operate and maintain Waller Creek District. The Waller Creek Conservancy forms a historic partnership with the City of Austin, with both committing \$400,000 to fund the design and implementation of a 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 the most innovative and qualified landscape architects, architects and artists to join forces and present their ideas for remaking a currently fragmented and undervalued section of Austin into a vibrant, livable, workable district.

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.

04

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Photo Credits

Austin History Center

Trent Atkins - Watershed Protection Department

Waller Creek Conservancy

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

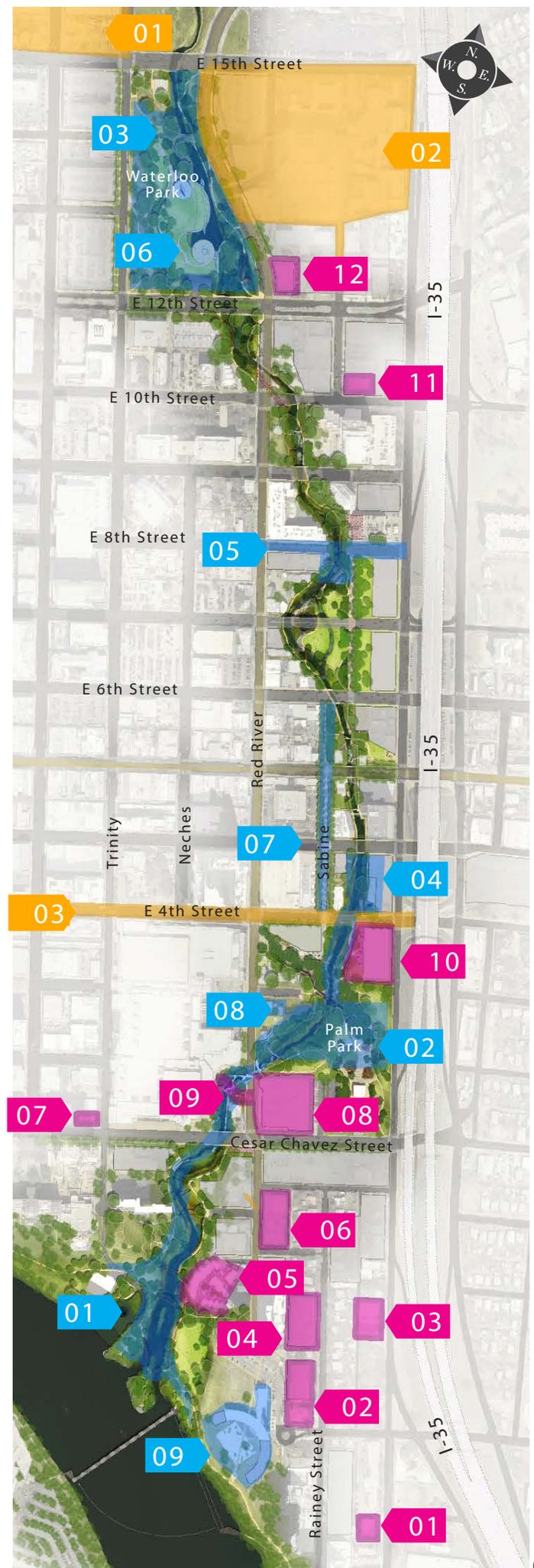
- 01 Waller Delta
- 02 Palm Park
- 03 Waterloo Park
- 04 4th Street Creekside Inlet Facility
- 05 8th Street Creekside Inlet Facility
- 06 Waterloo Park Inlet Facility
- 07 Sabine Street Promenade
- 08 Waller Pavilion
- 09 MACC Master Plan

PRIVATE PROJECTS

- 01 48 East Tower
- 02 78-84 Rainey
- 03 Homewood Suites
- 04 70 Rainey
- 05 The Travis
- 06 91 Red River
- 07 Marriott Hotel at Cesar Chavez
- 08 Fairmont Hotel
- 09 Canopy Walk
- 10 Block 36
- 11 Hotel Mirabeau
- 12 Alexan Apartment Towers

RELATED PROJECTS

- 01 Capitol Complex Master Plan Phase One
- 02 Central Health Brackenridge Campus
- 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 received \$5 million from Nate Paul, founder and CEO of Word Class Capital Group LLC, and tech investor Brian Sheth, co-founder and president of Vista Equity Partners LLC, towards the revitalization of Waller Creek.

City Council Action Items

- May 24, 2018: Austin City Council approved a resolution appointing Mayor Steve Adler as Chairman of the Board of Directors for Tax Increment Financing (TIF) Reinvestment Zone No. 17 (Waller Creek Tunnel Project) and naming the current Austin City Councilmembers as members of the Board of Directors for the TIF Reinvestment Zone No. 17.
- May 24, 2018: Austin City Council approved the execution of an amendment to the agreement with Travis County to fund and participate in the Tax Increment Financing (TIF) Reinvestment Zone No. 17 (Waller Creek Tunnel Project).
- May 24, 2018: Austin City Council approved Amendment No. 2 to the project and financing plan for Tax Increment Financing (TIF) Reinvestment Zone No. 17 (Waller Creek Tunnel Project) to update current project design and project cost estimates, to extend the length of time in which the TIF operates, to provide the most recent estimates of underlying funding sources that are anticipated to pay for the construction, operation and maintenance of projects within the District, and to provide for emergency passage. The projects are proposed to be expanded to include parks and other infrastructure to improve the developed land in the area.

- May 24, 2018: Austin City Council approved an ordinance authorizing negotiation and execution of an amendment to the Joint Development Agreement and related documents between Waller Creek Conservancy, the City and the Waller Creek Local Government Corporation concerning the revitalization of the Waller Creek District.

Waller Creek Local Government Corporation Action

- February 14, 2018: The Waller Creek Local Government Corporation approved the Waller Creek Signage Master Plan & Waterloo Park Signage Design Phase Plan.
- May 17, 2018: The Waller Creek Local Government Corporation approved the Addendum to Waterloo Park Construction Documents and Permitting Phase Plan.

Waller Creek District Design Team Highlights

- Coordination with 91 Red River, Block 36, and The Travis (formerly the site of the Villas of Town Lake)

Resources

Local Government Corporation website. www.austintexas.gov/department/waller-creek-local-government-corporation

Waller Creek Conservancy website. www.wallercreek.org

City of Austin Waller Creek Tunnel Project website. www.austintexas.gov/department/waller-creek

City Council Unanimously Approves Amendment No. 2 to the Project and Financing Plan for Tax Increment Financing Reinvestment Zone (TIRZ) No. 17

On May 24, 2018, Austin City Council approved an ordinance amending the Project and Financing Plan for Tax Increment Financing Reinvestment Zone (TIRZ) No. 17. This amendment, known as Amendment No. 2, updates the current project design and project cost estimates to extend the length of time in which the TIRZ operates, and to provide the most recent estimates of underlying funding sources that are anticipated to pay for the construction projects within the Waller Creek District. The projects are proposed to be expanded to include parks, and stream and trail improvements to enhance the developed land in the Waller Creek District.

Council's action on Amendment No. 2 allows for \$110 million in new capital funding for completion of the Waller Creek District projects, including Waterloo Park, Palm Park, and Creek Delta. Just before approving the funding, Mayor Steve Adler remarked from the dais, "I'm not sure that this council will do anything that is remembered 150 years from now other than the vote that we're about to take."



PUBLIC PROJECT 01



Waller Delta

Status: After successful completion of the design development milestone, the City and the Conservancy are focused on cost estimation and review of the design. The project is on track for construction to begin in 2019.

PUBLIC PROJECT 02



Palm Park

Status: The Waller Creek Conservancy has continued to receive feedback from the community about the importance of a close relationship between the Park and the historic Palm School. With this feedback, the Conservancy is

collaborating with Travis County on their process to determine the best future for the Palm School site. Design on the Park will continue once the future of the school has been determined.

PUBLIC PROJECT 03



Waterloo Park

Status: The structured lawn in Waterloo Park is anticipated to be complete this summer. While construction on the lawn has been steadily advancing, design has continued on the remainder of the park. Exciting design updates from this quarter include development of the public restrooms, food truck court, and the accommodation of relocated heritage oak trees from the Capitol Complex.

Structured Lawn at Waterloo Park under construction.



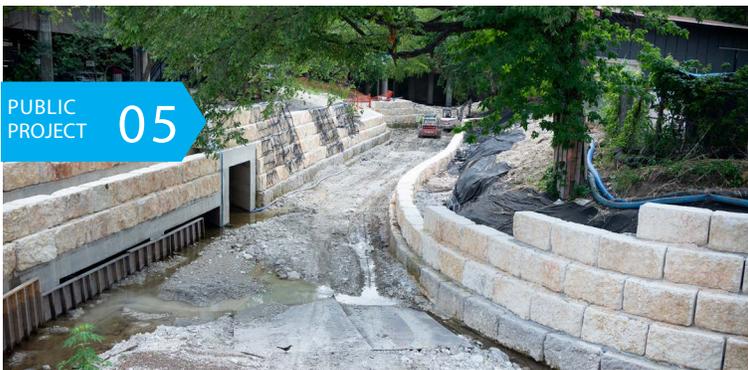
PUBLIC PROJECT 04

4th Street Creekside Inlet Facility

Status: In spring 2018, the 4th Street Creekside Inlet Facility was completed. This completes two of four major program elements of the Waller Creek Tunnel Program. With City Council's approval of Amendment No. 2 to the TIRZ No. 17, the future plans for the site can begin. Plans include creek/trail improvements along Waller Creek and a co-managed Operations and Management Facility to provide a central location for ongoing needs for the tunnel and park district.



View of the Structured Lawn and inlet pond while the pond was lowered this spring.



PUBLIC PROJECT 05

8th Street Creekside Inlet Facility

Status: Construction continues as the project is targeting late summer/early fall for completion.

Current site work includes construction of the eco-weir and wetlands.



PUBLIC PROJECT 06

Waterloo Park Inlet Facility

Status: In May, construction of the waterfall was completed and efforts shifted to focusing on the landscape plan. Progress

in the inlet facility is also being made as the City's operation and maintenance team coordinates equipment and system training.

PUBLIC PROJECT 07



Sabine Street Promenade

Status: The project to transform a one-way roadway and sidewalk into a right-of-way is currently under construction, with completion scheduled for Summer 2019. Once complete, the project will give priority to bicyclists and pedestrians by creating a festival street atmosphere along Sabine Street between 4th and 6th Streets.

PUBLIC PROJECT 08



Waller Pavilion

Status: The Austin Convention Center reduced the scope of the existing project to include only renovation of the Castleman Bull House, the fence, landscaping of the site, and forklift access to the site. The wet pond modifications previously included in the consultant's scope of work are now being considered by the Watershed Protection Department.

PUBLIC PROJECT 09



Mexican American Cultural Center (MACC) Master Plan

Status: In February, the City's Bond Election Advisory Task Force recommended the MACC receive \$15 million for the proposed expansion. City staff presented the MACC Master Plan to various City boards and commissions throughout the spring, and received Council approval on May 24, 2018. WCC and City staff have been in close collaboration on the planned expansion of the MACC. This effort will continue as both projects develop together over the coming years.





PRIVATE PROJECT 01

48 East Tower



Status: The developer for this 33-story condo plans to break ground by the end of this year. The project is fully permitted and the developer is finalizing the financing.

PRIVATE PROJECT 02

70 Rainey Street



Status: The downtown tower is quickly rising and has reached construction of the 26th floor. Installation began of the glass on the lower levels just above the nine-story parking garage.

03 PRIVATE PROJECT

Homewood Suites

Status: The 17-story hotel is nearing completion. The opening is scheduled for summer 2018.



PRIVATE PROJECT 04

78-84 Rainey



Status: This project is currently undergoing City review. The developer is proposing to convert two existing neighboring bungalows into a mixed-used building with three levels of underground parking.

PRIVATE PROJECT

09

Canopy Walk

Status: This project is the result of a multiyear collaboration between the property developer, the City and the WCC. The results of that collaboration include the beautiful canopy bridge designed by Thomas Phifer & Partners; the same firm working on the Moody Amphitheater in Waterloo Park.



PRIVATE PROJECT

05

The Travis

Status: A demolition plan was formally submitted for City review as the first step in the property's redevelopment. A separate site plan will eventually be submitted for the proposed 40-story residential tower.



PRIVATE PROJECT

06

91 Red River

Status: A site plan has been formally submitted for review for 91 Red River. The proposed project includes the construction of a 30-story mixed use building with associated parking. The site is located directly across from Hotel Van Zandt and consists of four tracts, totaling .07389 acres, with a gross floor area of 30,277 square feet.



PRIVATE PROJECT

10

Block 36

Status: Plans for this 263-unit micro-apartment complex between 3rd and 4th Streets are currently under City site plan review. As the site and future building plans are adjacent to Waller Creek, the City and Waller Creek Conservancy are working closely with the developer on the building's relationship to the Creek.



PRIVATE PROJECT

07

Marriott Hotel at Cesar Chavez

Status: The property is currently under construction with completion scheduled for mid 2020. The hotel will feature over 600 guest rooms, a rooftop pool, and over 60,000 square feet of meeting space.



11

PRIVATE PROJECT

Alexan Capitol

Status: The site plan for the project at 700 East 11th Street, previously known as Alexan Apartment Tower, was approved and released in May. The developer anticipates a groundbreaking in late summer or early fall of this year.



PRIVATE PROJECT

08

Fairmont Hotel

Status: The downtown hotel opened in May and features more than 1,000 rooms, and a pool deck with cabana service. The City and the Waller Creek Conservancy have coordinated creek cleanups with the developer.



PRIVATE PROJECT

12

Hotel Mirabeau

Status: The permitted project at Red River and 12th Street will feature multiple restaurants and bars, a banquet hall, two swimming pools and several other upscale amenities.





RELATED PROJECT 01



Status: A monumental effort is underway as the City and Waller Creek Conservancy lead the effort to relocate three, story-book, Live Oak trees from the Capitol Complex to Waterloo Park. The City is pursuing relocation of two trees, a 39" caliber Live Oak (left) and a 23" caliber Live Oak (right), while the Conservancy is pursuing the relocation of one tree, a 27" caliber Live Oak (bottom right). The three trees will be transplanted to Waterloo Park this year.

Central Health

RELATED PROJECT 02



Status: The Conservancy and the City continue to collaborate with Central Health on the design of the future promenade along Waterloo Park.

Capital Metro Downtown Station

RELATED PROJECT 03



Status: Currently, permitting with the City is in progress and is expected to be complete no later than November 2018. Construction is then scheduled to begin in early to mid 2019 with completion in late 2021.

Special Events



Pop Up Picnic (photos by Nicole Mlakar)

The Waller Creek Conservancy welcomed its largest crowd ever at Palm Park to celebrate the future of Waller Creek with the community, while sharing good food from local eateries. This year, the Conservancy welcomed the largest crowd ever and sold a record-breaking number of baskets.



Bioblitz (photos by Erich Schlegel for the Nature Conservancy)

The Waller Creek Conservancy partnered with the Nature Conservancy to host an educational adventure along Waller Creek where families monitored, identified, and learned about local plants and animals.



GenWaller Kickoff (Aisha Seay, Bold Photography)

The Waller Creek Conservancy celebrated its dedicated group of young leaders championing the future of a one-of-a-kind green space for all in Austin.



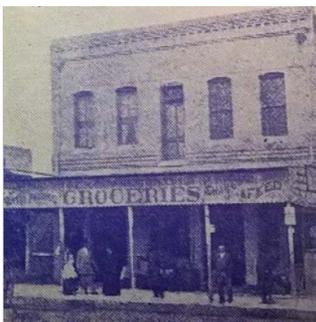
Field Day (photos by David Brendan Hall)

St. David's Foundation sponsored Field Day at Palm Park this year. Families enjoyed fitness classes, cooking demonstration, lawn games, a rock climbing wall and prizes all within Palm Park.



Waller Creek Conversations: History of Waller Creek

The Waller Creek Conservancy invited the community to share stories, photos and oral histories of the Waller Creek in hopes of preserving the unique history that encompasses the Waller area. During the meeting, the Waller Creek Conservancy also shared an update on the construction in Waterloo Park and briefly shared a history study conducted by the Conservancy with HHM & Associates.



Waller Creek District Contacts

Waller Creek Local Government Corporation

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

Waller Creek Conservancy - www.wallercreek.org

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