

# Waller Creek Local Government Corporation

## Progress Report







# Waller Creek Local Government Corporation

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## Acronym Definitions

ACCD - Austin Convention Center Department
AE - Austin Energy
AEGB - Austin Energy Green Building (Program)
APD - Austin Police Department
ATP - Austin Transit Partnership
COA - City of Austin
EDD - Economic Development Department
DSD - Development Services Department
LGC - Local Government Corporation
ESB-MACC - Emma S. Barrientos Mexican-American Cultural Center
PARC - Parks and Recreation Department
PZD - Planning and Zoning Department
RCA - Recommendation for Council Action
USACE - U.S. Army Corps of Engineers
WCD - Waller Creek District
WGC - Waterloo Greenway Conservancy
WPD - Watershed Protection Department



## 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. The Austin City Council approves a resolution creating the Waller Creek Local Government Corporation (LGC) to act on behalf of the City in partnering with the Waller Creek Conservancy. Both partners commit \$400,000 to fund 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 for landscape architects, architects and artists to present their ideas for remaking Waller Creek and the surrounding park space.

2012

*Design Waller Creek: A Competition* concludes a year after initial call for portfolios 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 parks on Waller Creek.

2014

On April 16, 2014, the LGC approves 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 LGC 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.

2021

On August 14, 2021, Waterloo Park opens to the public after more than two years of construction; Gary Clark Jr. performs in the inaugural concert for the Moody Amphitheater.

2022

On April 25, 2022, a press conference announcing the award of \$9M in funding for Waterloo Greenway from the U.S. Army Corps of Engineers was held, marking the first federal investment in Waterloo Greenway and the City of Austin's public-private partnership. A celebratory event of this historic federal funding investment and thanking the U.S. Army Corps of Engineers and Congressman Doggett for their support of Waterloo Greenway.

On July 31, 2022, the Austin Energy Green Building (AEGB) program presented City and Conservancy staff with a plaque designating the 4-star rating earned for the sustainable design and construction of Moody Amphitheater and Waterloo Park. The plaque ceremony took place at the Meredith Heritage Tree Deck at Waterloo Park and was followed by a guided tour of the park's world-class amenities designed and built using environmentally friendly principles and sustainable practices.

## PUBLIC PROJECTS

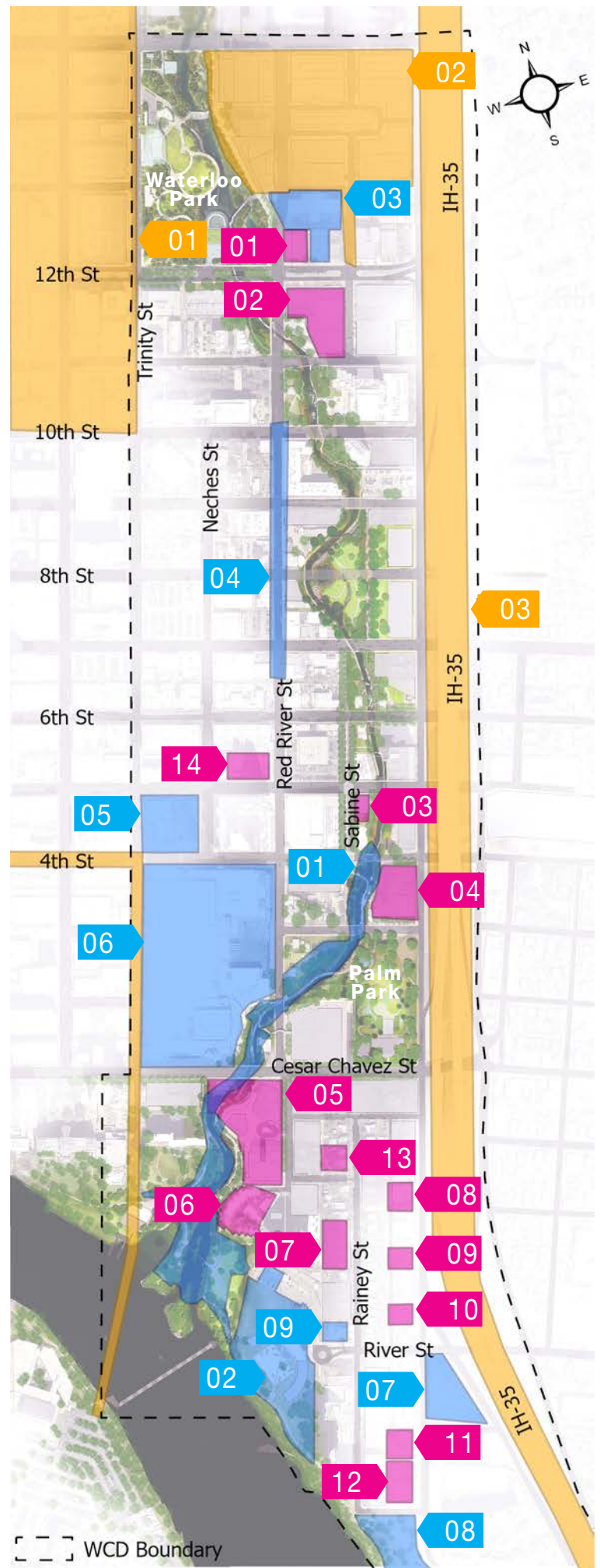
- 01 The Confluence
- 02 ESB-MACC Phase 2 Improvements
- 03 Health South
- 04 Red River Enhancements
- 05 Brush Square
- 06 Austin Convention Center Expansion
- 07 Rainey Street Substation
- 08 Rainey Street Trailhead
- 09 64 Rainey Street
- Austin Energy System Upgrades

## PRIVATE PROJECTS

- 01 Waterloo Park Tower
- 02 Symphony Square/The Waller
- 03 Waterloo Central
- 04 Block 36/3 Waller
- 05 98 Red River/Waterline
- 06 80 Red River/The Travis
- 07 80 Rainey (formerly Rainey Tower)
- 08 The Vesper (formerly East Tower)
- 09 Fairfield Inn & Suites
- 10 Cambria
- 11 48 East Ave/Natiivo
- 12 44 East Avenue
- 13 The Modern at 90 Rainey
- 14 5th + Red River

## RELATED PROJECTS

- 01 Texas Capitol Complex Master Plan
- 02 Central Health
- 03 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.

### Greenway Highlights

#### MARCH 2022

- Waterloo Park named Austin Monthly's Best of ATX 2022: Editors' Choice for Park Renovation.
- Waterloo Greenway hosts virtual information sessions to educate the public and construction industry professionals about Phase II of the project, The Confluence.
- Creek Show Call for Ideas closes.

#### APRIL 2022

- Waterloo Greenway partnership awarded a historic \$9M in federal funding to support Phase II - The Confluence.
- Waterloo Greenway hosts two informational open houses for interested contractors to learn more about upcoming Phase II - The Confluence.
- Downtown Austin Alliance's Downtown Austin Parks Bike Tour makes a stop at Waterloo Park.
- LGC approves future art projection project at Waterloo Park "Day for Night."

#### MAY 2022

- High Line Network's "Embedding Equity in Public Space: The Community First Toolkit" launched, including Waterloo Greenway as a participating project to further equitable development.
- Waterloo Greenway hosted an Environmental Townhall to convene local partners and non-profits working to further environmental education in Austin and identify opportunities for Waterloo Park programming.
- Estimated Waterloo Park attendance January - May 2022: 38,753 (not including programming and concerts).
- Waterloo Park Family Pavilion designed by Michael Hsu Office of Architecture receives AIA Austin Design Award & Texas Society of Architects' 2022 Design Award.



- Austin Chronicle: 2022 "Best of Austin" Critics Picks "Best Park Reboot: Waterloo Park"
- New signage installed at Waterloo Park describes monarch butterfly habitats and migration between Mexico/US/Canada and includes English/Spanish/French translations, thanks to a grant from the

Canadian Consulate to support Monarch butterfly migration education.

- Waterloo Greenway illuminated Moody Amphitheater at Waterloo Park orange, in honor of all those affected by gun violence across the country.



#### JUNE 2022

- Waterloo Greenway public-private partnership featured in Government Finance Officers Association conference, showcasing innovations and best practices focused on building strong communities.

#### JULY - AUGUST 2022

- Creek show 2022 selected installations will be announced mid-July.
- AEGB Plaque presentation at Tales on the Trails event, July 31<sup>st</sup>.

### City Council Highlights and Action Items

#### JUNE 16, 2022

- The Project Partnership Agreement with the U.S. Army Corps of Engineers passed on consent.
- The Federal grant reimbursement agreement with Waterloo Greenway passed on consent.

### LGC Highlights and Action Items

#### MARCH 9, 2022

- Waller Creek Local Government Corporation Announcement of New Secretary, Re-Appointment, Introduction of Two New Board Members and Introduction of New Waterloo Greenway Conservancy CEO.

#### APRIL 13, 2022

- Request for Action for authorization to negotiation and execution of a professional services agreement between the City of Austin and Michael Van Valkenburgh Associates, Inc for the Waterloo Greenway Projects.



# Public Projects

## 01 PUBLIC PROJECT



### The Confluence (formerly Creek Delta)

Status: In Bid Phase. In April 2022, the project was awarded \$9M in federal funding from the U.S. Army Corps of Engineers (USACE) through the Infrastructure Investment and Jobs Act. The construction documents were updated to include federal funding requirements. The first bid advertisement was published on August 15, 2022 and the bid opening is scheduled in mid-October. Construction is anticipated to begin in early 2023.

## 02 PUBLIC PROJECT



### ESB-MACC Phase 2 Improvements

Status: In Design. Completion of the Design Development package is expected by early fall. The project team is in the process of aligning the design to meet the project budget based on an increase in estimated costs due to current market conditions. The Joint Venture (JV) design team and CMAR are working with the MACC staff, Public Works, and PARD on determining the design priorities to guide this work. A groundbreaking ceremony is being planned for late December when the building closes for construction to begin in early 2023. More information and updates can be found here: <https://www.austintexas.gov/MaccPhase2>

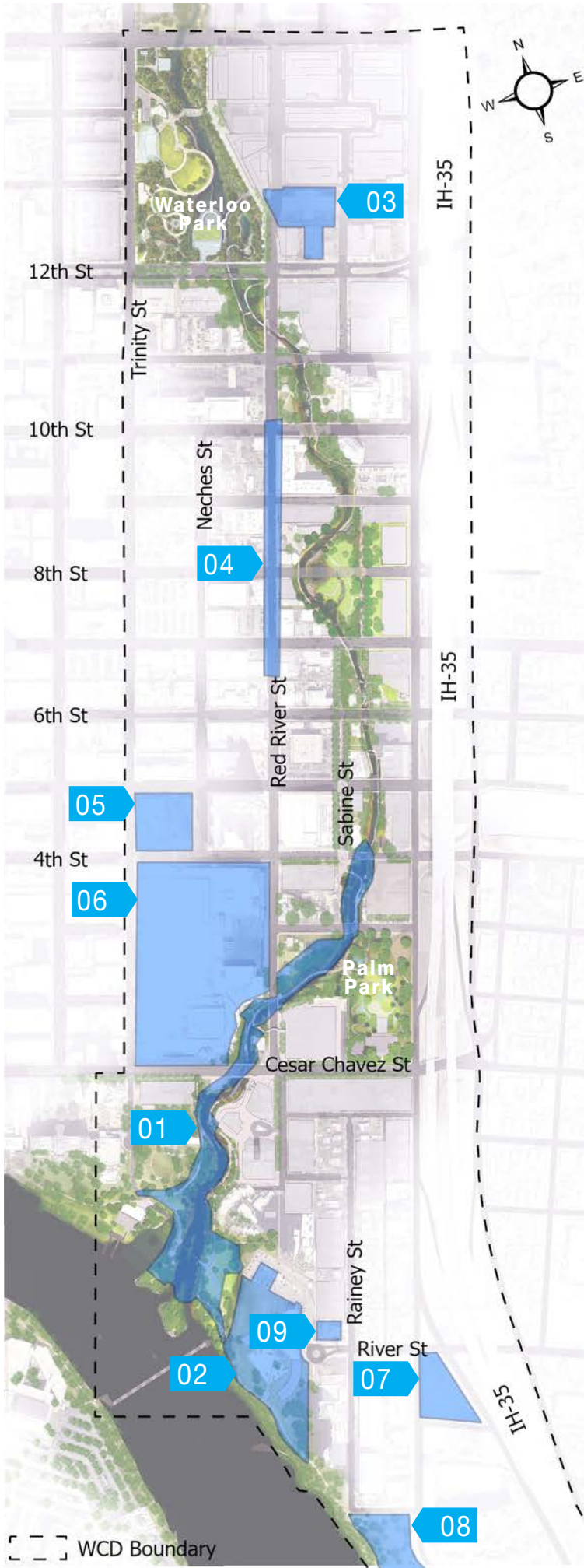
## 03 PUBLIC PROJECT



### HealthSouth

Status: In Negotiations. On July 28, 2022, the Austin City Council extended negotiations with the developer, Aspen Heights Partner for the proposed redevelopment of two city owned downtown parcels after several delays. Plans are to build 921 residential units with 116 affordable units, in two towers. If the city reinvests part of Aspen Heights' lease payment back into the project, that number doubles to 232 affordable units; if the city reinvests the entire lease payment, the total would be 428 affordable units. Public dollars from other sources could push the total even higher. A mix of one, two and three-bedroom homes priced for the median family income, is \$110,300 for a family of four. Council chose Aspen Heights to redevelop the site in January 2021.





**04 PUBLIC PROJECT**

**Red River Enhancements (6th-10th Streets)**

Status: In Construction. City of Austin and project contractors have finished pedestrian safety and sidewalk enhancements as of August 1st. Beautification and landscaping components of the project are underway with an expected completion by the end of September 2022.



**05 PUBLIC PROJECT**

**Brush Square Rehabilitation Phase 1**

Status: In Construction. The project is under construction with an anticipated completion date of January 2023. Demolition is finished and grading and infrastructure placement have started for the new Fire Station parking and walkways on site. The event lawn is starting to take shape in anticipation of SXSW 2023.



**06 PUBLIC PROJECT**

**Austin Convention Center Expansion**

Status: In Planning. The Austin Convention Center has revealed a proof of concept for the redevelopment of the downtown economic engine that hosts more than 300,000 visitors annually, offering a glimpse into a tremendous undertaking that aims to keep the city competitive with peers across the country. A preliminary plan for a revamped facility was presented in May 2022, which is expected to generate more than \$250 million in additional annual revenue.



# Public Projects



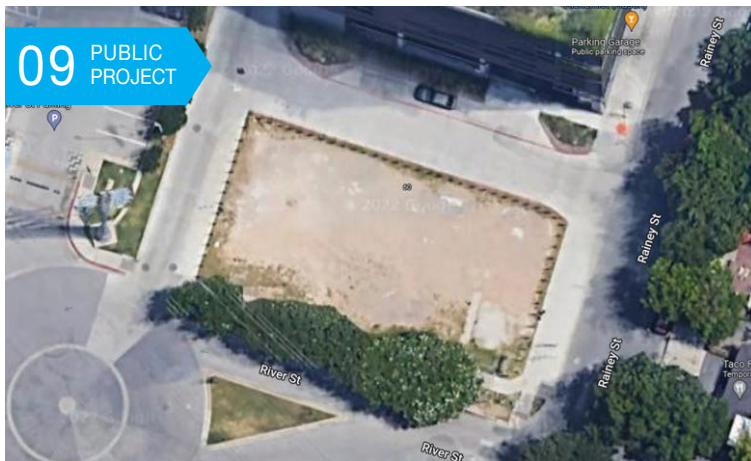
## Rainey Street Substation

Status: In Construction. Progress continues on the Rainey Street Substation, structural work is complete and new transformers and transmission poles are installed. Construction completion is anticipated by the end of 2022 with the substation online by early 2023. Work continues on installing cabling, perimeter fencing and rain gardens. The tremendous growth in Downtown Austin requires the increased energy capacity this substation will bring. This substation is uniquely designed to complement and enhance the local character of the Rainey Neighborhood, utilizing a modern design, preserving four on-site heritage trees and enhancing the streetscape with native landscaping, lighting, benches, trash cans and electric vehicle charging stations.



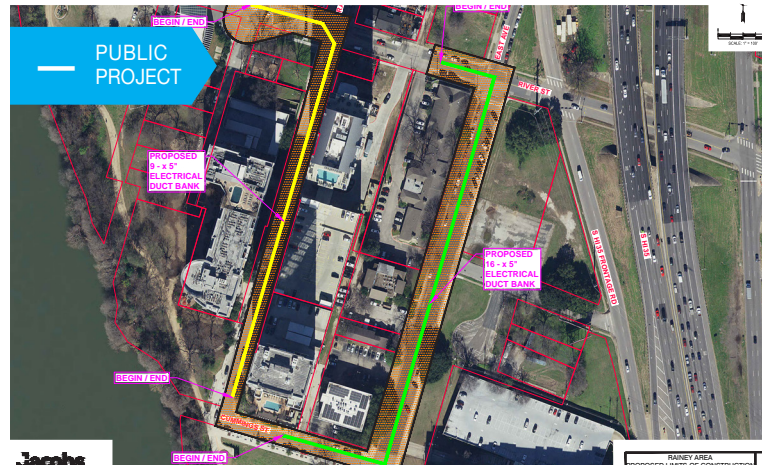
## Rainey Street Trailhead

Status: In Design. Project documentation is being finalized with the city and will be starting the bidding and negotiation stage soon. The Trail Foundation worked with dwg. landscape architects to develop the schematic design for this space. The next phase of the project is completing the detailed design and construction, with construction beginning in the fall of 2022.



## 64 Rainey Street

Status: In Planning. The lot at 64 Rainey Street was dedicated as parkland in 2014. After years of leasing the space for staging for the high-rise at 70 Rainey Street, the location is now available to develop into a meaningful park space for visitors. Under the guidance of City Council Resolution no. 20220609-123, the Parks and Recreation Department is directed to collaborate with the Mexican American Cultural Center Advisory Board (MACC Board) to conduct a community meeting by October 1, 2022, to receive feedback on what should be included in the future development of the parkland at 64 Rainey Street. In addition to creating the community meeting for feedback, this community engagement plan will outline the process for developing the community meeting outline and run of show, outreach to community, and the materials after the meeting.



## Austin Energy System Upgrades

Status: In Construction. The proposed project alignment has been impacted due to conflicts with the Project Connect Blue Line and Orange Line. As a result, the project has been divided into separate projects to avoid delays in installing portions of the infrastructure. The construction at East Ave/River St (Rainey Package “A”) is complete. It includes 500 linear feet of duct bank and will support service from the Rainey St Substation to the surrounding area. The design of remaining duct along East Ave/Cummings St/Rainey St (Rainey Package “B”) is complete and will be bid as a stand-alone project in October 2022. Construction is anticipated to begin in March/April 2023. The remaining portions of the project include the Waller Creek crossing currently at design completion as part of The Confluence project and a proposed parkland bore that is at 30% design and will be submitted shortly to PARD for Chapter 26 consideration.



# Private Projects

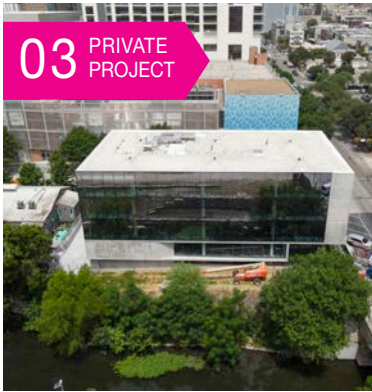


**Waterloo Park Tower**  
 Status: On Hold. The project received an extension of site plan approvals in September due being on hold for funding reasons.

Image credit: BokaPowell.com



**Symphony Square/ The Waller**  
 Status: In Construction. The 32-story residential tower will open to residents in July 2023 with views of Waterloo Park, the Capitol, UT campus and downtown skyline. The 7-story office building with 4 stories of underground parking is expected to be completed in early 2023.



**Waterloo Central**  
 Status: In Construction. All traffic control has been removed and right of way work is completed. A small amount of interior work remains. Certificate of Occupancy is anticipated in mid-late October 2022. Tenant occupancy is expected in October/November 2022 and the ground floor space is leased and anticipated to be occupied in February 2023.



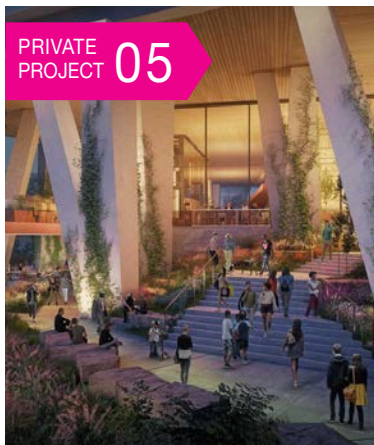
**Block 36/ 3 Waller**

Status: Complete. Substantial completion of the project was reached on February 15, 2022. Block 36 is a 4-story apartment complex with 259 units and below grade parking. The majority of the units are “micro-units” and come partially furnished with Murphy beds. Amenities include a terrace lounge with views of the capital, fitness center, club room, swimming pool and two courtyards.





# Private Projects



PRIVATE PROJECT 05

Image by Kohn Pederson Fox (KPF)

## 98 Red River/Waller Park Place

Status: In Construction. The tower, constructed by Dallas-based Lincoln Property Company and San Antonio-based Kairoi Residential LLC, will be a 74-story mixed-use project of office, apartment residential, hotel & retail space and home to “the tallest tower in Texas.” The estimated project cost is \$520M and is anticipated to be completed in fall 2025.



PRIVATE PROJECT 06

## The Travis

Status: In Construction. The Travis Phase II is currently in preconstruction with a total of 220 units. Exterior construction is transitioning to building structure, but the permit is on hold while the City coordinates with other projects in the Rainey Street District.



PRIVATE PROJECT 07

Image by LV Collective

## 80 Rainey / Paseo

Status: In Permitting. Progress has been made on the site plan and associated license agreements. The tower will total 49 stories and 550 feet tall and have 644 units, including approximately 20 designated affordable housing units. Groundbreaking is expected in fall 2022.



PRIVATE PROJECT 08

## The Vesper

Status: In Construction. Concrete frame is underway with the garage topping out and amenity and living floors beginning. Concrete top out of the entire building is expected in April 2023. Exterior skin and interior finish out anticipated in fall 2023. Completion date anticipated Q1 2024.



PRIVATE PROJECT 09

## Fairfield Inn & Suites

Status: In Construction. No current information available to report the status of this project.



PRIVATE PROJECT 10

## The Cambria Hotel

Status: In Construction. Currently poured 12 stories of concrete and plan to top out at the end of July 2022. The project is on track to finish in June of 2023.



PRIVATE PROJECT 11

## 48 East Tower/ Natiivo

Status: Complete. 48 East is now complete and fully occupied and operational.



PRIVATE PROJECT 12

## 44 East Avenue

Status: In Construction. Construction of this residential tower is progressing and the first Certificates of Occupancy for the project were received in June 2022. Several homeowners have moved in starting in July 2022 and will continue to move in throughout 2022 as the project is completed.



PRIVATE PROJECT 13

## The Modern at 90 Rainey

Status: In Construction. The future tower (last reported in the August 2020 LGC Progress Report) finally received Planning Commission support in July of 2021. Earlier this year the two existing bars on the site were closed and removed from the site to begin construction. Once complete, the tower by Nelsen Partners will be 601 feet, feature 300 market-rate and 20 affordable units, an entertainment space in the basement, Great Streets improvements and is aiming for a 3-star Austin Energy Green Building rating.

Image by Nelsen Partners Architects and Planners





PRIVATE PROJECT 14

### 5th + Red River

Status: In Permitting. The project is being developed by Stonelake Partners and designed by Gensler, local firms dwg. (landscape architecture) and O'Connell Architecture (preservation). It will include a restoration of the historic building formerly home to Carmelo's, ground floor retail spaces, a public plaza, an 8-story parking garage with 4 levels below grade, 242 new residences, and a rooftop pool deck. The Design Commission recommended the project for a downtown density bonus on August 22nd.

## Related Projects



RELATED PROJECT 01

### Texas Capitol Complex Master Plan

Status: Phase I opened in summer of 2022. Over 20 state agencies moved and consolidated offices space in two new office buildings. The Texas Mall (above), a 3-block pedestrian green space on Congress Avenue from 16th Street to MLK, will open in the fall of 2022. Phase II of the Master Plan has begun preliminary design and engineering and is anticipated to open in spring 2027. [Live construction webcam](#)



RELATED PROJECT 02

### Central Health

Status: The Central Health Red River realignment project is complete and the Austin Transportation Department's (ATD) Smart Mobility Office, in conjunction with ATD's Public Information Office, will soon initiate a public planning process to determine the future uses and reconfiguration of the Old Red River Street right-of-way between 12th and 15th Streets.





# Related Projects



RELATED PROJECT 03



## TXDOT IH-35 Project

Status: TxDOT continues progress toward the planning and design for rebuilding I-35 through downtown Austin, ranked the most congested roadway segment in Texas. A CapEx VOICE (Volunteer Opportunity in Community Engagement) meeting was held in April to hear feedback and ideas from the community on widened bridges, bicycle/pedestrian bridges and innovative intersections proposed for the project. A series of pop-up meetings were also held throughout the spring to communicate information to the public about the updated project design alternatives. for the project. Moving forward the project is working to incorporate scope for caps and stitches in three phases. Phase 1, from May - September 2022, will be a baseline study to develop the vision, goals, objectives and measures, and a stakeholder engagement strategy, as well as an existing conditions analysis looking at opportunities and constraints. Phase 2, from September 2022 - February 2023, will identify a preferred concept, develop initial real estate development strategies and design guidelines, and continue stakeholder engagement. Phase 3, from March - July 2023 will develop the 30% design and engineering of the updated scope. Preliminary construction estimates anticipate road work will begin in late 2025.



*\*Conceptual drawing for illustration purposes subject to change*

## Project Connect

Status: Project Connect is being impacted by the same cost increases affecting families, businesses and economies around the world, including rapid changes in market conditions, rising inflation and increased construction costs. As a result, the Austin Transit Partnership (ATP), is continuing the project development phase for light rail and will engage with the community in the coming months to develop a first light rail project that can be executed given these constraints. ATP plans to focus on completing environmental review and project design to secure funding from the Federal Transit Administration for the light rail projects. This fall ATP will share their decision-making process with the community and gather additional input to inform project development. An updated Light Rail Implementation Plan is anticipated in spring 2023.

Image: ATP public meeting materials Subway Stations Overview. June 2022



# Programs & Events



## Spring Programming

Waterloo Greenway Announces Spring Programming Schedule including free workouts, early childhood education programs, and large-scale community festivals through June.



## SXSW

Billboard & Samsung Galaxy hosted three nights of concerts at Moody Amphitheater during SXSW, bringing thousands of visitors to Waterloo Park.



## 2022 Concert Season

Moody Amphitheater's Concert Season kicks off, welcoming more than 56,000 people to Waterloo Park from March - May 2022.



## Morning Glories

Waterloo Greenway launches Morning Glories, a free weekly series of early childhood education programs at Waterloo Park.



## Earth Month

Waterloo Greenway hosts free community Earth month celebration at Waterloo Park featuring 35+ interactive exhibits, hands-on workshops, live mural paintings, environmental panel discussions, live music, birds of prey flight showcases, and more.



## 10th Annual Pop-up Picnic

Waterloo Greenway hosts 10th Annual Pop-Up Picnic to raise funds that help keep Waterloo Park beautiful and activated with free, year-round programming.



# Programs & Events



## Ticket Scavenger Hunt

Waterloo Greenway hosted a ticket scavenger hunt on social media for Olivia Rodrigo's sold-out concert at Moody Amphitheater at Waterloo Park. As part of Waterloo Greenway Conservancy's commitment to making the arts and outdoor space accessible to all, 100 free tickets to every concert at Moody Amphitheater are available to the community through an online giveaway system.



## Rainbow on the Creek

Waterloo Greenway hosts Rainbow on the Creek, a free community Pride Month celebration at Waterloo Park.



## PNC Lounge Ribbon Cutting

Waterloo Greenway, Austin Chamber, Austin Gives, and PNC Bank host PNC Lounge Ribbon Cutting at Moody Amphitheater



## Future of Downtown

Downtown Austin Alliance "Future of Downtown" event hosted at Waterloo Park, showcasing potential of downtown greenspace.



## AEGB Plaque Ceremony

On July 31, 2022, the Austin Energy Green Building (AEGB) program presented City and Conservancy staff with a plaque designating the 4-star rating earned for the sustainable design and construction of Moody Amphitheater and Waterloo Park. The park and amphitheater are the first Parks and Recreation Department project to earn a 4-star rating through the program. The public ceremony took place at the Meredith Heritage Tree Deck at Waterloo Park and was followed by a guided tour of the park's world-class amenities designed and built using environmentally friendly principles and sustainable practices as part of Waterloo Greenway's Tales on the Trail series.

Image credit: Lauren Slusher Photography



## 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)



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

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