

Spring
2023

Waller Creek Local Government Corporation

Progress Report





Cover photo: Waller Creek looking north toward 10th Street
Photo credit: Trent Atkins, Watershed Protection Department

Waller Creek Local Government Corporation

President

Veronica Briseño

Vice President

Tim LaFrey

Secretary

Rudolph Green

Treasurer

Anupa Gharpurey

Directors

Sue Edwards

Cotter Cunningham

Kimberly McNeeley, CPRP

Jorge L. Morales, P.E., CFM

Allan W. Shearer Ph.D., ASLA

Vacant Director Position

Table of Contents

Waller Creek District Timeline.....	4
Project Map	6
District Highlights	7
Feature Story	8
Public Projects	9
Private Projects	12
Related Projects	15
Programs & Events	17
Contacts	19

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
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, Waller Creek Tunnel breaks ground. Later that month, 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. In November, the Waller Creek Conservancy launches *Design Waller Creek: A Competition*, an international design contest to re-imagine Waller Creek as a restored and connected urban park and trail system.

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.



Aftermath of the 1981 "Memorial Day Flood"



Inside the Waller Creek Tunnel



Austinites review submissions for *Design Waller Creek: A Competition*

Waller Creek District Timeline (continued)

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 and celebratory event announces 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.

On July 31, 2022, the Austin Energy Green Building (AEGB) program presents 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 is held at the Meredith Heritage Tree Deck followed by a guided tour of the park's world-class amenities designed and built using environmentally friendly principles and sustainable practices.

2023

On May 3, Waterloo Greenway Conservancy and the City of Austin break ground on The Confluence, the second phase of the comprehensive plan to revitalize Waller Creek and create a 1.5-mile greenway stretching from Waterloo Park at its north, all the way to Lady Bird Lake.



Waller Creek contains flood waters in 2015 thanks to the newly complete tunnel.



Ai Weiwei's Forever Bicycles showcased at the Waller Creek Delta



Waterloo Park opens in the summer of 2021

PUBLIC PROJECTS

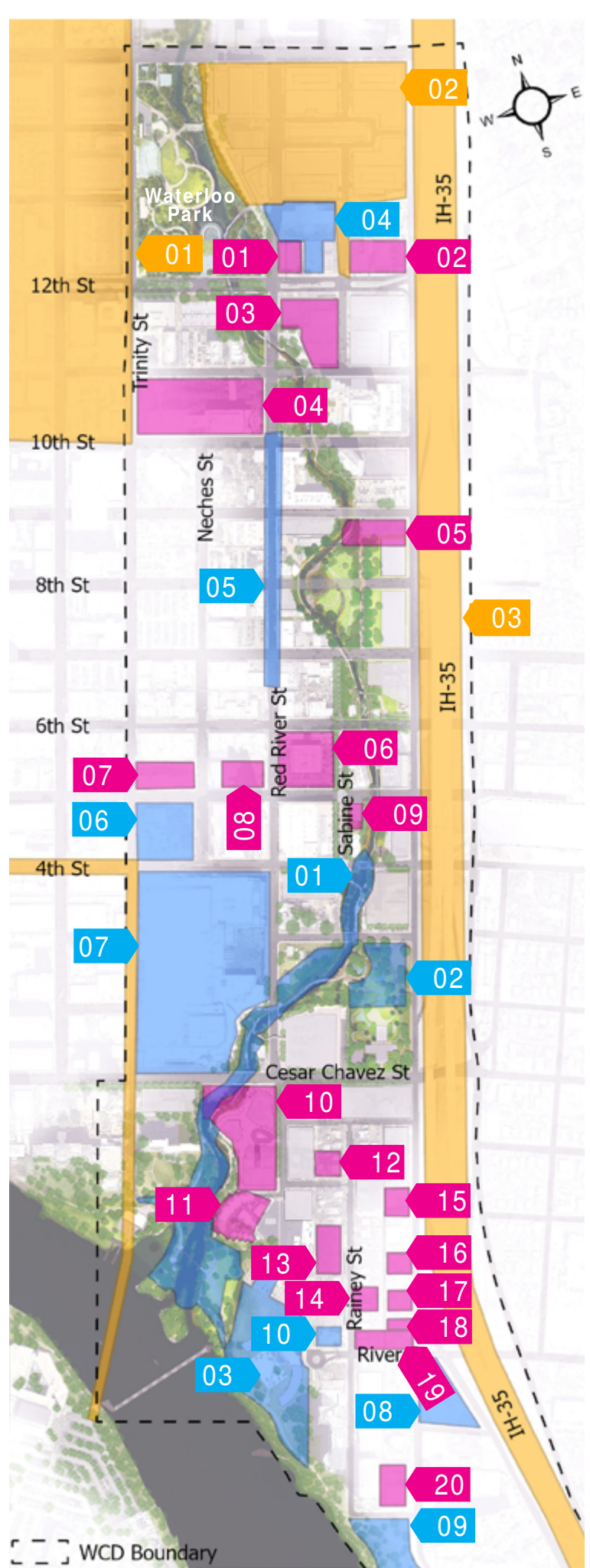
- 01 The Confluence
- 02 Palm Park
- 03 ESB-MACC Phase 2 Improvements
- 04 Health South
- 05 Red River Enhancements
- 06 Brush Square
- 07 Austin Convention Center Expansion
- 08 Rainey Street Substation
- 09 Rainey Street Trailhead
- 10 64 Rainey Street
- Austin Energy System Upgrades

PRIVATE PROJECTS

- 01 Waterloo Park Tower
- 02 Sabine Tower
- 03 1121 at Symphony Square/The Waller
- 04 1000 Red River Street
- 05 701 East 9th
- 06 The Grant Building
- 07 Wilson Tower
- 08 5th + Red River
- 09 Waterloo Central
- 10 Waterline
- 11 The Travis
- 12 The Modern
- 13 Paseo
- 14 Secret Box
- 15 The Vesper
- 16 Fairfield Inn & Suites
- 17 Cambria Hotel
- 18 Not Another East Tower
- 19 700 River
- 20 44 East Avenue

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.

Waterloo Greenway Highlights

SEPTEMBER 2022

- Waterloo Park was recognized as the 2022 Urban Land Institute (Austin chapter) Impact Award recipient for Best Public Place. The park exemplifies their mission to shape the future of the built environment for transformative impact in communities worldwide.

OCTOBER 2022

- The 2022 Austin Green Awards recognized six awardees announced on October 26, including Waterloo Park.

NOVEMBER 2022

- Waterloo Park received an award as the 2022 FAVE "Go-To Spot" from the Austin Young Chamber.
- Moody Amphitheater at Waterloo Park was nominated for two 2023 Pollstar Awards, including New Concert Venue of the Year and the Red Rocks Award for Outdoor Concert Venue of the Year.



DECEMBER 2022

- The Waterloo Park Family Pavilion designed by Michael Hsu Office of Architecture received an honorable mention in The Architect's Newspaper Best of Design Awards for Civic Design.

FEBRUARY 2023

- In preparation for Creek Show 2023, Waterloo Greenway Conservancy launched its Call for Ideas, encouraging local artists, architects, and designers to submit ideas for light-based art installations inspired by Waller Creek and WGC's mission. Artist selections will be announced in the summer.

MARCH 2023

- Waterloo Greenway Conservancy participated in Amplify Austin Day on March 1-2, 2023, to support the continued growth of free programs and events for the entire Austin community.

MAY 2023

- Through a partnership with the City of Austin's Urban Forest Grant Program, Waterloo Greenway installed three new interpretive signs celebrating the more than 500 trees planted at Waterloo Park, a mix of about 30 species.
- On May 3, Waterloo Greenway Conservancy and the City of Austin broke ground on The Confluence, the second phase of a comprehensive plan to revitalize Waller Creek and create a 1.5-mile greenway stretching from Waterloo Park at its north, all the way to Lady Bird Lake. See photo (right).

City Council Highlights and Action Items

FEBRUARY 9, 2023

- Authorized negotiation and execution of Amendment No. 2 to the Federal Grant Agreement with the Waterloo Greenway Conservancy for a grant consultant to be jointly funded by the City and the Conservancy for an additional 12-month term beginning January 1, 2023.
- Approved an ordinance authorizing negotiation and execution of an amendment to the Project Partnership Agreement with the U.S. Army Corps of Engineers for the Confluence Construction Project; amending the Fiscal Year 2022-2023 Watershed Protection Department Operating Budget Special Revenue Fund to accept and appropriate additional funding.

MAY 18, 2023

- Postponed a public hearing to consider an ordinance adopting the Palm District Plan as an element of the Imagine Austin Comprehensive Plan. New hearing date is July 20, 2023.

LGC Highlights and Action Items

OCTOBER 12, 2022

- Discussed and approved action on The Confluence (formerly Creek Delta) Addendum No. 5 (TxDOT/ATD Grading Study at 4th Street).

JANUARY 18, 2023

- Discussed and approved action on the Confluence Construction Phase Plan.
- Approved a contract with Jay-Reese Contractors, Inc. for construction of the second phase of Waterloo Greenway, The Confluence.
- Discussed and approved Waller Creek Local Government Corporation Progress Report – September 2022.

FEBRUARY 15, 2023

- Discussed and approved action on Addendum Six to the Creek Delta Construction Documents, Permitting, and Bidding Phase Plan for additional authority for ATD and adjacent development coordination.

APRIL 19, 2023

- Discussed and approved action on the Palm Park Schematic Design and Design Development Phase Plan.



Photo Credit: Suzanne Cordeiro

Feature Story

Symphony Square

Symphony Square was planned as a southeastward extension of Waterloo Park on both sides of East 11th Street east of Red River Street starting in 1971. The “cornerstone of Waterloo Park,” was designed to serve as the headquarters of the Austin Symphony Orchestra. In addition to the Michael Doyle House (11th Door Tavern), the complex was formed by three historic buildings: the Jeremiah Hamilton House, the New Orleans Club, and the William P. Hardeman House.

The project included moving the New Orleans Club and Hardeman House from their previous locations to form a square behind the Hamilton House, including a stage and amphitheater.



Relocating the 1850s-era William P. Hardeman House from its original location at 401 E. 16th Street to Symphony Square in 1977.

In 1974, the Austin Symphony Orchestra Society entered into an agreement to lease the property and cluster of historic buildings from the City of Austin for a term of 50 years. Symphony Square’s completion and grand opening were celebrated during a week of festivities in early April 1978. “Symphony Week in Austin” included an opening luncheon and tour attended by various dignitaries as well as performances by diverse musical groups. The week culminated with the Waterloo Music Festival—a two-day crafts and music festival that served as the Austin Symphony’s annual spring fund raiser; Willie Nelson headlined the festival.

From its establishment and under the leadership of Jane Dunn Sibley, former head of the symphony’s board of directors for whom the complex is now named, Symphony Square became an important venue for live music and other outdoor events.

In January 2017, the City of Austin agreed to split the lease for Symphony Square, dividing it between the Austin Symphony Orchestra Society and Waterloo Greenway. In November 2018, a portion of Symphony Square north of Waller Creek (Hardeman House and New Orleans Club) became the Waterloo Greenway headquarters after a four-month restoration of the square, designed by architectural and interior design firm Page and landscape architecture firm .dwg.

The site debuted to the public in fall 2018 with Creek Show, receiving over 50,000 visitors. Having a permanent home with space for special events, including a beautiful 350-person capacity outdoor amphitheater, now enables the conservancy to serve our community through exciting programs that educate about Waller Creek and its future parks.

Symphony Square Buildings

William P. Hardeman House

(originally located at 401 East 16th Street)

The former residence was built in the 1850s. When moved to Symphony Square, the house was placed over a newly dug basement. Austin architect Girard Kinney recalls that the location for the basement was excavated; the concrete structure was built and then filled with the extracted dirt. After the Hardeman House was moved and placed atop the new basement, the fill was dug back out. The house was listed on the National Register of Historic Places (NRHP) in 1976. A pavilion was added in the 1970s. The house is currently the Waterloo Greenway Conservancy offices.

Jeremiah Hamilton Residence

The house was built in 1871 by Jeremiah Hamilton, a formerly enslaved African American man who served as a Reconstruction-era state representative from 1869–1871; he was the first black man to serve in the Texas Legislature. Hamilton possibly built the unique, three-walled limestone building where he operated a grocery store.

Over the years, a number of families owned the property; the Kingsberrys sold it to the City of Austin in the 1960s. The Hamilton building is home to the Austin Symphony Orchestra.



Jeremiah Hamilton Residence from Red River St.

New Orleans Mercantile Club

(originally located at 1123–1125 Red River Street)

This building was constructed along Red River Street in the late 1870s where it initially served as the home and grocery store of coal dealer Charles J. Wilson until 1907. In the 1910s and 1920s, it was occupied by a series of groceries and saloons. From 1927, the building housed the Acme Glass Company, two different wholesale florists, and a pet shop. The New Orleans Club opened in the 1950s. The building now serves as additional space for Waterloo Greenway Conservancy’s community events and rental opportunities.

Public Projects



Waterloo Greenway Phase II: The Confluence

Status: In Construction. A groundbreaking ceremony was held on May 3 at the future site of the project's Lakeview Terrace and Explorer's Garden. Speakers included Mayor Kirk Watson, Congressman Lloyd Doggett, and representatives from the U.S. Army Corps of Engineers. Construction will begin at 4th St. and move south, toward Town Lake. Expected completion date is late 2025. Preliminary work has begun - fencing and tree protection are installed, the staging area within Palm Park has been established, and construction of the biofiltration pond, near 3rd St., is underway.



Palm Park

Status: Relaunching Schematic Design. A historically important park with strong connections to East Austin communities, Palm Park will be revitalized as a central gathering place. Informed by significant community conversations, the redesigned park will center amenities around intergenerational family experiences, play features, and reconnection to universally accessible trails along Waller Creek. Design and engagement work began in 2016 and were subsequently postponed. With the LGC Board's approval of the Phase Plan in April, renewed community engagement efforts will continue this summer and fall with a series of outreach events and digital engagement opportunities. Schematic Design and Design Development phases will follow.



ESB-MACC Phase 2 Improvements

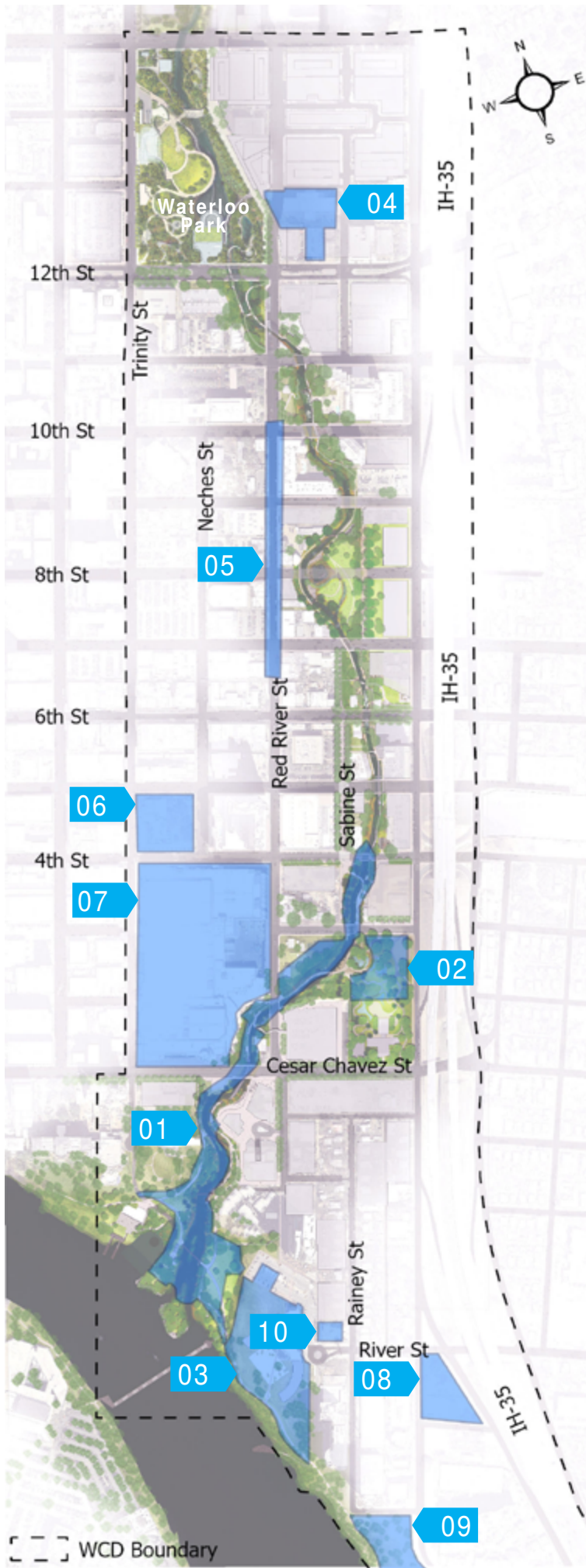
Status: In Documentation/Permitting/Bidding. The MACC was closed to the public following the December 2022 groundbreaking. The parking lot was closed in March 2023, for the duration of the project, and perimeter fencing was erected in April. An Art in Public Places prospectus was developed and a call for artists was released on May 9. Construction drawings are in progress and will be delivered in two sets (site construction and building construction). The site permit is pending approval, after which the AE managed Chilled Water Pipe Extension project will begin. Site construction, and ultimately building construction, will follow. The project is targeting both LEED 4.0 BD+C Silver and AEGB 3-star. Construction completion is scheduled for late 2024, with a Grand Opening in early 2025. More information and updates can be found here: [ESB-MACC Phase 2](#).



HealthSouth

Status: In Negotiations. At the January 23 Design Commission meeting, Aspen Heights Partners and the EDD unveiled the conceptual plans for the redevelopment of the former HealthSouth site.

Commissioners voted unanimously to recommend that the concept complies with the city's Urban Design Guidelines. The development group plans to return to Council for final approval this spring or early summer. Before then, it will seek feedback and recommendations from several city commissions. The two 37-story, mixed-use residential towers will include 921 residential rental units (232 affordable units), a live music and arts venue, a food hall, public parking, a child care center, and ground-floor retail. A 30,000-square-foot plaza between the towers is designed to preserve the capitol view corridor and act as an event space.



05 PUBLIC PROJECT

Red River Enhancements (6th-10th Streets)

Status: Complete. City of Austin and project contractors have completed pedestrian mobility improvements, sidewalk enhancements, beautification, and landscaping improvements in September 2022. City of Austin will continue to work with the Red River Cultural District on additional bike rack improvements and district identity projects (banners and street signs) expected to be completed mid-2023.



06 PUBLIC PROJECT

Brush Square Rehabilitation Phase 1

Status: In Construction. The estimated completion for new walkways, an expansive event lawn, safety improvements including enhanced lighting, and more is slated for Winter 2023.



07 PUBLIC PROJECT

Austin Convention Center Expansion

Status: In Planning. Design work for the redevelopment and expansion of the existing Convention Center is anticipated to begin in 2023. Construction is expected to begin in 2024 and would suspend events at the facility for four years. The new facility, re-opening in 2028, will deliver a larger, community-oriented, more efficient facility within a smaller footprint, realizing the goals of the UT Study, the Convention Center Master Plan Update and the Palm District Resolution. For more information: [Austin Convention Center Expansion Update](#)

Public Projects



Rainey Street Substation

Status: Complete. The Rainey Street Substation was completed in February 2023. Public comments during the planning stage led to the substation's decorative walls, preserved heritage oak trees, and native landscape features. Public amenities including newly planted trees, rain gardens, wide sidewalks, shaded areas, benches, trash cans, bicycle racks, electric vehicle charging stations, and street lighting are part of the completed substation exterior.



Rainey Street Trailhead

Status: In Bidding. Competitive Sealed Proposals are due June 30. The project scope includes new walkways, a seating area, nature play, a floating dock, and native planting restoration. Estimated construction start is now September 2023, with completion slated for Spring 2024.



64 Rainey Street

Status: In Planning. Community Engagement was held on Thursday, September 29, 2022 at the ESB-MACC. Planning continues on the priorities identified during the engagement meeting. Coordination with the MACC's Phase 2 project continues. The project is currently awaiting confirmation of the vacation of an adjacent alley. In 2023, the city will do interpretive panel research and a land survey. 2024 will be devoted to design, permit approval, construction and completing of the AIPP artwork.



Austin Energy System Upgrades

Status: In Pre-Bid. Rainey Package B project was set to advertise in February 2023, however, Austin Water provided changes to the design of waivers and the design team is working on an alternate design. The project is anticipated to go to bid in April 2023. A portion of the project includes the Waller Creek crossing being built as part of The Confluence project with a proposed construction date of late 2024. The most significant project change includes the alternate Brazos Duct Bank route to accommodate the Project Connect alignment down Trinity. The current project proposal includes a parkland bore that is at 30% design and will be submitted to PARD for Chapter 26 consideration. It is anticipated that given the depth and type of bore there will be minimal impact to parkland in the area.

Private Projects



01 PRIVATE PROJECT

Image by BOKA Powell

Waterloo Park Tower

Status: In permitting. As of May 3, 2023, this project has applied for a building permit and is in review.



02 PRIVATE PROJECT

Image by STG Design

Sabine Tower

Status: In permitting. Sabine Tower is a 39-story multifamily development with seven floors of above-ground parking, located in Downtown Austin's Innovation District. The 527-unit building contains both furnished and unfurnished spaces available for short- and long-term rentals. Completion date is currently scheduled for 2026. The project awaits approval by the Planning Commission to grant a requested zoning change.



03 PRIVATE PROJECT

1121 Symphony Square/ The Waller

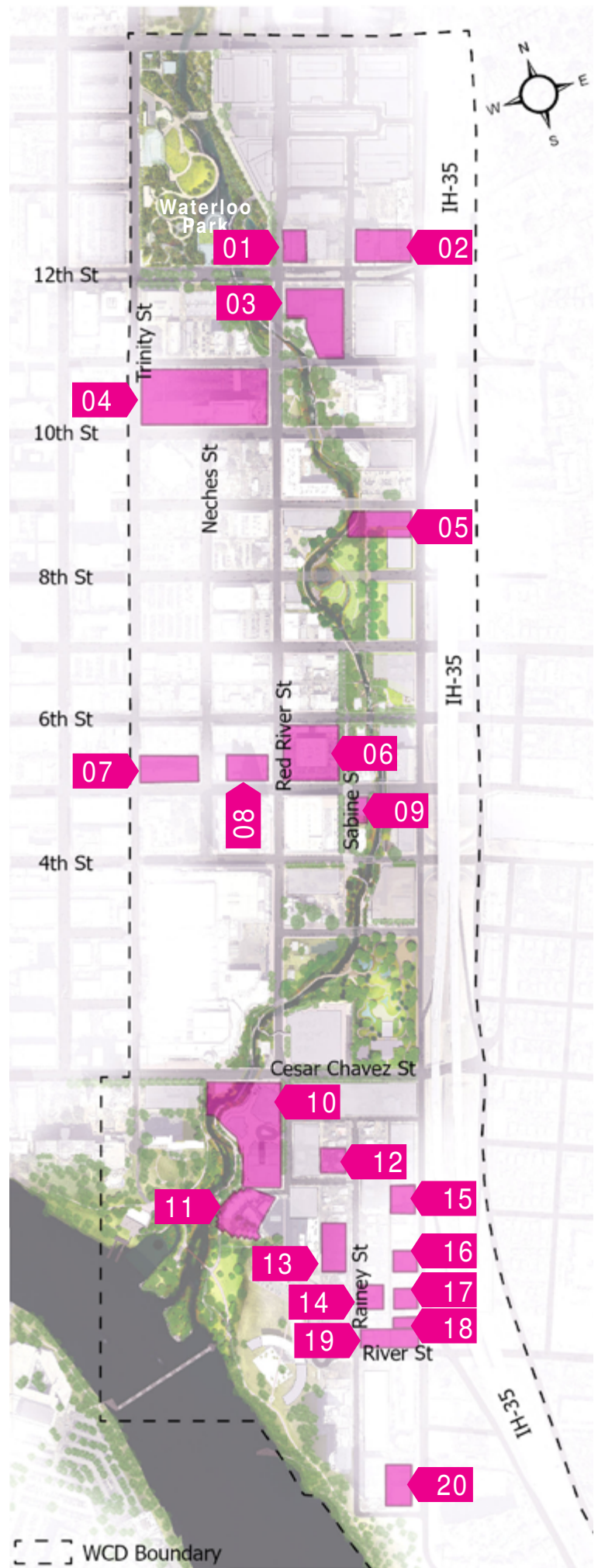
Status: In Construction. The two buildings will include about 160,000 square feet of office space, 4,000 square feet of retail, and 388 multi-family residential units to be completed in Q2 2023. It includes the only building in Austin awarded the platinum score by WiredScore, an internationally recognized digital connectivity rating system.



04 PRIVATE PROJECT

1000 Red River Street

Status: In Pre-planning. In October 2022, the site in Austin's Innovation District sold for \$108M. Per the agreement, the seller, the Teacher Retirement System of Texas, can occupy the existing structure for two years, precluding any new construction until Q4 2024. Capitol view corridors will limit the height of future designs.



Private Projects



Image by Michael Hsu Architecture

701 East 9th Street

Status: In Permitting. Site development permit received April 2022 and building permit is pending. The mixed-use development has below-grade parking and a sloping roof line defined by the site's capitol view corridors. Per the developer's website, the building will include 149 efficiency apartments and 4,500 square feet of ground-floor commercial space.



The Grant Building

Status: In permitting. This mixed-use development was submitted for site plan review in November. The proposal, on the Grant Plaza block, would include a 259-unit multifamily residential project, ground-floor retail, dining, and two levels of underground parking. If approved, the structure will

transition from 10 to five floors to accommodate the multiple capitol view corridors passing over the site.



Image by HKS Architects

Wilson Tower

Status: In Permitting. Despite initial plans to develop the future tallest tower in Texas, the project is currently being re-designed, after the Design Commission denied approval in January. The Commission's concerns included the large floor-to-area ratio and the need to improve the tower's public plaza and ground floor. The new design will be 45-stories, with 350

residences. Revisions to the public space will include seating options, additional plantings, bike parking, and significant ground-floor glazing. Groundbreaking is anticipated for 2023.



5th + Red River

Status: In Permitting. Project Developer, Stonelake Partners, purchased this property at a December 2020 foreclosure auction. The site plan, filed with the city in July 2021, calls for the restoration of an historic 19th-century stone building for

future retail use coupled with a 37-floor residential tower rising from the site's current parking lot. Nearly 70 percent of the ground level will be accessible to the public, including a preserved heritage oak tree. The developers continue to navigate the site plan permitting process.



09 PRIVATE PROJECT

Waterloo Central

Status: Complete. Building construction and tenant finish out was completed in Spring 2023.



10 PRIVATE PROJECT

Image by Kohn Pederson Fox (KPF)

Waterline

Status: In Construction. The tower planned at 98 Red River Street, by developers Lincoln Property Company and Kairoi Residential, broke ground on June 13, 2022 and the concrete structure is underway. When the 74-story building reaches its maximum height of 1,022 feet, it will become the tallest tower in Texas. Completion is scheduled for late 2026.

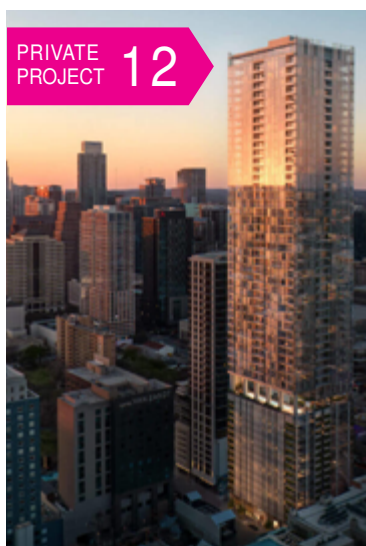


11 PRIVATE PROJECT

Image by GDA Architects

The Travis

Status: In Construction. This project secured financing in February 2022. The 50-story tower will contain 423 units and be the city's tallest for-rent, multi-housing structure (despite some ground floor retail components).



12 PRIVATE PROJECT

Image by Nelsen Partners/Page

The Modern

Status: In Construction. The concrete structure for the 7th floor is complete and work has now begun on level 8. The crew has started adding insulation foam for the basement level, which will house a hospitality concept. Pre-sales for units began in 2022. The sales website and brochure boast views of Lady Bird Lake, Waterloo Greenway, the State Capitol, and University of Texas and highlight the project's walkability and proximity to trails and public transport options.

Private Projects



Image by Pappageorge Haymes Partners

Paseo

Status: In Construction. This 48-story building will include 557 apartments, including 28 affordable housing units, and two floors of ground-level retail space. Two historic bungalows were relocated within the site and preserved. The Paseo broke ground on February 28 and is scheduled for completion in late 2025.



The Cambria Hotel

Status: In Construction. The building envelope of the 15-story hotel is complete. Interior-finish work (guestroom levels and public amenities) and landscape/hardscape improvements have begun and will continue through summer. The grand opening is anticipated in early Fall 2023.



Secret Box

Status: In permitting. A site plan review was submitted in late October for a three-story cocktail lounge on an existing food truck lot.



Image by STG Design

Not Another East Tower

Status: In permitting. The proposed 53-story high-rise contains 13 floors of above-ground parking and 229 residences, including 10 affordable-housing units. The project has achieved substantial compliance with the Urban Design Guidelines and received a Downtown Density Bonus from the Planning Commission. The developers are targeting a 3-star rating from the AEGB.



Image by Azeez Bakare Studios

The Vesper

Status: In Construction. The 41-story, 284-unit tower is scheduled for completion in Q2 2024. The concrete structure topped out in the final week of April. Currently, the building envelope is complete up to level 25. Interior finishes will start in October 2023.



Image by HKS

700 River

Status: In Construction. Straddling the alley between East Avenue and Rainey Street, the 43-story structure broke ground in October and will contain 377 residences and 3,400 square feet of ground-level retail. Existing buildings have been demolished and utility work has begun. The building will seek Austin Energy Two-Star, LEED Silver, and Fitwell certifications. Estimated completion by the end of 2024.



Fairfield Inn & Suites

Status: Complete. According to Marriott's website, the project expects to open this summer and reservations can be made for dates beginning mid-October.



44 East Avenue

Status: Complete. The 49-story tower contains 309 condos, including 13 income-restricted units in partnership with Habitat for Humanity. Working with the Trail Conservancy, the developers helped contribute \$2 million toward improvements to Waller Beach Park. The project awaits a final Certificate of Occupancy from the city.

Related Projects



RELATED PROJECT 01

Texas Capitol Complex Master Plan

Status: Phase 2 of the Capitol Complex project broke ground on April 20 and will include two new buildings at 1500 Congress Avenue and 1501 Lavaca Street, comprising 525,000 square feet of state offices and 2,500 parking spaces. Additionally, the final block of public green space required to complete the Mall's connection to the Capitol Grounds will be built. Site excavation begins summer 2023. State Agencies will occupy the new buildings in 2027. Visit the [project website](#) for more information and live construction webcams.



RELATED PROJECT 02

Central Health

Status: Central Health is redeveloping and leasing portions of the 14-acre property to generate revenue to fund their core mission – providing health care access to people with low incomes. In the hub of the Capitol City Innovation District, a 17-story office tower for the University of Texas at Austin and its Dell Medical School was recently completed. The next 10-to-15 year phase of development will include multiple new buildings providing additional academic space, room for private tenants in the medical and health technology fields, housing, and commercial space.



Related Projects



TXDOT IH-35 Project

Status: TxDOT continues to hold meetings and community outreach to present updated information and obtain public feedback on the project. In a February public hearing, a Preferred Alternative was announced, in response to earlier community feedback, and a draft Environmental Impact Statement was presented. TxDOT anticipates environmental clearance with a Record of Decision in August 2023. In the meantime, they will develop the 30% design and engineering drawings per the Preferred Alternative. Our Future 35 (OF35) manages the Cap and Stitch aspect of the development and has been working with a Technical Advisory Committee and a Community Steering Committee to develop a public engagement process and preliminary design concepts. A community-selected program will be confirmed in 2023. Live35 (Locally Influenced Visual Enhancements), a program dedicated to exploring aesthetic opportunities along the I-35 Capital Express Central project, held meetings in January and April. The program will integrate cultural and historical elements of the surrounding neighborhoods, identify locations for aesthetic improvements, and develop a design language to unify the corridor's visual impact. Preliminary construction estimates anticipate road work will begin south of Holly Street in late 2025.



Project Connect

Status: On March 21, five options for phase one of the Austin Light Rail Implementation Plan were presented to the public, followed by a six-week long community engagement process. The findings showed support for a light rail project that prioritizes ridership, connectivity, access to opportunities, maximized coverage, and seamless integration into existing transportation systems. On May 23, Austin Transit Partnership (ATP), announced its recommendation: 38th Street to Oltorf Street to Yellow Jacket Lane. The on-street, two-line option will connect historically underserved communities in East Austin to high ridership areas in South and Central Austin, crossing Lady Bird Lake at Trinity Street. For maps and additional information, please visit [Austin Transit Partnership](#).

Programs & Events



Free Day of Yoga

Over 1,300 people spent their Labor Day participating in 25 free, all-level yoga classes presented by Castle Hill Fitness, with classes taking place at the Moody Amphitheater, Lebermann Plaza, and Meredith Heritage Tree Deck at Waterloo Park.



Morning Glories

Free early childhood education series hosted at Waterloo Park aims to provide hands-on activities and programs focusing on literacy, bilingual storytelling, music and dance workshops, cultural learnings, and nature play at the Meredith Heritage Tree Deck.



Latin Dance Lessons

During September and October, local nonprofit, Esquina Tango, hosted free, weekly latin dance lessons for the community at Moody Amphitheater.



Día de Los Muertos

Waterloo Greenway honored Día de los Muertos with a free two-day celebration featuring community altars, live music, family-friendly activities, and more.



Creek Show 2022

Waterloo Greenway hosted Creek Show 2022, a free 10-night community event featuring light-based art installations created by eight teams of local artists, landscape architects, and designers. Thousands of community members enjoyed live music by 46 local performers throughout the event.



SXSW

On March 16 - 18, Waterloo Park welcomed Billboard Presents THE STAGE at SXSW, headlined by rapper and singer Lil Yachty, Latin superstars Feid and Eladio Carrión, and electronic music titans Kx5 (Kaskadee and deadmau5). A portion of ticket proceeds supported Waterloo Greenway Conservancy.

Programs & Events



Mural Bike Tour

On March 12, Waterloo Park was a featured location along the Downtown Austin Alliance's new mural bike ride tour, including a viewing stop at "Wall painting for Austin" by Arturo Herrera.



Pop-up Picnic

On April 1, 2023, Waterloo Greenway hosted its 11th Annual Pop-Up Picnic fundraiser. Over 3,000 Austinites gathered at Moody Amphitheater at Waterloo Park to enjoy incredible food and live music by DJ Hexum and The Motts, all while supporting Waterloo Greenway's vision for a boundless 35-acre public park system in the heart of downtown.



Earth Month

A week-long series of free Earth Month activities kicked off on April 16 presenting a variety of interactive outdoor exhibits, sustainability and stewardship workshops, and live music and dance performances at Waterloo Park. The celebration continued at Green Fest featuring more than 20 community exhibitors, guided garden tours, and performances of Squonk's Hand to Hand on the Love, Tito's Lawn.



Art in the Park

The free outdoor art installation, Seeing Bees, featured the artwork of world-renowned photographer Dan Winters and was displayed at Waterloo Park through May 2023.



Austin Blues Festival

On April 29, Waterloo Greenway and Antone's Nightclub presented the inaugural Austin Blues Festival at Moody Amphitheater at Waterloo Park, featuring performances by Los Lobos, Booker T's Stax Revue, Robert Randolph and the Family Band, Adrian Quesada's Jaguar Sound, and many more.



Summer Programming

Waterloo Greenway has announced its free community programs coming to Waterloo Park June - August 2023. The summer kicks off with the organization's annual Pride Month celebration, followed by a series of community-centered conversations, weekly children's STEM programs, and outdoor movies at Moody Amphitheater.

Waller Creek District Contacts

Waller Creek Local Government Corporation

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



City of Austin - www.austintexas.gov

Jacqueline Ramos, Business Process Specialist, Watershed Protection Department - (737) 291-3105

Lana Denkeler, SITES AP, Project Manager, Parks and Recreation Department - (512) 974-9414



Waterloo Greenway Conservancy - www.waterloogreenway.org

Melissa Ayala, Community Engagement and Government Relations Director - (512) 541-3520

Homer Gonzalez, Communications Coordinator - (512) 541-3520

Prepared by

Kristin Pipkin, P.E., Watershed Protection Department, City of Austin

Jacqueline Ramos, Watershed Protection Department, City of Austin

Lana Denkeler, SITES AP, Parks and Recreation Department, City of Austin

Tony Hron, Parks and Recreation Department, City of Austin

Trent Atkins, Watershed Protection Department, City of Austin

Melissa Ayala, Waterloo Greenway Conservancy

Homer Gonzalez, Waterloo Greenway Conservancy