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NEIGHBORHOOD ASSOCIATION

NEWSLETTER

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JUNE 2019

EVENTS CALENDAR

Monday, June 10: Crestview Neighborhood Association Meeting. 7:00 pm at the Crestview United Methodist Church, 1300 Morrow St. **Agenda:** Discussion of issues of interest to the community.

Tuesday, June 11: District 7 Town Hall Meeting. 6:30 pm to 8 pm at the Northwest Recreation Center, 2913 Northland Drive. See article on page 5 for more information.

Friday, June 14: 9:30 am to 12 pm at Austin City Hall Council Chambers, 201 W 2nd Street. Austin Speaker Series Presents Ryan Robinson, City of Austin demographer, to discuss the 2020 U.S. Census: Expectations & Challenges for Central Texas. The presentation will cover dynamic demographic trends and the political and social impact the U.S. 2020 Census might have on our little corner of the world.

CNA Officer Election Results

Elections were held at the May CNA meeting with the following results:

President: Mike Lavigne
Treasurer: Nancy Harris
Place 1: Greg Smith
Place 2: Lourdes Jones
Place 3: Chris Lippincott
Place 4: Roland Rodriguez

Positions including Vice-President, Secretary and Newsletter Editor were not up for election because their terms don't expire until May of 2020.

Thanks to everyone who volunteered to serve as an office holder and to those who attended and participated in the election.

City Council's Policy Direction on the Next CodeNEXT Re-Imagines Austin

By Barbara McArthur, Neighborhood Advocate

(Editor's note: The source material for the italicized information in the boxes comes from the City Council policy document dated 5/2/19 [http://www.austintexas.gov/sites/default/files/files/Communications/Council_Adopted_LDC_Policy_Direction_5.2.19.pdf] unless otherwise noted.)

City Council released a policy direction document on May 2, 2019 that substantially reimagines the Austin that is already built, and the communities we live in. Most of the re-imagining is focused on designated central Austin roadways and their adjoining neighborhoods like Crestview.

The city council wants to eliminate the obligation of commercial properties on corridors to comply with compatibility standards. In other words, they no longer have to be compatible with adjoining homes.

Lot(s) adjacent to parcels fronting an activity corridor will not trigger compatibility

The "foundation" of their proposal is a new term they coined, "transition zone", to describe the portion of the neighborhood near a corridor that will be upzoned to multi-family land use. This zone would "generally" extend 2-5 or more lots into existing neighborhoods changing the zoning on homes to allow at least four units per lot. Minimum lot sizes will also be reduced, so even more units will be allowed on existing larger lots if they are resubdivided.

Generally, the transition area should be two (2) to (5) lots deep beyond the corridor lot... Four units within a house scale should be the least intense zone within a transition area, subject to staff's consideration of what is appropriate.

The depth of the multi-family transition zone could extend from one-half block into the neighborhood to two and one-half blocks or more blocks depending on the orientation of the blocks relative to the corridors, and the treatment of residences abutting the corridor.

Homes that now backup to designated corridors (such as Burnet and Lamar) could be upzoned to the same zoning as the corridor, which in CodeNEXT V3, their baseline document, were zoned to a category (MS3) which allowed 75 feet (+10 feet bonus height) and 95% impervious cover – if Staff considers it appropriate. (Current height limit on CS zoning on Burnet and Lamar is 60 feet.) This could bring tall developments into an existing neighborhood by applying corridor-level zoning to the depth of the entire block.



Lot(s) adjacent to parcels fronting an activity corridor will be mapped with a zone that does not trigger compatibility and that could provide a step-down in scale from the zone of the parcel fronting an activity corridor. For a shallow lot on a corridor, consideration will be given to maintaining the zoning of the corridor-fronting lot to the adjoining rear lot, if appropriate.

See Policy Direction, continued on page 2

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CNA Contact Information

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CNA General Meetings are held the second
Monday of every month at 7:00 PM at the
Crestview United Methodist Church,
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Policy Direction, continued from page 1

The city council has chosen their housing capacity goal in the Codenext up-zoning program to be an astonishing 405,000 units in 10 years.

The new code and map should allow for housing capacity equivalent to at least three times the Austin Strategic Housing Blueprint (ASHB) goal of 135,000 new housing units.

In other words, the Council is intending to increase zoning intensity to a level that would allow an additional 405,000 new units.

A large majority of this housing capacity (upzoning) is designated to be within ½ mile of the designated corridors and centers (such as Burnet, Lamar and the Crestview TOD).

75% of new housing capacity should be within ½ mile of transit priority networks as identified by the Austin Strategic Mobility Plan and Imagine Austin activity centers and corridors. Staff should update the growth maps for Imagine Austin including both corridors and centers.

The current land development code allows single family housing in all Single-Family (SF) and Multiple Family (MF) zoning categories as an approved use. However, the new policy direction would make upzoned single-family homes in a transition zone into what is essentially a qualified non-conforming use. The Council's policy direction strongly encourages redevelopment of existing homes into multiplexes (instead of single family or duplex homes) within our neighborhoods.

To the greatest extent possible, include code restrictions that provide properties zoned for multi-family will develop with multi-family and not single-family structures. At the same time, however, make allowances for existing single-family structures that become non-conforming to be maintained, remodeled, and potentially expanded, so long as they are not demolished or substantially rebuilt. Staff should provide options for minimum unit yield based on the zone.

Code revisions to provide additional housing capacity should include: Measures to dis-incentivize the demolition and replacement of an existing housing unit(s) with a single, larger housing unit.

Provide options to revise McMansion ordinance that provide for ability to add a room or limited remodel but constrain ability to demolish existing home and replace with another larger single family home.

Council discussion made their policy position clear (Transcript from 5/2/19):

Harper-Madison: So if you were -- what you're saying, if if you were to demolish the house or substantially rebuild it and you were in a zone that's been upzoned, the only thing can do, as opposed to rebuilding your single-family home, is do multifamily.

Kitchen: Yes, that's what it says. ...

Adler: ... So once you demolish that with -- that property and you want to rebuild, it would have to be multifamily.

Council also directed Staff to consider rezoning homes outside of transition zones without a stated limitation to lots, blocks or corridors.

Staff will consider mapping missing middle areas in high opportunity areas not impacted by environmental concerns in order to help achieve goals related to housing throughout the city

Staff to provide options for timelines and methods for implementation of the new code and map and to achieve additional housing capacity and affordable housing goals beyond those contained in the new code and map.

An email blast from Mayor Adler to certain members of the community seemed to confirm that portions of neighborhoods in addition to the transition zones will be upzoned for duplexes, triplexes and four-plexes.

See Policy Direction, continued on page 3

From: Mayor Steve Adler

Subject: An update from Mayor Adler on the future land development code in Austin

Date: May 20, 2019 at 5:11:40 PM CDT.....

What about in neighborhoods? Will there be new development entitlements given there?

Yes. In addition to more allowances for ADUs (see above), there will be more opportunity for Missing Middle housing (like duplexes, triplexes and quads) that are built in the same form and scale as a single-family home. There will also be Transition Areas located between the commercial uses on corridors and centers and the adjoining neighborhoods.

In concert with the densification of neighborhoods, parking requirements for commercial and residential uses within a quarter mile of corridors will -except in extraordinary circumstances - be eliminated, turning neighborhood streets, most without sidewalks, into substitute parking lots.

Minimum parking requirements should be generally eliminated in areas that are within the ¼ mile of activity centers, activity corridors, and transit priority network, except that some parking requirements may be maintained for areas where elimination of parking requirements would be particularly disruptive (conditions to be proposed by staff).

It is unknown what Staff will consider “particularly disruptive” but Staff, on its own initiative, sharply cut parking requirements for commercial uses in CodeNext even when they were located near residences and schools.

This is not an exhaustive summary of the City Council’s directives. Watch this space for further information. The council has directed staff to return with this new code and maps this October, just in time for the holiday season.

Summer Reading Programs

It’s that time again! The Austin Public Library is your free ticket to a summer full of reading and loads of fun activities this June through August. You can also win prizes for reading!

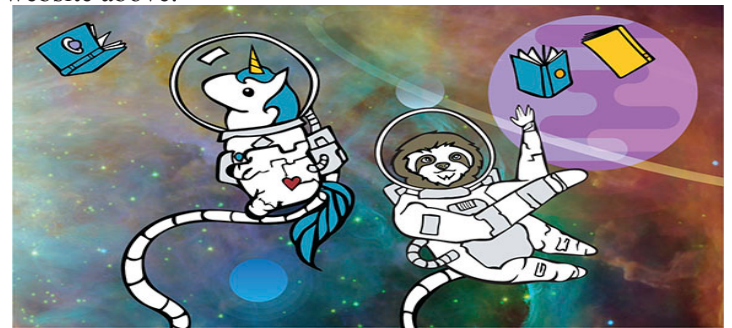
To join the Youth Summer Reading Program (for children 12 and under) just:

1. Pick up a reading log at the Library or download and print one at <https://library.austintexas.gov/srp>.
2. For every 20 minutes you read, color in a section. Or if you prefer, list your books on the back.
3. Return your completed log to any of the Austin Public Library’s 21 locations during July and August, 2019.

Once you do, you’ve earned a prize book. You can earn one prize book per summer.

Teens 13 to 18 years old can also earn a free prize book for completing reading challenges. And adults 18+ are invited to travel “To the Library and Beyond” at the Austin Public Library’s Adult Summer Reading events.

All programs have special events that include crafts, cooking, puppet shows and other fun events. Check them out at the website above.



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✝ Sunday Worship,
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Artist Profile – Eva Sim-Zabka

By Marilyn Querejazu

Brentwood artist Eva Sim-Zabka has been making and selling paintings in Austin for more than a decade. She paints many subjects, but her main passions are intuitive landscapes, florals and abstract art – often large canvases with vibrant colors. Her paintings are both meditative and experimental - often borrowing patterns and colors from nature. Her work has been on display at the Brentwood Social House main room since they opened in 2016. Her newest collection of Texas scenery in oil and cold wax is on display at BSH now.

Eva paints in her backyard studio in Brentwood. Several venues that showcase her work besides Brentwood Social House include UNO 360 Italian Restaurant in Westlake, DuoWorks – a co-working space in the Arboretum, Old Bakery & Emporium Gallery in downtown Austin, Orange CoWorking and others. At the end of June, she will show several pieces at Art for The People Gallery on South First Street, Huisache Grill in New Braunfels and Sirilo's Cafe in Schulenburg.

Besides painting full time, Eva enjoys traveling and dancing. She usually plans her trips around the art and artists that interest her. A recent trip took her to Vienna where she enjoyed paintings by Gustav Klimt, Cezanne, Monet, Picasso and others. She is also very active in the Austin dance com-



Being With You by Eva Sim-Zabka

munity where she shares her love for tango and Latin dance with friends.

Her advice to those considering a career (or intense pastime) in art: Whatever creative expression draws you, whether it is making sandcastles or ballet, just go for it. As a former psychologist she understands the healing power of self-expression.

Eva's Instagram account and web page are @onecolorful-life and www.onecolorfullife.com. If you would like to show your art at the Brentwood Social House please contact her thru her web site. As a thriving artist, she loves to help others get their artwork seen and sold.

Out and About...

Remember that bunch of buildings in the center of Austin? Big clock tower? Beautiful gardens? Scattered about the 400 plus acre **University of Texas** main campus are more than 40 pieces of public art, just waiting to be discovered. The **Landmarks Public Art Program** enables finding and enjoying these treasures with tours and maps. Find out about docent led and self-guided tours here: <https://landmarks.utexas.edu/tours>.

You can take a self-guided tour using a public art campus map or a mobile device. From the Landmarks mobile website, visitors can access an interactive map, listen to audio guides and read about the artists.

If you want to feel the wind in your hair while soaking up some culture, the **Orange Bike Project (OBP)** will supply you with a bike, helmet, lock, and a Landmarks Public Art Map. OBP is located on the ground floor of the 27th Street Garage. Operating hours are limited.



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Crestview Pet Waste Stations

By Nancy Harris, CNA Treasurer

During the last year the Crestview Neighborhood Association spent \$265 to provide bags for the two pet waste stations at the corner of Woodrow and Arroyo Seco and at Arroyo Seco and W. St. Johns. Thanks to generous neighbors who contributed to the stations, those costs were offset by \$60 in donations.

In an effort to help promote a clean, healthy environment in the community, the Crestview Neighborhood Association maintains these stations that have become quite popular and have exceeded their projected usage.

CNA would like to thank those individuals who have made contributions towards the upkeep of the



stations. If you are one of the many people who use these stations and appreciate their convenience or would just like to help keep them stocked, CNA would gladly accept a small contribution of \$5 to be used towards the purchase of waste bags and trash can liners. Signs were recently installed at each one with a QR code which will take you to the website or you can go directly to http://crestviewna.com/pet-stations_donate/ and use the PayPal button.

Thank you in advance for your generosity! And in addition, lots of thanks to Lynette Alley, Nina Hanson, and Leigh and Mike Lavigne for maintaining the stations.

Brentwood Pool Opens for Summer

Start doing your sit ups because Brentwood Neighborhood Pool opens June 3. This is the weekday schedule: swim team from 8:00 to 10:00 am, lap swim from 10:00 am to 12:00 pm, and recreational swim from 12:00 pm to 8:00 pm. On weekends, the pool is open for recreational swim from 11am to 8pm.

District 7 Town Hall Meeting

Our Spring District 7 Town Hall will focus on the city's 2020 budget, with our Budget Director, Ed Van Eenoo, presenting and taking questions from the audience. Council Member Pool will also introduce our new Fire Chief, Joel Baker, and our new District 7 Austin Police Department representatives.

The Town Hall will also feature an Open House format before and after the budget presentation, with representatives from our Austin Transportation and Corridor Mobility Program, and Parks & Recreation departments, as well as Capital Metro with information on Project Connect. Join us!



Viki Swensenberg, M.S.N., APRN, FNP-C
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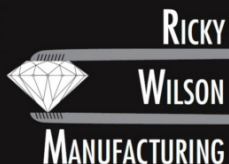


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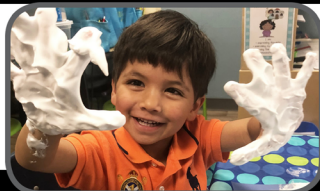


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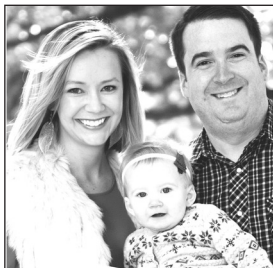


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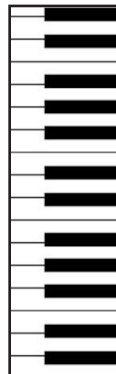
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