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# CRESTVIEW

## NEIGHBORHOOD ASSOCIATION

### NEWSLETTER

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OCTOBER 2019

#### EVENTS CALENDAR

**Monday, October 7:** Last day to register to vote

**Monday, October 14:** Crestview Neighborhood Association Meeting. 7:00 pm at the Crestview United Methodist Church, 1300 Morrow St. Agenda: Representatives from Unconventional Austin will discuss Prop B on November's election ballot – see article. Barbara McArthur, V-P of the Austin Neighborhoods Council, will discuss the city's new zoning maps (due out Oct 4) and other changes in the land development code.

**Thursday, October 10:** Brentwood Elementary School Welcome Walk at 9 am. For information call Brentwood Elementary at 512-414-2039.

**Thursday, October 10:** Recycled Reads 10-year Anniversary Celebration from 5 pm – 7:45 pm at Recycled Reads, 5335 Burnet Road. See article on page 5.

**Saturday, October 19:** Annual Brentwood Elementary School PTA Halloween Carnival from 3 pm – 6 pm. For more information: <https://www.brentwoodpta.com/halloween-carnival>

**Monday, October 21 – Friday, November 1:** In-person early voting

**Monday, October 28:** Ryan Drive Project Phase Open House from 6 pm to 8 pm. Crestview United Methodist Church, 1300 Morrow St. City of Austin Economic Development staff will provide information/answer questions on redevelopment of this tract.

**Saturday, November 2:** Friends of Brentwood Park Work Day from 9 am to noon. See article on page 3.

**Tuesday, November 5:** Election Day

## The Future of Our Neighborhood

### An Update on Proposed Changes to the Land Development Code

By Community Not Commodity Staff

The City Council's recent work sessions gave us new information about what neighborhoods might see with the next version of CodeNEXT to be released on October 4th.

Among the revelations (or confirmations): The new "Transition Zones" – areas in neighborhoods where the Council is changing the zoning from single-family to multi-family – may, in Staff's discretion, be deeper and taller and denser than we previously understood.

We now understand this about Transition Zones:

- They may extend 850 feet (depending on block configuration, that can be 15 lots) into neighborhoods. Previously we were told that the depth would "generally" be 5 lots.
- The multi-family structures may be 4 stories tall – 45 feet in height. Previously we were told that they would be residential house scale.

*See Future, continued on page 2*

## Prop B Gives Austin a Say on Convention Expansion

by John Riedie and Brian Rodgers, Tourism Commission Members, serving Districts 7 & 9

There has been a lot of chatter recently about how a convention center expansion might generate funds for homelessness services. Must we spend \$1.5 billion to completely demolish and rebuild the Austin Convention Center just to get a couple of million dollars for homeless services?

The answer is no. There is no requirement that Austin must expand the Convention Center to generate those funds. The hotels are shamelessly holding homeless funds hostage for the expansion.

We don't have to completely demolish the entire 881,000 square foot convention center, take another valuable 2 ½ city blocks off of the tax rolls, and build a bigger, brand new building for \$1.5 billion. We still owe payments until 2029 from the previous expansion, which fell well short of its attendance projections. Our convention center lost \$34 million last year alone - \$91,000 every day.

The land for the expansion the city intends to take off the tax rolls by eminent domain is unencumbered by a Capitol View Corridor, and is worth \$265 million, not the \$75 million estimated by the UT Study. Fully developed, these properties would generate \$400 million over 10 years for local taxing jurisdictions, including funding for schools, public safety, transportation and services for the homeless.

Let's acknowledge trends. Convention center subsidies and losses are an outdated model, yet the City proposes we double down. Under their plan, the annual losses would grow by an additional \$18 million, to \$52 million per year, while competing for limited business in an industry nationwide that is flat.

Austin's 2019 convention center attendance is flat, unchanged since 2013. By subtracting attendance from home-grown events like the SXSW, Austin Marathon bib pickup, 3M half marathon, Westlake Prom, and others, what remains is less than 200,000 attendees per year. By comparison, The Travis County Rodeo generates 300,000 attendees in just 2 weeks. Yet, renovation of the Expo Center and other needed investments in East Austin would be put on the backburner indefinitely, while the convention center expansion soaks up all the hotel tax revenue.

*See Prop B, continued on page 3*

# CRESTVIEW

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### NEWSLETTER

Published monthly on 100% recycled paper by the Crestview Neighborhood Association (CNA).

For information and to submit articles contact:

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#### CNA Contact Information

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www.crestviewna.com

CNA General Meetings are held the second  
Monday of every month at 7:00 PM at the  
Crestview United Methodist Church,  
1300 Morrow St.

Treasurer: joincrestview@gmail.com  
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#### Neighborhood Email Groups

crestview-neighbors@yahoogroups.com  
crestview\_forsale@yahoogroups.com  
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crestview-parents@googlegroups.com

Future continued from page 1

- The permitted bulk of the buildings – the ratio of the size of the building to the size of the lot – is being increased. We did not know how much.
- The number of units on a lot can be as many as 8-10 units. We had only been told “at least” 4 units.
- The number of units on a lot can be as many as 8-10 units. We had only been told “at least” 4 units.
- Homeowners in Transition Zones do not receive the protection of compatibility requirements for new development in the Transition Zone. We had thought that waiver only applied to new development on corridors.
- The new multi-family developments may not be required to provide parking. How much, if any, parking will be required may vary by neighborhood.
- If a homeowner or purchaser demolishes a single-family home, it must be replaced with multi-family housing. This fact remains true.
- Homeowners and residents will not be given the standard notice, hearing, and protest rights that would apply to a zoning case – not even for their property. This approach will facilitate and expedite the Council’s intention to remake single-family neighborhoods, will make it harder for residents to be heard and will diminish their voice.

We also learned that in neighborhood areas that are outside of transition zones, it would be possible to add two additional units to a lot with an existing home. Currently, only one unit (e.g. garage apartment) can be added.

Remember also that in the portions of neighborhoods not in transition zones, developers can file zoning applications that, if granted, would extend multi-family use. The transition zones will create a new precedent for redevelopment.

We do not yet know precisely what the Staff and Council will do with our neighborhood, but we do know that it will be their vision, not our vision laid out in our Neighborhood Plan. We have to insist on smart, consensus-driven solutions that respect everyone’s rights and solve problems, not exacerbate them.

The sacrifice of our neighborhood to land speculation through mass rezoning is not inevitable. We can stop it. We do that by standing together demanding real solutions to housing challenges and a real say in the future of our homes, our school, and our neighborhood. Be advised that the Council plans to move very quickly.

If you want to understand the origins and implications of what the City Council is preparing to do, please watch the short (29 minutes) documentary film, Zoned Out – the Legacy of CodeNEXT, by acclaimed filmmaker Steve Mims at this link: <https://www.youtube.com/watch?v=qsYOurWEoSc&feature=youtu.be>

For more updates or information visit [communitynotcommodity.com](http://communitynotcommodity.com)  
(Editor’s note: If you are concerned about the changes the city is proposing for Austin neighborhoods, please consider joining the neighborhood association. The larger our membership, the greater our voice. Those joining or renewing their membership in the CNA now will have their membership period paid through December of 2020. A mail-in membership form is provided below (make checks out to Crestview Neighborhood Association or to CNA). Or you can go to the CNA website at <https://crestviewna.com/join/> and use PayPal. Thank you! Chip)

# Arlan's

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The \$1.5 billion demolition and rebuild does not “grow the pie.” With projected construction costs, interest on the debt, and increased financial losses of the new center, there is no pie left for music or preservation or Travis County, and it puts existing arts funding at risk. A national recession or the construction cost overruns that have become commonplace for city projects would make the entire project even more financially unviable and potentially a drain on the general fund.

The money being “promised” for homeless services is a liberal patina on a corporate welfare scheme for the multinational hotels that surround the convention center. That scheme currently gives the center more than \$70 million every year (72% of the pie), while the center produces less than 4% of tourism. “Expansion” would further tip that scale. This model transfers wealth from the things that actually generate 96% of Austin tourism - live music, arts, parks, shopping and dining - and invests into one industry in one part of town.

Disturbingly, the same corporate special interests pushing this plan went to the State Legislature and got a loophole in the law that allows this huge public expenditure to go forward without a public vote. It’s time we put the center on a budget, demand it operate like an actual business freeing up significant resources for much higher public priorities, and restore our right to vote on such a major investment. A yes vote on Proposition B this November does just that.

(Editor’s Note: Proposition B is on the ballot on November 5th. A “yes” vote prioritizes public funds to promote and invest in all the things we love about Austin, many of which we are at risk of losing - music, arts, parks, pools, local businesses, and preserving Austin’s history. In addition, it gives Austinites a vote on the expansion of the Convention Center and requires

transparency in how public dollars are spent by the multinational hotels who run Visit Austin - the Convention Center’s marketing arm.)

For more information visit [unconventionalaustin.org](http://unconventionalaustin.org)

## Calling All Park Lovers!

Fall It’s My Park Day (IMPD)

2019 is scheduled for Saturday, November 2nd from 9 am to 12 pm and is a great opportunity to get outside, give Brentwood Park some love, and meet your neighbors. IMPD



is a citywide service day organized by Austin Parks Foundation and Austin Parks and Recreation and sponsored by many local businesses. Friends of Brentwood Park (FOBP) has organized projects at Brentwood Park each year since 2010.

Over the next month, FOBP will be sending out emails and Facebook posts with information about the upcoming workday. In particular, we are looking for volunteers who would like to help lead mulching groups, manage flowerbed maintenance and join our Friends of Brentwood Park group in a leadership capacity. We are a low-key, project focused group



and we welcome new ideas and people enthusiastic about the park.

We can be reached through our group email address:

[friendsofbrentwoodpark@gmail.com](mailto:friendsofbrentwoodpark@gmail.com)



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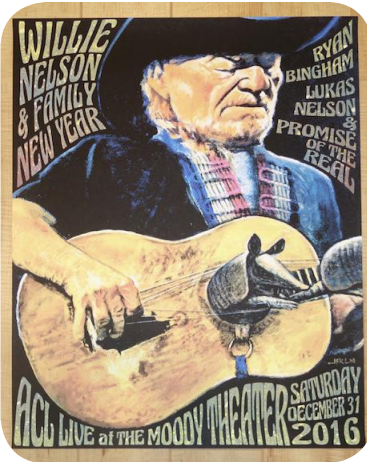


## October Art – Big, Big News

By Marilyn Querejazu

You may have heard that the Austin Museum of Popular Culture (AMPC) is on the move from South Lamar to 6416 ½ North Lamar (adjacent to Threadgill's) and wonderfully convenient to Crestview. AMPC, with its vast collection of Austin music history, will be a significant addition to our growing list of cool places to go (without driving downtown).

The move is underway now and the first event at the new location will be on Sunday, the 27th of October. The first exhibit will feature the artwork of one of the most iconic Austin artists - Jim Franklin. We will be able to see his fabulous and rarely exhibited paintings and a selection of his music posters.



Willie Nelson Poster by Jim Franklin

The museum's director, Leea Mechling, is excited about the move and shared this information about the design of the new space:

The walls in the main part of the space will be devoted to the current exhibit. There will be an area for viewing vintage newspapers and books and a spot set up to listen to records from their growing collection of vinyl records.

AMPC is working on setting up a once-a-month record spinning session by some remarkable staff from Texas State-San Marcos. Staff is looking forward to meeting new neighbors and talking about Austin's rich cultural history.

AMPC needs volunteers to help staff the museum on weekend afternoons and to help at the check-in table during events. Volunteers with photography skills are needed to record events and capture shots of the musicians who perform at exhibit openings. AMPC needs help digitizing physical items. Their digital archive is an important resource and has proven useful to film makers, writers and graduate students in the humanities working on their advanced degrees (including a Ph.D. candidate from Australia whose research is focused on the late 1960s in Austin).



Home of the new Austin Museum of Popular Culture (formerly South Austin Museum of Popular Culture)

The collection includes everything amassed during 15 years of hunting and gathering, including original Gilbert Shelton drawings, posters and books, the Frank Kozik poster collection of over 300 items, rare posters from the Armadillo World Headquarters, Soap Creek Saloon, The Austin Opera House, The Ritz Theater, Antone's Home of the Blues and the Split Rail. We will be able to enjoy the collection of tickets and backstage passes and the unbeatable photo collection of iconic music events. Oh! They also have a strand of Elvis Presley's hair. Wow!

Exhibits for the coming year will feature Billie Buck, a young woman who was recently selected as Poster Artist of the Year at the Austin Music Awards show, an exhibit about the Austin Cosmic Cowboy scene in Austin and some free concerts on the last Sunday of the month beginning in November!

See [www.southpop.org](http://www.southpop.org) for more information.



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## Hey, Neighbor!

by Anne-Charlotte Patterson, CNA Vice President

Hey there, Crestview, I'm handling the president's column for Mike this month, because I guess I lost a bet or something, lol. But it's actually nice to have a chance to step out front, as I'm usually more of a behind-the-scenes girl.

Neighbors always come up and ask me, "Anne-Charlotte, how can I get more involved in neighborhood and city stuff?" Ha ha ha, just kidding, literally no one ever asks me that. But I totally get it; everybody is pretty busy as it is! Plus national and state politics can take up a lot of our mental bandwidth, whereas city issues can seem both less significant and more convoluted — and sometimes completely inscrutable (CodeNEXT, I'm looking at you.)

But the fact is, city issues affect our neighborhood and neighbors in a very direct and daily way. Austin's growth has the city government grappling with affordability, housing scarcity, transit, flooding, infrastructure shortcomings and other issues that impact the livability of our neighborhood. There are lots of easy ways that you can stay informed and help shape Crestview's future.

**1. Attend a monthly CNA meeting.** No, this will not be the wildest thing you do all week (I hope), but it's an excellent way to keep up with city issues. We bring in presenters to discuss ballot items, zoning changes, big projects like Brentwood Park improvements and city initiatives. Meetings are held the 2nd Monday of most every month, at 7 pm at the Crestview United Methodist Church. Plus this month, we're hosting a Neighborhood Mingle at Cover 3 on Oct. 8 at 6pm. Free snacks & drinks, y'all — need I say more?

**2. Come to council District 7 community meetings.** These are opportunities to get in-depth information from and ask questions of city staffers and our council member, Leslie Pool. This month, the city will hold a presentation on

the development planning for the city land on Ryan Dr. near Justin Lane and a town hall about the new Land Development Code which could dramatically change zoning in Crestview. Check our Facebook page for dates + locations.

**3. Contact the Mayor & City Council.** If you're concerned about a city issue, let them know! Staffers in the mayor and council members' offices are pretty good at responding to constituent emails and phone calls. Your outreach puts you front and center ahead of thousands of other Austinites who never make contact.

**4. Volunteer.** Hey, hey, don't stop reading... you can just volunteer for a couple of fun hours each year at the Violet Crown Festival or It's My Park Day. Or, step up for a slightly bigger commitment and join the CNA executive committee! Yes, all this glamour could be yours. Board elections are held each May.

Lastly, if you ever want to reach out to me about a Crestview concern, just message me through the CNA facebook page. Thanks for being good neighbors, y'all!

## Recycled Reads 10 Year Anniversary

Come join us on October 10th from 5 pm to 7:45 pm at 5335 Burnet Road to help Recycled Reads mark 10 years of operation! There will be live music with Joe Blanda, a reusable mug decorating activity, a discussion about Sustainable Party Planning by Bernadette Noll and more!

Diverting over 3000 tons of materials from the landfill since it was started, Recycled Reads has become a place where individuals, other library systems in Central Texas, and groups can drop off their books for a chance of a second life. Recycled Reads provides books and media for mostly two dollars and under and is a fun place to hunt for treasures. It is a gathering place for poets, re-use minded individuals, Fix-It Clinics, crafters and collectors, and book and music lovers of all ages.

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