

Old Austin Neighborhood Association (OANA)
13 May 2014

On its regularly scheduled date and time, the second Tuesday of the month beginning at 4 PM, the Board of Directors (BoD) of OANA came together at the Common Room of the Regency Apartments. Members in attendance included Albert Stowell, Ted Siff, John Horton, Ray Canfield, Charles Peveto, Blake Tollett and Michael Portman. Bill Schnell, Paul Isham and Perry Lorenz sent their regrets.

There were no guests.

The 09 April 2014 minutes, with minor corrections, on motion from Albert and Charles, were unanimously approved and Bill will post them.

We began our discussions with the 5th & West residential project at 718 W. 5th Street. The matter went before the Planning Commission (PC) two weeks ago on 29 April. Portions of the property being overlaid by the Capitol View Corridor (CVC) ordinance are mainly driving the requested height/FAR increases in entitlements, and if the project is built as envisioned it would be a point tower. As part of their approval, the PC asked City Staff to come up with guiding criteria for when these requests to go beyond the density bonus program cap come before them. Suggestions are neighbor and/or neighborhood association support and overlaying ordinances. The density bonus monies the proposed project will throw off are around 1/2 million dollars for affordable housing needs with an additional 1/3 of a million dollars in fees for trail and watershed improvements to lower Shoal Creek, and approximately \$106,000 in Park Land Dedication (PLD) fees. As noted in the Minutes from our 11 April 2014 meeting:

“OANA is on record supporting the developer’s request for a 20:1 FAR on the tract (a copy of our support letter dated 4 February 2014 is in last month’s OANA minutes) conditioned on amongst other requests:

- That the Parkland Ordinance fee paid by this project be used for the improvements to the Shoal Creek Greenway between West 5th and West 10th Streets managed by COA-PARD in conjunction with the Shoal Creek Conservancy; and,
- That after addressing site specific flood mitigation requirements, the fee paid by this project to mitigate flood issues be managed by COA-Watershed Protection to determine a regional or watershed scale flood mitigation solutions in conjunction with the Shoal Creek Conservancy.”

Ted will meet with City legal, Watershed Protection & Development Review (WP&DR), PARD (Parks & Recreation Department), the developers and the density bonus folks to come up with the correct way to structure this agreement. Ideally a third party such as the Shoal Creek Conservancy (SCC) will be allowed to direct the monies going to Shoal Creek with the idea that the private sector can sometimes do these projects more efficiently cost wise. The whole matter will go before the City Council on 22 May.

Albert reports we have three new members and \$4,695 in the bank. This figure includes monies received from PayPal and our yearly Post Office Box expense of \$57.

John did not have a formal Government Relations report for us.

We discussed the upcoming 10-1 City Council election and its impact on our neighborhood. Ted tells us there is a discussion group started by Planning Commissioner James Nortey who lives in the northern part of our district (#9) that appears to be focused on traditional single-family neighborhoods. Membership is currently limited to neighborhood association representatives. Ted will investigate and report back to us.

The November bond package, pending approval from the Texas Attorneys' General office, will see a bundling of bonds designated for rail and roads together as one item. Another transportation oriented proposal that may go before voters is a master plan for our urban trails. The Hill Country Conservancy also has a need that may show here. The final date for accepting bond proposals is 18 August.

Also showing up on the ballot will be Austin Community College (ACC) bonds. If these bonds are approved, some of the monies will go towards the Rio Grande campus for renovation of the main building and some infrastructure needs. This is not how it was envisioned by OANA for the campus, a negotiated plan put forward by the citizens advisory council to ACC, but it is a beginning. Ted and Albert will continue their work on this. The majority of the money in this proposal will go to the transformation of Highland Mall and to campuses in the Austin exburbs.

Under Marketing & Membership, Michael reports slow but steady progress. He is focusing on the Nokonah residents and Charles is focusing on his fellow residents at the Norwood Tower. Ted encourages all members to continue on. In a follow up to last month's discussion, Michael has offered to purchase two outdoor trash receptacles for placement on the City right-of-way at the corner of W. 9th and Henderson and in front of Hut's Hamburgers. The City will allow this if the Nokonah and Hut's Hamburgers, respectively, agree to maintain the cans. Michael wants to put an OANA logo along with a QR Code to our website and membership form on each can. This is a very 21st century approach to recruiting members.

Charles reports that having the W. 6th Street bridge over Shoal Creek designated as a City and national historic structure goes along. Thank you Charles for your advocacy.

Under Planning & Zoning, the Allen House Outdoor Music Venue (OMV) permit is up for its yearly renewal. On motion by Blake with Michael seconding, Albert was given authority to investigate if the renewal terms match the terms originally agreed upon for the granting of the permit, and if they do, to sign off on the application.

The Aspen Heights residential project at 510 W. 8th, the McGinnis/Hardin property, goes forward under the density bonus program. The developer still supports and PARD agrees that the PLD from this project should go to Wooldridge Park. [NOTE: This letter will be posted on our website under Letters]

Announcements:

There will be a workday at Wooldridge Park on Saturday 24 May to do weeding and mulching.

On June 7th there will be a National Trail day event focused on the W. 6th Street bridge over Shoal Creek.

Our next meeting will be on Tuesday 3 June due to scheduling conflicts with our normal meeting date of the second Tuesday of the month.

Having concluded our agenda and time having expired, we adjourned.

Blake Tollett-Secretary
OANA

From the 03/11/14 OANA Minutes:

Shoal Creek. Riverside will allocate one-half of its community benefit funds to Shoal Creek Conservancy for: (1) the creation of a Shoal Creek Action Plan to mitigate flood risks and make other improvements on Shoal Creek from the West Avenue bridge to the West 10th Street bridge and (2) trail improvements to Shoal Creek from the West Avenue bridge to the West 10th Street bridge via a public-private partnership with the Public Works Department and the Watershed Protection Department of the City. In addition to allocating its community benefit funds to Shoal Creek Conservancy, Riverside will also participate with Austin City Lofts (ACL) in ACL's obligation to maintain the portion of Shoal Creek near the 5th Street bridge by contributing \$10,000.00 per year for three years to ACL. (This agreement furthers the goals of 1) the Public Realm Provision 1.3 of the Downtown Austin Plan which calls for improving downtown's urban greenways and adjoining public parks, as natural refuges and pathways; 2) the Utilities/Infrastructure Provisions 3.1, 3.5, and 3.6 of the Downtown Austin Plan which call for increasing watershed maintenance of Shoal Creek and implementing a restoration and flood control plan for Lower Shoal Creek; and 3) Leadership and Implementation Provision 1.2 of the Downtown Austin Plan which calls for encouraging public/private partnerships and conservancies aimed at building and operating parks and open space improvements.)