



We got new sidewalks! How did that happen?

Sharon Justice (newsletter@nscna.org)

Last Fall, a group of NSCNA members made an audacious proposal. They applied to the city for a Neighborhood Partnering Program, or NPP, grant to build a community garden, beautify Rockwood’s bulb-outs, add a tile mosaic to the Steck bridge, and close some gaps in our sidewalk network. They also applied to the Austin Parks Foundation for a grant to help fund the community garden.

The NPP creates cost sharing agreements between the city and neighborhood groups to implement local improvements. If approved, our proposal would qualify for a 30/70 match, with NSCNA assuming 30% of the costs and the city the remaining 70%. While waiting to hear from the NPP program, NSCNA received a \$10,000 Austin Parks Foundation grant. This was great news! It meant that, even if the city rejected our NPP proposal, we could still build the garden. Plus, the funds would count toward our cost share if our NPP proposal was approved.

In late March, the NPP awarded NSCNA a total of \$120,887. Our share (\$33,839) can be paid via cash, professional services, materials, and volunteer hours. The city’s share will be paid by sidewalk construction.

That construction began in May. But sidewalks are expensive—our new ones cost up to \$125 per linear foot. So, we targeted sidewalk gaps in areas with significant pedestrian traffic, including those near apartments and those used by students going to or from Pillow Elementary and Burnet Middle schools. The four gaps are:

- Penny Lane: 140 linear feet on the south side from Rockwood to Briarwood;
- Crosscreek: 65 linear feet on the south side from Shoal Creek Bvd to the bridge;
- Rockwood: 82 linear feet on the north side from Primrose to the businesses near the Rockwood/Burnet Road intersection; and
- Thrushwood and McCann: 286 linear feet at this intersection.

Now we need your help. NSCNA still owes our cost share. Please volunteer your time or expertise now on the community garden or in the future on the bulb outs or the bridge. Materials or money are also welcome. To volunteer or donate, email NSCNA vice-president Sarah Brandon at gardenchair@nscna.org.

We are grateful to our neighbors who made this project happen. NSCNA thanks **Sarah Brandon, Kenneth Webb, Mary Jane Wier, Katie Kelly, and Amelia Cobb.**

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IMPORTANT DATES

June 24th 1-3 PM: Development Committee Workshop on Planning Process and CodeNEXT, North Village Library

July 4th 9-Noon: 17th Annual Independence Day Parade and Celebration, Pillow Elementary School

Sept. 5th 6:30-8:00 PM NSCNA General Membership Meeting, Pillow Library

Neighborhood News Summer 2017

A quarterly newsletter of the North Shoal Creek Neighborhood Association (NSCNA)

Editor: Sharon Justice

Contributors: James Babyak, Tara Bowman, Brian Brandon, Sarah Brandon, Amelia Cobb, Donna Eagar, Barbara Gaston, Brian Hill, Lyrica Johnson, Jennifer Noinaj, Kenneth Webb, and Kevin Wier.

Color edition of newsletter available at www.nscna.org.

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To submit an article for consideration, email it to newsletter@nscna.org. All articles subject to editing.

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President's Corner: Appreciating collaboration in our community

Amelia Cobb, NSCNA President (president@nscna.org)

Seeing folks walking on the newly installed sidewalks in our neighborhood makes me a little giddy, as does thinking about how neighbors came together to break ground on our community garden. And I'm looking forward to working with neighbors to beautify the Steck Avenue bridge and landscape Rockwood's bulb-outs. These projects are the result of our collaboration with the City of Austin via the Public Works Department's Neighborhood Partnering Program. I so appreciate neighbors coming together to complete our application, and I thank all the partners—NSCNA, AISD, Parks and Recreation, Austin Parks Foundation, and the Austin Public Works Department—who worked together to make these projects a reality. I invite **you** to jump in and add **your** effort to these community projects as they continue to roll out in the coming months.

We started our "Neighborhood Plan" process on October 1st of last year. It's our roadmap for the future of our neighborhood. I appreciate everyone who has participated thus far, showing up on Saturday mornings and sharing their concerns and dreams for North Shoal Creek. I also appreciate the support that Council Member Leslie Pool and her staff have given us.

Our Neighborhood Plan process is happening in tandem with the rollout of the City's new zoning code, CodeNEXT. I invite you to attend our upcoming **workshop on both of these topics on Saturday, June 24, 1:00-3:00 pm, at the North Village Library.**

We will look at our neighborhood's draft Future Land Use Map (FLUM) and its proposed zoning under CodeNEXT.

Please join us in working together to define and map out our neighborhood's future. I look forward to seeing you there.

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Workdays are the third Saturday and fourth Sunday of each month.
Visit nscna.org/garden for more details!

North Shoal Creek Community Garden – PITCH IN!

You may have noticed construction of the garden is underway! In March, the garden team staked out its physical boundaries. April was a particularly productive month, as the team was able to prepare the site by digging out existing vegetation and tilling up the soil. In May, the team worked on obtaining lum-

ber for the June workdays, and the City began working on a water tap plan for the garden. May was also the end of the “Can You Dig It?” phase of the garden.

This summer begins the “Pitch In!” phase, during which the team will build the 22 garden beds. Each workday has attracted more neighbors interested in volunteering or renting a plot, so we are happy to report that the “community” part of “community garden” has been incredibly successful so far!

Please email Sarah Brandon at gardenchair@nscna.org with questions or to pitch in!

Sarah Brandon, NSCNA Vice President (vp@nscna.org)

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17th Annual North Shoal Creek Neighborhood INDEPENDENCE DAY Neighborhood Parade and Celebration

Tuesday, July 4th from 9-11:30 a.m. at Pillow Elementary School

- 9:00 am Gather in the circle drive at the Pillow Elementary School entrance. To be eligible for a prize, register and pick up a number at the Parade Registration Table at Pillow
- 9:10 am Brief opening ceremony
- 9:20 am The parade begins
- 10:30 am Raffle winners announced

Be sure to dress in your best patriotic wear.

Prizes Awarded For

Best bike decoration (adult) Best bike decoration (child) Best historic decoration/costume (adult)
Best historic decoration/costume (child) Best wagon decoration Youngest participant
Most patriotic dog Most creative overall

Food and Games: After the parade, the celebration moves to the tent pavilion on the playground behind the school. Enjoy fun activities with your neighbors and stay for the announcement of raffle winners at 10:30 am. The best decorated winners (see above) will also be announced at that time. Activities include:

Kona Ice Face painting Games for kids

Bounce House (Adults must fill out a waiver for kids to receive a wristband to jump. No band = no bounce!)

Austin Fire Department Plus, don't forget to swing by our membership table to support events like this!

Help Needed: Join our small group of dedicated volunteers and help create a super fun and awesome parade and party for our neighborhood. Please email me at socialchair@nscna.org to join our July 4th Committee. See you on July Fourth!

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Lillian Mueller, original owner 8006 Stillwood Lane – 54 years!
Sold in just a couple of days.

City Council approves Austin Oaks PUD

by Brian Brandon, Development Committee

After years of negotiation and debate, City Council gave Spire Realty final approval of its planned unit development (PUD) rezoning request for the Austin Oaks site. The vote was 8-2, more than enough to pass because a valid petition—which would have required nine yes votes—was invalidated shortly before the final hearing. Kathie Tovo and Alison Alter voted no; Leslie Pool was absent.

The 31-acre property sits at the southwest corner of Spicewood Springs Road and MoPac. The application projects that over the next seven years, every building on the property will be razed and replaced by office, retail, and residential buildings that range from four to seven stories.

A PUD is a special tool in Austin zoning rules that allows a developer more flexibility in exchange for additional city and community benefits. Some of the benefits included in this application are the creation of a neighborhood park, a minimum of 27

affordable housing units, and the removal of over two acres of impervious cover. The total leasable square footage will total near 1.2 million, which does not include the supporting parking garages.

The developer has agreed to contribute \$1.6 million toward traffic mitigation in the area, including installation of a traffic signal at Spicewood Springs Road and Hart Lane. A traffic cap of 19,650 trips per day was also applied to the development. However, there will be no mitigation installed in our neighborhood. The reason cited: Most of the traffic added to intersections like Steck and MoPac will result from unrelated future development north of the Austin Oaks PUD site.

Although there were many disagreements in the Austin Oaks PUD application process, one thing was universally agreed upon: The current PUD application process is flawed and needs to be substantially reworked.



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Neighborhood Planning Process winding down — what comes next? A report from the Development Committee

The sixth and final meeting in the North Shoal Creek Planning Process took place April 22nd at Pillow Elementary School. It included a review of the draft Future Land Use Map (FLUM) and of the character districts assigned to the neighborhood. Most of the meeting was a group discussion focusing on concerns about the draft FLUM and the effects of continued growth and increasing density on our neighborhood.

Now that the meetings have concluded, city Planning and Zoning staff will compile the plan's elements (or chapters) and release them individually for feedback. These elements include community character, economy, environment, mobility and connectivity, and quality of life. As each is released, city staff will send emails to everyone who signed up to receive updates about the North Shoal Creek plan.

After comments on the elements have been collected, the draft plan will be assembled for a final review period and an open house (date TBD). At this point, the plan will be ready to start its approval process, ultimately going before the Austin City Council to be approved as an amendment to the City's master plan, Imagine Austin.

Once approved, our plan will be the document that city departments and community groups use to determine our neighborhood's needs and to create a budget for capital improvements in our neighborhood. At this point, too, a Neighborhood Plan Contact Team will be appointed to promote the plan's implementation and to recommend changes to it.

For more information on the planning process and the plan, please visit austintexas.gov/page/north-shoal-creek-meeting-and-survey-results.

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The Infiniti-Subaru bridge *by Sharon*

Justice (newsletter@nscna.org)

A concrete bridge has been proposed to connect the Austin Infinity dealership with its neighbor to the south, Subaru of Austin. The bridge is to be 14' wide by 50' long, and will span a drainage ditch that divides the two sites. Both dealerships are owned by Bryan Hardeman of Continental Automotive Group of Austin.

Currently, employees must move vehicles between the two dealerships via two neighborhood streets, Ashdale and Parkdale. Since neither street has sidewalks and Ashdale in particular has heavy traffic, this presents safety issues for pedestrians and bike riders. According to the documents filed with the City, the bridge is expected to have no significant environmental or drainage effects.

The NSCNA Board supports building the bridge, believing it will decrease traffic on these two neighborhood streets.

On April 27th, NSCNA president Amelia Cobb sent a letter endorsing the bridge and asking that the project be approved so it can proceed as quickly as possible. The project is awaiting approval by the city.



The star near the center of the photo shows the location of the bridge. The Infinity dealership is in the lower part of the photo; Subaru in the upper half.

A large advertisement for St. Louis Catholic School. At the top left is the school's crest, which features a shield with a cross and a crown above it. To the right of the crest, the text "ST. LOUIS CATHOLIC SCHOOL" is written in a large, white, serif font. Below this, "EXCELLENCE IN EDUCATION" is written in a smaller, white, serif font. The background of the advertisement is a photograph of five children lying on their stomachs on a grassy lawn, smiling at the camera. They are wearing green and white clothing. At the bottom of the advertisement, there is a dark grey banner with white text. The text reads: "NOW ENROLLING 2017-2018", "PRE-K THROUGH 8TH GRADE", "PRIMARY MONTESSORI PROGRAM, AGES 3 THROUGH 5", and "2114 ST. JOSEPH BLVD. AUSTIN, TX 78757 | 512-614-6622 | WWW.SLCSAUSTIN.ORG".

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PILLOW'S PAGE

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Our school year is coming to an end and what a great year it has been! I can't believe I'm finishing my second year as principal of this amazing school. It feels like it's been

ages since I was handed the keys to the building; that's because I'm having so much fun here that time is just flying by.

I'm very fortunate to work at a school like Pillow. We have so many things to celebrate as we look back on the 2016-2017 school year, and I'm already getting excited thinking about the things we have in store for 2017-2018.

The mission of Pillow is "Whole Child. Every Child. Every Day." When we formed that mission in the

summer of 2015, we didn't do it so we could put it on a banner and forget about it. We strive each and every day to live up to that mission. We want to make sure we are providing a well-rounded, Whole Child education to every child who walks through our doors, and we work to do that every day.

As we head into summer, don't forget to do these two things—first, register your child early for next school year, and, second, make sure they are reading (or you are reading with them) over the summer! Just 20 to 30 minutes of reading a day can make such a huge difference!

For more information on early registration, please call us at 512-414-2350 or visit us in person.

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Brian Hill, Principal



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How will the new CodeNEXT zoning affect North Shoal Creek?

By James Babyak, Development Committee

On January 30th, the city of Austin released the draft text of its new land development code—named CodeNEXT—which is part of its initiative to overhaul the current code. On April 18th, the draft CodeNEXT map was released, along with supporting documents that provide guidance on reading the new map and understanding the changes that will come from the new code.

Because North Shoal Creek is bordered by two main corridors—Burnet Road and Anderson Lane—several of CodeNEXT’s new features are to be implemented in these areas. To better understand the impact on our neighborhood, here is a brief rundown of the areas in North Shoal Creek and what is planned under the draft code and map:

- 1) The **residential core** is currently single-family zoning, called SF-2 and SF-3. Under CodeNEXT, these areas become low density residential (LDR) and low-medium density residential (LMDR).
- 2) **Multi-family zoning**—which includes apartments and condos, currently zoned MF-3 and MF-4—is rezoned to high density residential (HDR),

with a small area of medium-high density residential (MHDR) near the Shoal Creek/183 intersection.

- 3) Much of the **current commercial (CS) zoning along Burnet Road and Anderson Lane** has been updated to one of the new “transect zones”—T5 Main Street (T5MS)—which uses “form-based zoning,” a different style of zoning that goes beyond use-based zoning to provide additional definition of building form and public space usage.

- 4) **Areas along Shoal Creek Boulevard** are divided into three kinds of commercial: service commercial (SC), general commercial (GC), and regional commercial (RC), matching their current uses, such as the Lowe’s and the Honda dealership. An exception is a segment of transect zone T4MS that runs along the east side of Shoal Creek Boulevard from north of Steck to near Anderson. The industrial area at the railroad tracks and 183 stays industrial, and is renamed general industrial (GI).

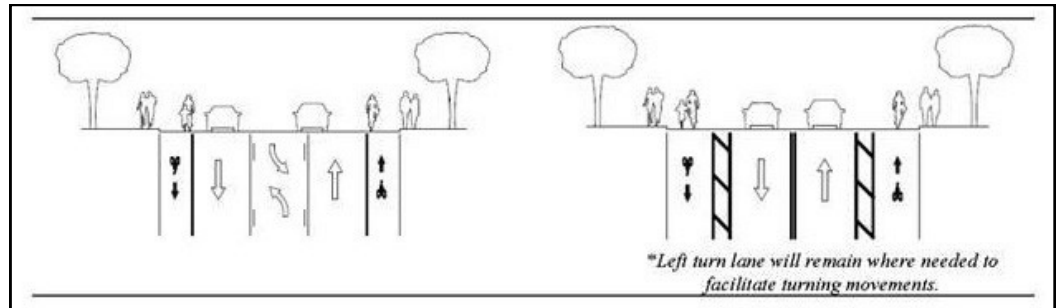
- 5) **Buell Avenue** gets a unique designation—flex industrial (FI)—that allows current commercial

(Continued on page 11)

Buffered bike lanes proposed for Steck will remove parts of the center turn lane *by Sharon Justice (newsletter@nscna.org)*

The Austin Transportation Department (ATD) has proposed reconfiguring Steck Avenue between MoPac and Burnet Road to add buffered bike lanes. This means the center left turn lane will be removed except at three Steck intersections: Shoal Creek Boulevard, Rockwood Lane, and Burnet Road. Left turns will still be permitted at all intersections, but vehicles behind the one turning left will no longer have a lane to pull into to go around.

The illustration above shows the current configuration (on the left side) and the proposed new configuration (on the right).




According to ATD, there have been 5 crashes in the last 6 years on Steck involving a person walking or bicycling. The goal of this re-striping is to improve safety for walkers crossing Steck and to increase the safety and comfort of bicyclists using this segment of Steck. Ten existing crosswalks between MoPac and Burnet will be upgraded for visibility to enhance pedestrian safety.

ATD’s analysis of turning movement on Steck shows that “this configuration [can] be installed without negatively impacting motor vehicle operations.”

The left turn lane into the North Village Library parking lot will be retained, as will the left turn lane onto Stillwood going north. Some sort of physical buffers—likely either delineator posts or concrete bumps—will be installed on Steck west of its intersection with Shoal Creek Boulevard to protect bicyclists.

Please email your comments on these changes to the ATD transportation engineers in charge of this project: **Mike Schofield (mike.schofield@austintexas.gov)** or **Laura Dierenfield (laura.dierenfield@austintexas.gov)**



North Shoal Creek Real Estate

Single Family Homes:			
8403 Rockwood	5 bd 2 ba	2,126 sq ft	\$399,000
8216 Briarwood	3 bd 2 ba	1,156 sq ft	\$420,000
8115 Parkdale	4 bd 2 ba	1,513 sq ft	\$429,900
8111 Parkdale	3 bd 2 ba	1,722 sq ft	\$565,000
3016 Thrushwood	3 bd 3 ba	1,975 sq ft	\$489,900
8405 Rockwood	4 bd 2 ba	1,509 sq ft	\$469,900
8407 Millway	3 bd 4 ba	1,547 sq ft	\$439,900
3012 Crosscreek	4 bd 2 ba	1,861 sq ft	\$499,500
8203 Sandalwood	3 bd 3 ba	2,108 sq ft	\$484,900
Condos:			
7920 Rockwood	1 bd 1 ba	745 sq ft	\$185,000
2600 Penny Lane	2 bd 2 ba	833 sq ft	\$159,000

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(Continued from page 9) *New CodeNEXT Zoning*

uses to continue, yet provides opportunities for residential infill on small to medium lots at a neighborhood scale.

Opportunity is still available to provide feedback on the updated maps before July 7th. The city has requested input from the public to help correct any map errors while still in its draft state. Input can be provided at the site listed below: <https://codenext.engagingplans.org/codenext-comparison-map>.

The Development Committee will host a workshop, 1:00–3:00 pm, Saturday, June 24th, at the North Village Branch Library to help residents understand CodeNEXT and its effect on North Shoal Creek. Please come.

What is a Transect?

Transect: Term used by New Urbanists to describe a continuum of environments arranged from most natural to most urban. Six transects are generally used, and each has its own rules for physical design. The six zones are T1 Natural; T2 Rural; T3 Suburban; T4 General Urban; T5 Urban Center; and T6 Urban Core.

Two transect zones have been assigned to North Shoal Creek: T4MS and T5MS. MS stands for “Main Street” and refers to “buildings that form a street of near continuous building frontage adjacent to a neighborhood.” North Shoal Creek’s remaining zoning is non-transect, which roughly aligns with current zoning.

The **North Shoal Creek Neighborhood Association (NSCNA)** holds five membership meetings a year, on the first Tuesday of these months: January, March, May, September, and November. Membership meetings are held in the Pillow Elementary School Library, 3025 Crosscreek, from 6:30 to 8:00 p.m. All meetings are open to the public.

For information on joining NSCNA, please see page 12.

North Shoal Creek Neighborhood News Ad Prices:
Business Card Size: 3.5”W x 2”H \$30 **Quarter Page:** 3.5”W x 4”H \$60 **Half Page:** 7.5”W x 5”H \$115

10% discount when 3 or more ads are purchased at the same time

LOCAL BUSINESS NEWS

OPENINGS: The **NIGHT OWL** bar at 8315 Burnet Road, Ste. D, open M-F 3 pm-2 am & Sat/Sun noon to 2 am. Sells local beer and features cocktails named after area neighborhoods.

CABO BOB’S BURRITOS will open by late summer or early fall at 7849 Shoal Creek Blvd., within the retail area on West Anderson Lane.

Brunch restaurant **FIRST WATCH** has opened March 17 in Northcross Mall, on West Anderson Lane, at the former location of Egg and I. Hours: 7 am-2:30 pm.

Luxury bedding **PEACOCK ALLEY** opened April 5, 3010 W. Anderson Lane, Ste. K.

RELOCATIONS: **ATOMIC TATTOO** is now at 8401 Burnet Rd.

SUMPTUARY, a pop-up kitchen space for chefs, is taking over **SATAY’S** space on 3202 W. Anderson Lane. Features include rentable kitchen and indoor/outdoor dining.

CLOSINGS: **ALBORZ PERSIAN CUISINE**, after 17 years at 3300 W. Anderson Lane.



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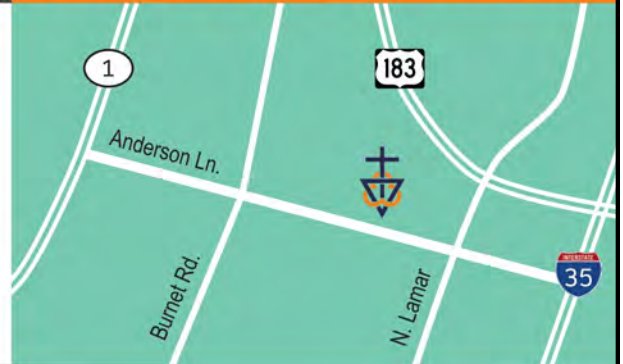


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You can also join online via PayPal at www.nscna.org/join