



Newsletter of the  
Zilker Neighborhood  
Association

OCTOBER 2013

Austin, Texas  
Established 1981

## Affordable Housing: Now you see it; now you don't

by Lorraine Atherton, ZNews editor

THIS HAS BEEN A LANDMARK year for affordable housing in Zilker. Although the affordable housing bonds failed in last year's City election, affordable projects moved forward at a fast clip in South Central Austin in 2013.

On page 10, Stuart Hersh announces the completion of The Legacy apartments by the Mary Lee Foundation, with a ribbon-cutting ceremony on October 23. An innovative agreement between ZNA and the developers of BartonPlace condominiums re- *(Continued on page 11)*

## A Map for Democracy in Austin

LAST NOVEMBER Austinites approved the 10-One city charter amendment, replacing the six at-large city council seats with 10 single-member districts. The amendment also established the Independent Citizens Redistricting Commission (ICRC) to draw the boundaries of those 10 districts. Considering that the Austin City Council spent more than 40 years making excuses for not drawing single-member maps, *(Continued on page 6)*

### Inside this issue:

Pages 2-3, *Zilker Elementary events and Wabucy updates*  
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Page 10, *Mary Lee Legacy ribbon cutting*

## ZNA Election Meeting

October 28

Monday 6:30-8:30 PM

at

Zilker Elementary School  
1900 Bluebonnet



Affordable Housing Bonds  
Capital Metro Future Transit

ACL Fest Feedback

Meet our APD District Rep

Code Enforcement Q&A

City Council District Maps

Holiday Families Program

ZNA Officer Election



Newcomers, homeowners, renters,  
business neighbors

❖ ❖ **All Welcome** ❖ ❖



See page 8 for more membership info



**Election Day is Tuesday, Nov. 5.** Early voting is October 21-November 1.

There will be 9 Texas State Constitutional amendments on the ballot, along with the City of Austin proposition for \$65 million in Affordable Housing bonds.

**Precincts 332 and 340** vote at Zilker School (1900 Bluebonnet) and

**Precinct 342** at Barton Hills School (2108 Barton Hills Dr.).

You may also vote at any other Travis County polling place on election day.

Check election info at [traviscountyelections.org](http://traviscountyelections.org) or call 512-238-VOTE

## On the Move in Zilker

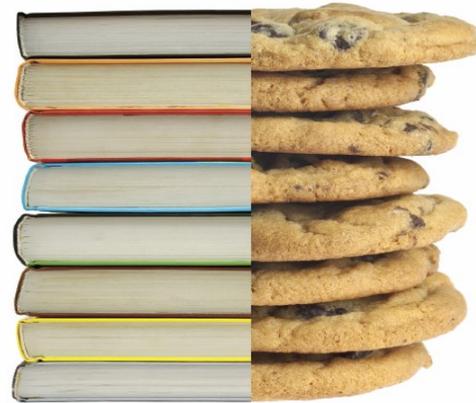
by Eileen Nehme, Wabucy Zilker

*Advocating for greater walking, bus ridership, and cycling in the Zilker/South Lamar area*

ON OCTOBER 11, Public Works staff and the Zilker Campus Advisory Council (CAC) met to share feedback on street improvements installed last year. The City's bicycle planners are considering solutions to safety issues related to the bike lane at Ashby and Bluebonnet [see *ZNews* July 2013, page 2]. Although a three-way stop is not in the plans, other traffic-calming approaches are pending. Designs will be available by the end of October and will be shared on the Zilker Yahooogroup and the Wabucy Facebook page. We also discussed Rundell, which did not receive the traffic-calming treatment of narrowing the intersection at Ann Arbor as had been planned. The CAC and Wabucy will continue to advocate for traffic calming on Rundell.

We are thrilled that the South Lamar Corridor Development Program is on the City's list of projects to be funded this fiscal year from 2012 bond funds. In September, Wabucy and ZNA members provided feedback to the City on the scope of work that will guide preliminary design and engineering for future improvements to this corridor. We emphasized that achieving the vision of Imagine Austin will require a transportation mode split for motor vehicles that is a fraction of what South Lamar currently experiences. Meaning, we need more pedestrians, bus riders, and cyclists relative

Zilker Elementary 5th Annual BookPeople Fundraiser



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# Sweet!

Shop all week at BookPeople November 8-15. Get holiday gifts for family and friends and an extra 20% for Zilker!

Mention *Zilker Elementary* during checkout and BookPeople will donate 20% of your purchase to the school (excludes gift cards, camps, and cafe purchases). **BookPeople, 6th & Lamar, open daily 9 a.m.-11 p.m.**

to motorists. If this does not happen, those living near the corridor will shoulder the burden, which includes increasing cut-through traffic. The problem of neighborhood streets becoming de facto parking lots for South Lamar businesses must also be resolved, not by increased parking on South Lamar, but by encouraging travel by

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nonauto means. In addition, neighbors of all ages and abilities need to be able to safely and comfortably access and cross South Lamar by foot or bicycle, and access destinations in the most direct route as is practical.

The feedback was well-received, and before the end of the year, the City will be issuing a Request for Qualifications from firms interested in this project. Qualified firms will have experience with the NACTO Urban Bikeway Design Guide, complete streets design, and Multi-modal Level of Service traffic analysis. The project will even include a Health Impact Assessment, which quantifies the potential effects on health and health behaviors and makes recommendations that will enhance public health.

To keep informed on issues of walking, bus riding, and cycling in the Zilker area, find WaBuCy on Facebook, or e-mail wabucy@gmail.com.

**Leashes for Little Zilker**

*A friendly reminder for dog lovers:* Please keep your dogs on leashes at Zilker Elementary, especially during school hours. We have children as young as three with autism and Down's syndrome in our early childhood program, and some of them are very afraid of dogs. Our pre-K teacher also reports that dogs occasionally run into the playground area when her four-year-olds are out, and they are also very scared. Dogs should be on a leash at all times, no matter what the age of the children playing on the playground.

*Thanks so much,  
Jacquie Benestante  
PTA President*

**joaquin, his actions speak louder kidcut, \$17**



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# Rain or Shine, Little Zilker Needs All the Friends It Can Get

*Gina Diehl, Heather Way, and Kim McKnight contributed to this report*

OCTOBER'S RAINS washed out more than the last day of the Austin City Limits Festival. Deep gullies were carved out of the decomposed granite trail in Little Zilker, our neighborhood park and school playground next door to Zilker Elementary. Between protecting the park's trees when it doesn't rain and repairing erosion when it does, the Friends of Little Zilker Park (FLZP) can always use another volunteer.

Thanks to the work of those volunteers, the park has seen a rebirth since 2008, when FLZP was formed, with an initial donation from the Rolling Stones concert to ZNA. More than 100 trees (with irrigation) have been planted and regularly mulched. Two new playscapes, benches, trash receptacles, and our wonderful quarter-mile trail are just some of the improvements that the park has seen.

FLZP and ZNA are recruiting new volunteers to carry on the tradition of caring for our neighborhood park. This is a great way to meet neighbors, get to know the school and park community, and improve your own neighborhood. The main role of FLZP is to host two volunteer workdays each year, one in the fall and one in the spring, to mulch trees, plant new trees, and weed some of the beds. The group also takes on bigger projects, like redesigning the concrete ramp on Bluebonnet (which carries much of the trail material into the street during heavy rains) and improving the

soccer field. Funds are available to address projects, but we must be able to coordinate with the Parks Department and use the funds effectively. The commitment is around 2-4 hours a month, in addition to the two workdays. Some volunteers put in more hours and some less.

Please e-mail Gina ([littlezilker@gmail.com](mailto:littlezilker@gmail.com)) or Heather ([heatherway.austin@gmail.com](mailto:heatherway.austin@gmail.com)) to volunteer or for more information.

## Festival Feedback Loop: ACL and Trail of Lights *by David King*

A SIGNIFICANT INCREASE in police presence and parking enforcement reduced traffic and parking issues during the Austin City Limits Music Festival, which was expanded to two weekends this year. Loud music and trash along Barton Springs Road during the first weekend were quickly addressed by C3, the festival producer.

C3 provided ZNA with 20 wristbands, which were sold to neighborhood residents, generating more than \$2,000 for the ZNA Holiday Families (see page 8) and school arts programs. Thank you for supporting the Zilker neighborhood!

To provide feedback about the festival, please send comments to [sdking9999@yahoo.com](mailto:sdking9999@yahoo.com).

### But wait, there's more

THE TRAIL OF LIGHTS will run December 8-22

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this year at Zilker Park. A special preview will be held for neighbors near Zilker Park on December 6, and there will be a 5K run at 6:30 pm on December 7.

Parking at Zilker Park will be limited to 900 vehicles each night, which must have permits purchased online in advance. Parking permits will not be available at Zilker Park, and vehicles without permits will not be allowed to park. Shuttles will be available at Highland Mall, Republic Square, and Kreig Field beginning at 6 pm.

Parking will be regulated in neighborhoods, similar to the routine for the ACL Festival, with police barricades at main entrances to the neighborhood and temporary No-parking zones. Parking and traffic laws will be strictly enforced.

Additional details will be posted to the Zilker Yahoogroup as they become available.

### Meet the new DR

TO DISCUSS CRIME, traffic, and parking issues in the neighborhood, members of ZNA met with Officer Stephen Woytkewicz, the new Austin Police District Representative (DR) for the Zilker area, early in October. DRs help neighbors set up neighborhood watch areas, provide information about crime deterrence strategies, and facilitate access to APD resources.

Officer Woytkewicz has been invited to the ZNA general meeting on Monday, October 28. In the past, he was assigned to the Zilker area for eight years, and he knows the neighborhood well. He will answer questions and discuss crime, traffic, and other issues.

He can be contacted at 512-974-4281.



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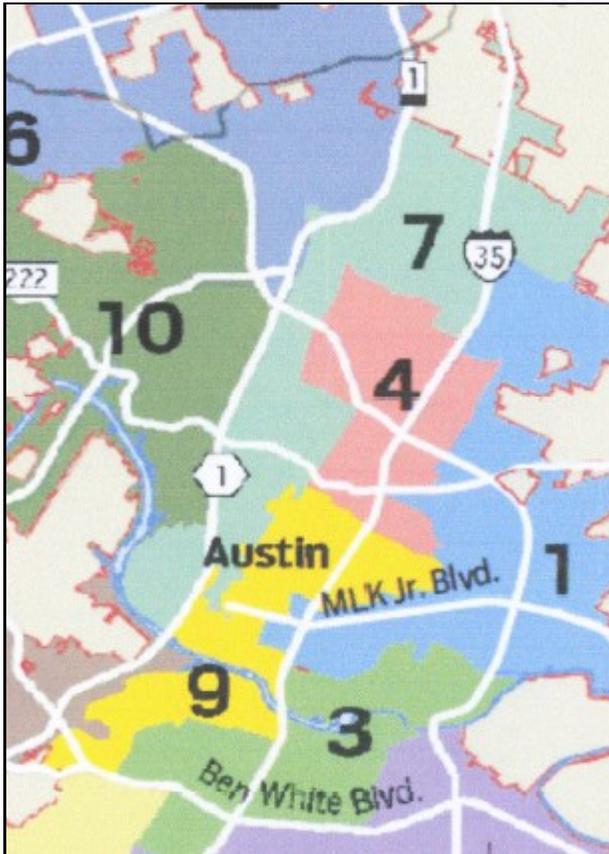
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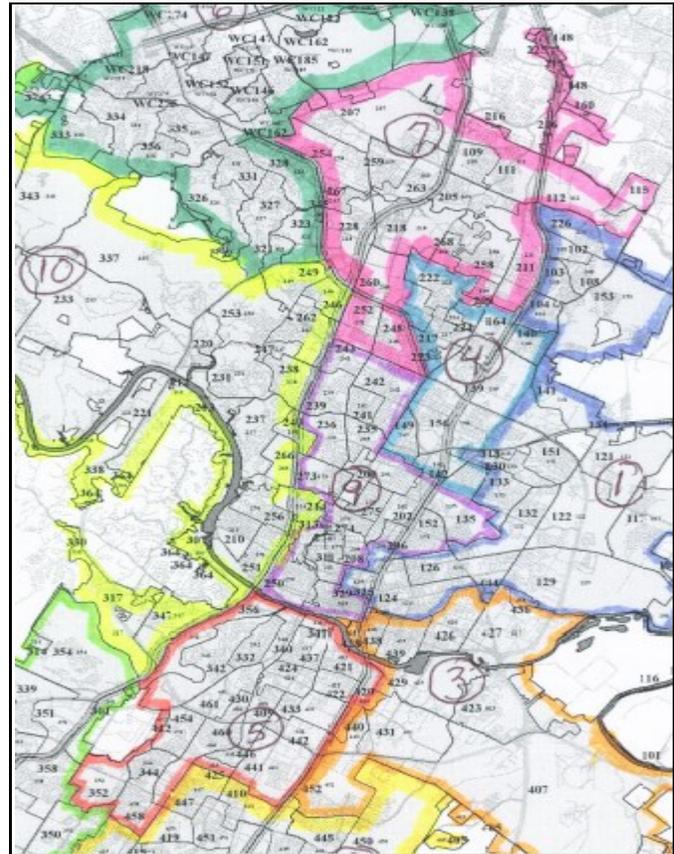
**www.AustinActiveLife.com/ZNEWS**

(Continued from page 1) it's gratifying that a group of citizens has been able to produce a map from scratch in just three months. Just might restore our faith in democracy.

The ICRC's preliminary map, however, has two problem districts. The district that includes ZNA (9) stretches from the Mueller redevelopment project in Central East Austin, through UT and downtown, across the river south to Ben White at MoPac. District 7 starts at Wells Branch near Williamson County and follows MoPac south to Lake Austin, west of MoPac. These districts do not meet the charter's requirements that "The geographic integrity of any local neighborhood, or local community



ICRC preliminary map, September 2013



Alternative map, October 2013

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### Calling All Elves

by Barbara Cossie, ZNA Holiday Families Program Coordinator

THE HOLIDAYS are just around the corner, and for the kids that means wish lists, sweet treats, and a winter break from school. For you and me, it means shopping lists, packed calendars, and working overtime, all the while trying to avoid the dessert table. But somehow we get through it, don't we?

Here in Zilker, since 1999, we have helped dozens of families and hundreds of children celebrate a happier holiday season through the Zilker Holiday Families Program. This year eight families, referred through the school counselor at Zilker Elementary School, will be sponsored by ZNA. You can help by donating gifts, food and household items, gift cards, and money.

Our Zilker elves will be collecting, purchasing, and wrapping the gifts for delivery just before Christmas. If you would like to make a contribution, please e-mail me at [barbara@ywcaAustin.org](mailto:barbara@ywcaAustin.org), mail in the form below, or sign up at the ZNA meeting on October 28. You may write a check in any amount to ZNA, but be sure to put "Holiday Families" in the memo line.

Thank you, Zilker neighbors! You are the best!

Not finished yet: After all these years as Santa's Helper, I need to back out of the responsibilities of heading the Holiday Families Program. If you would like to offer your time and service to this annual event, please contact me. I will certainly continue to be a part of this wonderful project, but I need to slow down a bit. I'm sure Zilker has some fabulous younger elves ready to take the helm.

Think about volunteering for our Holiday Families Program, and e-mail me at [barbara@ywcaAustin.org](mailto:barbara@ywcaAustin.org). We'll talk.

#### ZNA Holiday Families Program Volunteer Sign Up 2013

Yes, I want to help make the holidays happier for Zilker families.

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_

- I would like to purchase a gift from a family's gift list. Please contact me when the lists arrive.
- I would like to become a Zilker elf. Please contact me about wrapping presents.
- I would like to donate money to the ZNA Holiday Families Program.
- I have enclosed a check for \$ \_\_\_\_\_



Please make checks payable to Zilker Neighborhood Association and mail with this form to:

ZNA Holiday Families Program, 1610 Treadwell, Austin, TX 78704

#### BECOME A ZNA MEMBER TODAY

Membership is open to Zilker residents (renters or homeowners) 18 years old or older.

Nonresident property owners are not eligible for membership.

Membership affords you the opportunity to vote on important issues that are addressed at our association quarterly meetings. Please note that voting privileges are activated thirty days after membership dues are received. However, if you were a paid member last year, you can renew your membership anytime this year (prior to and including the general meeting dates) and retain voting privileges.

Annual dues are \$7 per person. Please list each member name and e-mail address below.

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Dues amount: \_\_\_\_\_ Additional contribution: \_\_\_\_\_ Total Enclosed: \_\_\_\_\_

Please make checks payable to Zilker Neighborhood Association and mail with this form to:

ZNA Memberships, 1610 Treadwell, Austin, TX 78704

or bring this form with you to the next ZNA meeting

For ZNA bylaws and other info, visit [zilkerneighborhood.org](http://zilkerneighborhood.org).

## ZNA Election Oct. 28

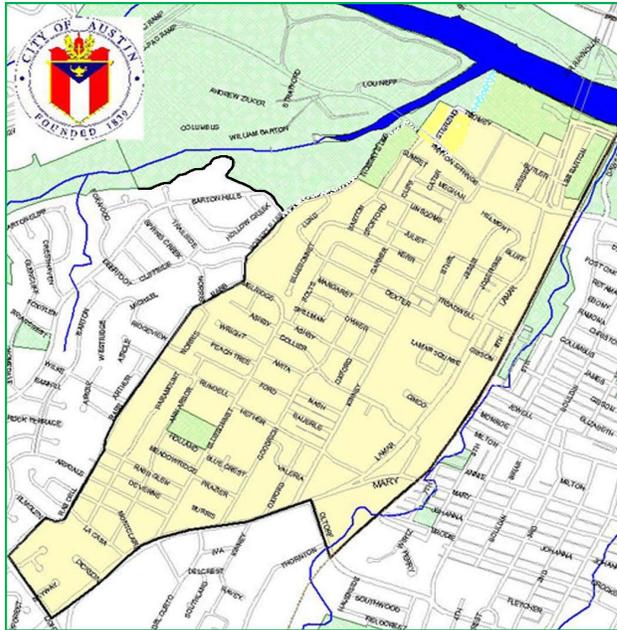
ON OCTOBER 28, the Zilker Neighborhood Association will elect officers to serve from November 1, 2013, through October 2014. ZNA's bylaws allow the executive committee to accept nominations for the eight elected positions up to a week before the fall election meeting, so you have until Monday, October 21, to volunteer to serve or to nominate someone else. Call any of the executive committee members on page 12, or e-mail them through the ZNA Web site, [ZilkerNeighborhood.org](http://ZilkerNeighborhood.org).

The ZNA executive committee is happy to nominate this slate of officers for 2014:

- President:* Gardner Sumner
- First VP:* Richard Gravois
- Second VP:* David King
- Secretary:* Jacob Scheick
- Treasurer:* Natalie N. Gray
- Social Chair:* Tony Giustino
- ANC Delegate:* Elizabeth Yevich
- ZNews Editor:* Lorraine Atherton

### ZNA Membership and Voting Privileges

All ZNA memberships run from Nov. 1 to Oct. 31. To be eligible to vote at the October election or any other ZNA meeting, you must be a member of ZNA for at least 30 days before the date of the vote. If you were a ZNA member in 2012, you may pay your 2013 dues at the Oct. 28 meeting and still be eligible to vote at that meeting. Your 2013 membership, however, will expire three days later, and you will have to renew your dues to retain voting privileges in 2014. For first-time members, dues paid after Sept. 28 will be credited to the membership year beginning Nov. 1.



ZNA boundaries include Zilker Park and Rabb Road on the west and extend to the railroad tracks on the east. The south boundary is Barton Skyway, and the north limit is Lady Bird Lake. Residents on both sides of boundary streets are eligible for membership.

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## The Legacy at Lamar Square

by Stuart Hersh

ON BEHALF OF MARY LEE Foundation and its not-for-profit affiliates, I am pleased to report that the Mary Lee Community has completed The Legacy, at 1342 Lamar Square Drive, a 40-unit affordable apartment development with rents at 30-50% of Austin's median family income.

This much-needed affordable housing would not have been possible without a \$500,000 contribution from Constructive Ventures. This is the largest gift for affordable housing from a private developer that Mary Lee Foundation has ever received in its 50 years of providing housing and support services in South Austin. I believe it may well be the largest gift toward affordable housing from any private developer in Austin's history.

The \$500,000 gift from Constructive Ventures stemmed from a joint effort between the ZNA and Constructive Ventures. Constructive Ventures designated the money from its BartonPlace development, and then in conjunction with ZNA chose the Mary Lee Foundation as the recipient. Perry Lorenz, Larry Warshaw, and their partners provided the money much earlier than originally agreed, allowing construction of The Legacy to begin on January 2, 2013. We received our certification of occupancy on August 16, 2013.

Rents for these new efficiency apartments start at \$350 a month, one bedrooms at \$620, and two bedrooms at \$750. There were 500 inquiries for the 40 available apartments that have been

leased. The Legacy is in alignment with the City goals of long-term affordability (99 years); deep affordability (36 of the 40 apartments for those at or below 30% or 50% of Austin's median family income and the balance for those at 80% MFI); and geographic dispersion.

Five of the apartments have been rented to formerly homeless veterans, continuing Mary Lee Community's and Mary Lee Foundation's efforts to provide Permanent Supportive Housing that was recognized recently by the City of Austin, ECHO, and Austin Travis County Integral Care on July 11, 2013.

Funding from the Austin Housing Finance Corporation, the Federal Home Loan Bank of Dallas, Frost Bank, the Mezzanine Fund, and People Trust was also critical to Mary Lee Community success in completing this SMART Housing development. All of these entities and the City of Austin deserve a big thanks for their steadfast support of affordable housing efforts in Austin.

In addition, Mary Lee Foundation's four-year pursuit of funding for accessible sidewalks for people with disabilities who live, work, or visit Lamar Square Drive has been rewarded in the past month with the City of Austin Public Works Department construction of accessible sidewalks that link all properties on The Square to the bus stops on South Lamar Boulevard.

Thanks to all who helped make all of this possible. Ribbon cutting for The Legacy will be Wednesday, October 23, 2013, at 2 pm.

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(Continued from page 1) sulted in a substantial boost to the Mary Lee project.

In February ZNA supported an application by Goodwill and Foundation Communities for state tax credits to fund a Permanent Supportive Housing project on South Lamar (see ZNews February 2013). At about the same time, neighborhoods to the east negotiated with a private developer to preserve low-income housing at Oak Creek Village. An obscure state rule prevents the state housing agency from awarding funding to projects within two miles of each other, so Oak Creek was funded and Goodwill wasn't. Goodwill can apply again next year.

Most of the large apartment projects under construction on South Lamar have some element of affordability, in response to ZNA's Vertical Mixed Use incentives. In particular, the redevelopment of Lamar Plaza will provide more than 40 housing units at 60% of the median family income.

Clearly, South Central Austin has a great demand for affordable housing and no shortage of worthy projects that need funding. That's why the City Council's recent decisions to cut the Taco PUD's affordability contribution by two-thirds, letting big developers off the hook, are so distressing for ZNA (see ZNews July 2013). We can lose millions of dollars worth of housing like the for-profit projects at Lamar Plaza and nonprofits like Mary Lee. With \$65 million in housing bonds back on the Nov. 5 ballot, can we afford to make up the difference?

At our general meeting on Monday, Oct. 28, we will have an opportunity to hear from Housing Works supporters of the bond proposition. Hope to see you there, and at the polls.

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# **Z** Newsletter of the Zilker Neighborhood **NEWS** Association

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*Distribution:* Open  
*Web site:* Ryan Stryker

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### **2013 Executive Committee of ZNA**

*President:* Gardner Sumner, 468-6200  
*1st VP:* Richard Gravois, 441-3430  
*2nd VP:* Andy Elder, 428-9180  
*Secretary:* Jacob Scheick  
*Treasurer:* Open,  
treasurer@zilkerneighborhood.org  
*Social Chair:* Open  
*ANC Delegate:* Tony Giustino, 925-4821  
*ZNews Editor:* Lorraine Atherton, 447-7681

### **About the Zilker Neighborhood Association**

ZNA holds quarterly meetings, usually the last Monday of February, April, July, and October, at Zilker Elementary School, 1900 Bluebonnet Lane. The Executive Committee meets at 7 PM the first Monday of each month. Watch the Web site for updates.

**Our Purpose:** To improve the quality of life in the neighborhood in matters of land use, environmental protection, public services, consumer protection, preservation of the historic and unique character of the community; to provide support in other matters of neighborhood concern; and to promote and participate in the civic life of the city.

### **Committee Chairs:**

*Holiday Families Program:* Barbara Cossie, 447-4437  
*Membership:* Open, membership@zilkerneighborhood.org  
*Parks and Environment:* Gardner Sumner, 468-6200  
*Sound:* Bill Neale, bneale15@yahoo.com  
*Voter Outreach:* Elizabeth Yevich  
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