

Caring for Our NWACA Community

Support the Murchison Pool Park Project

- Visit the Parks Committee table at the meeting
- Check out the project at www.nwaca.org - **Get Involved** tab
- Help make the area around the pool more usable and sun-safe
- For only \$100, you, too, can have a sign!



Help Prevent Crime using Neighborhood Watch

- Do you know your 5 nearest neighbors?
- If your vehicle is outdoors, is nothing valuable exposed?
- Have you gone through the home security checklist?
- Is your house number visible in case of an emergency?
- 85% of break-ins come through the front door
 - Is your front door vulnerable?
 - Could someone kick in your front door in 3 seconds?

Get involved with Neighborhood Watch

- Visit the Crime and Safety Committee table
- Check out the Resources Library at www.nwaca.org
- Use **Neighborhood Watch** Link in the Get Involved section of www.nwaca.org
- Email nwacainfo@gmail.com



Preventing Wildfire – Be Firewise

- Visit the Wildfire Prevention Committee table
 - Talk with your HOA or your neighbors
 - Start a Firewise Community in your HOA or on your street
 - Sign up for a home wildfire risk assessment
- Use the tips in the monthly NWACA newsletter
- Check out the Resources Library on Wildfire Prevention at www.nwaca.org
- Get information or sign up for a wildfire risk assessment using the **Firewise Request** link in the Get Involved tab at www.nwaca.org
- Work on your Zone 1 – the first 30 feet
 - Trim bushes and hedges away from the house; keep flower beds clear of debris next to the house
 - Be sure wooden fences don't attach to the house near wooden eaves
 - Keep gutters clear of debris and leaves
 - Avoid volatile plants near windows and wooden walls (e.g. rosemary and other oily plants)



Stay in Touch!

- Web site – www.nwaca.org
- Questions about anything – email nwacainfo@gmail.com
- NWACA Mailing list – sign up on the home page at www.nwaca.org
- Join the NWACA Facebook group and pages – search for NWACA on Facebook



**WATERSHED
PROTECTION**

DRAINAGE CHARGE REVISION

- The drainage charge is a utility fee in the “Drainage Service” section of your utility bill.
- It supports the Municipal Drainage Utility, which is primarily the Watershed Protection Department. Its mission is to protect lives, property and the environment by reducing the impacts of flooding, erosion and water pollution. (The impacts of storm water runoff.)
- An ordinance revision that will be considered by the City Council will change the way the fee is calculated, and that will change the amount of the fee for almost all utility customers in Austin.
This ordinance is scheduled for City Council public hearing and possible action, Thursday, May 21, at 4 PM, in the council chambers at City Hall, 301 West Second Street.
- The web page for the drainage charge revision is www.austintexas.gov/drainagecharge. On this web page you will find:
 - Explanations of the drainage charge revisions.
 - Answers to frequently asked questions.
 - The draft ordinance that the City Council will be considering on May 21, 2015.
 - A memo to the City Council, dated April 10, that provides a thorough explanation of the drainage charge revision.
 - A memo to the City Council, dated April 30, that responds to questions and concerns raised during the April 15th meeting of the City Council Public Utilities Committee meeting. An attachment to this memo provides examples for various land uses.
 - A drainage fee estimator that could help you determine what your fee might be next fiscal year based on your knowledge of your lot size and amount of impervious cover.
- The current drainage charge is the same for almost all residential dwellings in Austin: \$9.80 per month, regardless of whether it is a small efficiency apartment or a large mansion. This assumes that all residences have the same impact of 1,763 feet of impervious cover. This standard figure is too high for most apartments and it is low for most houses.
- The only exception is that dwellings in buildings of 7 stories or greater are currently charged only half the standard fee: \$4.90 per month.
- This formed the basis for a court challenge. Last year a district court judgment found that the drainage charge for multi-family dwellings was not equitable and reasonable, not directly related to drainage impacts, and based on dwelling units instead of the property.
- **The drainage charge restructure that is now being proposed is designed to be fair, equitable and reasonable, to be directly related to drainage, to be tied to the property and its relevant characteristics rather than to the number of units on the property, and to be based on sound science.**

- The current drainage charge for non-residential properties is calculated differently from residential properties – it is based on the amount of impervious cover. The number of square feet of impervious cover is multiplied by a base rate to determine the charge. The base rate is expected to be close to 6 cents/sq. ft./year, or \$0.005 (1/2 cent)/sq. ft./month.
- The amount of impervious area is a well-accepted measure of the impact a property has on storm water runoff.
- Studies also show that the percentage of impervious area has an independent impact on storm water runoff as well. Decades of local studies confirm this, and provide an equation that relates the percentage of impervious area to runoff impacts.
- Incorporating this critical parameter will allow us to refine the charge. The drainage charge will be determined first by the amount of impervious area on each property, then it will be adjusted up or down according to the percentage of impervious area.
- The adjustment factor is pegged to the weighted average percentage of impervious area for all billable property city-wide, which has most recently been estimated to be 52.9%.
- This method of calculating the fee will apply to all billable properties, regardless of land use.
- Billing of single-family residential properties will be similar to the way it is now, but the drainage charge will vary according to the amount and percentage of impervious area.
- The charge for duplexes, triplexes and fourplexes will be calculated for the total property, then split evenly among the units.
- The charge for properties containing apartments and condominiums will be calculated for the total property, and not by dwelling unit. The tenants, however, may not see the charge on their City utility bill. It will more likely be charged directly to the property owner or to the home owners association. This would also be true for multi-tenant commercial properties.
- Provisions will be retained for reducing the drainage charge based on need (Customer Assistance Program)
- The 20% discount for registered, well-maintained commercial storm water detention ponds will be discontinued.
- Potential impacts of the charge by customer category:
 - Because so few multi-family dwellings are associated with 1,763 square feet of impervious area, the charge will tend to decrease for this broad class of customers.
 - Single-family dwellings tend have a greater impact than 1,763 square feet of impervious area, but also have lower than average percentage of coverage (adjustment factor). An estimated 58% of single-family accounts will probably see an increase in the charge.
 - Non-residential properties have been charged based on amount of impervious area, but in the future the adjustment factor will apply. The charge should increase as impervious percentages exceed 52.9%.

Contact Information

Email: drainagecharge@austintexas.gov

Drainage charge information line: (512) 974-1328

Revised 5-7-15

Where We Are

Coyote sightings near greenbelts in Travis County are increasing as the adaptable animals discover that an urban environment provides many sources of food.

Coyotes have adjusted to the human population expansion of Travis County, and have already dispersed into the developed urban landscape where they tend to thrive.

As humans expand their living areas and coyotes expand their range, contact is inevitable.

This brochure provides information about what you can do to stay safe, help avoid coyote-human/pet conflicts and work with agencies to address the problems associated with urban coyotes.

While the coyote problem isn't going away, it can be managed and mitigated.



More Information

- Call 3-1-1
- Web Resources

USDA Pamphlet –
Coyotes in Towns and Suburbs
<http://go.usa.gov/Dzyj>

Texas Agrilife Extension's
Coyote Resources
<http://goo.gl/SaAVeQ>

Request an educational program
for your community: (512) 854-2994.



LIVING WITH
**URBAN
COYOTES**
IN AUSTIN/TRAVIS COUNTY

What to do, who to call

Abundant Food

Coyotes have succeeded in the urban environment largely because of their varied behavior and diet. Urban coyotes have access to rodents, rabbits, fruit, insects, carrion, household garbage, compost piles, pets, pet food, and water from ponds and landscape irrigation runoff.

Lush home landscapes and greenbelts within urban areas attract food for coyotes and give coyotes space to move around. Coyotes will also prey on domestic livestock and poultry, deer and other urban wildlife.

Some people intentionally, or in many cases unintentionally, feed coyotes.

No Fear

The most serious problem with the urbanization of coyotes is that they adapt to being around people. As they lose their fear, coyotes become bolder in approaching people and may put themselves in hazardous situations they would normally avoid.

Coyotes are active mainly during the nighttime, but they can be moving at any time during the day. Most sightings of coyotes occur during the hours close to sunrise and sunset.

The abundance of food regulates coyote numbers, reproduction, survival, dispersal and territories. In the wild, coyotes generally have home ranges of 3 to 16 square miles. But in suburban areas, where resources are plentiful, coyotes may need only 1/4 to 1/2 square mile. This can lead to large coyote populations, increasing the chance of contact with humans.

Do's and Don'ts for Residents

1.
Do not feed coyotes or other wildlife.
2.
Eliminate sources of water.
3.
Position bird feeders so that coyotes can't get the feed.
4.
Do not discard edible garbage where coyotes can get to it.
5.
Secure garbage containers and eliminate garbage odors.
6.
Feed pets indoors whenever possible. Pick up any leftovers if feeding outdoors. Store pet food where it is inaccessible to wildlife.
7.
Trim and clean, near ground level, any shrubbery that provides hiding cover for coyotes or prey.
8.
Don't leave children unattended.
9.
Don't allow pets to run free. Keep them safely confined and provide secure nighttime housing for them. Walk your dog on a leash and accompany your pet outside, especially at night.
10.
Discourage coyotes from frequenting your area. If you start seeing coyotes around your home or property, chase them away by shouting, making loud noises or throwing rocks.

If You See a Coyote

To report coyote sightings, especially aggressive behavior toward people or pets, call 3-1-1. The information gathered through 3-1-1 will be relayed to Texas Wildlife Services for response/follow-up.

Call 9-1-1 to report a coyote attack on a human.

Government Action

Travis County and Texas Wildlife Services, a Department of the Texas A&M Agrilife Extension Service, have partnered to address the coyote problem in Travis County. The City of Austin participates in this partnership.

Under the agreement, Texas Wildlife Services will provide technical assistance and direct control. Technical assistance involves assisting the public by providing advice, recommendations, information, educational material, and educational programs.

Direct control will involve removal of coyotes that exhibit aggressive behavior toward people or pets, and pose a risk to human health and safety.



NWACA Board and Ad Hoc Committee Talking Points About the PUD

5/15/2015

1. The Northwest Austin Civic Association (NWACA) Board is an elected volunteer board made up of your neighbors who live throughout the community. Board members work on behalf of all of our neighbors in many areas, including the 4th of July Parade, Murchison Pool Project, wildfire prevention, oak wilt prevention, and transportation Issues, to name a few.
2. The Ad Hoc Committee is made up of a diverse group of existing and prior NWACA board members who are willing to meet more frequently than the full Board. The Ad Hoc Committee has already put in hundreds of hours on this issue, in addition to their other NWACA related services for our community. The Ad Hoc Committee reports to and takes express direction from the full NWACA Board.
3. The mission of NWACA is to preserve, promote, and enhance the exceptional and unique character of our neighborhood. Thus NWACA will continue to oppose any redevelopment efforts that fail to meet these requirements.
4. Based on the NWACA neighborhood survey in September 2014, the NWACA Board voted unanimously to oppose the Austin Oaks PUD (AO PUD) application in a NWACA Board Resolution.
5. Since June 2014, NWACA [has](#)
 - surveyed the community three times (at the August 2014 community meeting, in September 2014, and in March 2015)
 - communicated the Board Resolution and survey results to Council Member Gallo, the other council members, the developer, the City staff and the Zoning and Platting Commission (ZAP)
 - met with City staff and maintained contact, to monitor the status of the PUD application and to register NWACA's opposition.
 - met with two ZAP Commissioners individually to communicate the community's opposition to the PUD application.
 - has spoken at one of the ZAP Commission meetings to publicly state our community's opposition to the PUD application.
 - has offered to meet with each of the ZAP Commissioners to answer any questions that they might have.
 - was successful in having ZAP impose status update deadlines on the staff and the developer.
 - has attended most of the ZAP meetings in which AO PUD was on the agenda in order to monitor the status.
6. At their requests, NWACA and other neighborhood associations have met with Council Member Gallo, City staff, Zoning Commissioner McDaniel, and the developer. NWACA has also met with Zoning Commissioner Goodman. NWACA has reiterated the survey results and the community's opposition to the PUD at every meeting it has been invited to, and will continue to do so.
7. Council Member Sheri Gallo has clearly communicated her desire that NWACA meet with the developer and seek resolution, and to work to educate the community on PUDs. NWACA respectfully requests that Council Member Gallo establish a community dialog and bring the [City](#) experts to get our community's many questions answered regarding redevelopment of the AO property.
8. NWACA urges the developer to follow the collaborative and inclusive model of community engagement and input used successfully by other developers of properties in other parts of Austin.

Austin Oaks Planned Unit Development

NWACA Comparison to Existing Development – 5/5/15

Aspect	Existing Development	December 2014 Proposal	April 30 Update
Building Heights	12 of them; 8 are 2-story, 4 are 3-story; Mix of LO, LR (max 40') and GR (max 6')	7, at heights of A=60', B=60', C=200', D=200', E=115', F=145', G=60'	7, at heights of A=80' (7-level garage), B=120' (8 level office), C=100' (10 level garage), D=120' (8 level office), E=120' (8 level office and 5 level garage), F=90' (8 level garage), G=60' (residential)
Building Density	446,091 square feet (sf)	1.42M sf	910,000 sf office, 70,000 sf retail/restaurant, 299,100 residential – total 1.279M sf
Impervious Cover	66%	65%	50%
FAR	1:1 and 1:0:7	1:1.2	1:1
Traffic – avg./day	About 4,000 trips	About 20,000 trips	TIA pending
Multifamily Housing	None; hence no impact on schools	300 Units Max; AISD formulas estimate 70-120 additional school children	277 units Max; mixture of units (detail coming)
Retail	none	Minimum of 60,000 sf Restaurants out of 90,000 sf of retail	Max. 70,000 sf Retail, min 50,000 sf restaurants
Trees	Survey shows 746 surveyed, 72 are heritage (> 24"); 98 protected (>19")	Initial plans removed 9 heritage; 44 protected trees (45%)	750 trees, removed 9 heritage, 50% of protected; asking City Arborist about possible relocation of heritage trees
Parkland Onsite		2+ acre park plus a trail system	Minimum 4 acres for park, plus a trail system
Parkland Offsite		Doss Improvements; contribution of \$150K	Doss Improvements; contribution of \$150K
Pedestrian Safety Improvements		Financial assistance with selected school crossings along Far West	Financial assistance with selected school crossings along Far West of \$150K
Financial Assistance		Approximately \$9,000,000 (Projected value of Austin Oaks School Assistance Trust by the year 2032)	Approximately \$9,000,000 (Projected value of Austin Oaks Trust by the year 2032) to be used for transportation / other key items
Public Meeting Space	No	Yes	Yes, 500 sf
Rent-free space	No	Yes	1500 sf for Austin Fire Dept. Wildfire Division
Traffic Improvements		Approx. \$1M in TIA; additional funding assistance in range of \$400K	Approx. \$1M in TIA; additional potential funding assistance from \$9M Trust Fund; \$25K to Cap Metro for construction of bus stops in the project area; \$25k for striping of bicycle lanes to City

Austin Oaks Planned Unit Development

NWACA Comparison to Existing Development – 5/5/15

Water Quality	Built before City had strict water quality treatment requirements	Exceed City requirements for water quality treatment	Environmental Resource Inventory (from 2013 property purchase) identifies 4 CEFs, one is rim rock; others wetlands along flood plain; exceed City requirements for water quality treatment
Archeological concerns	May be two archeological sites on the property, based on Mopac survey		Environmental Resource Inventory has 1995 “historical photo” - no earlier info
Tier 1 and 2 Requirements for PUDs	NA	Not updated in December; July 2014 document is at www.nwaca.org	Updated; see document online at www.nwaca.org
Missing information for City Staff	NA	10/3/14 City Staff Report– Environmental Assessment with CEF markings, Educational Impact Statement, Tree Survey	Submitted Environment docs, Tree Survey; yet to meet with AISD regarding Educational Impact, pending completion of residential housing detail
Imagine Austin Plan concerns	Property is office space that fitting well in the landscape and neighborhood	Proposed PUD is like Regional Center in Imagine Austin. This intersection is planned as a Neighborhood Center.	To be determined; comments made throughout documentation regarding aspects of this
Endangered Species	Springs on property may harbor protected species	Not addressed	Not addressed