

Re: SPC-2023-0432C

[REDACTED]
Mon 9/16/2024 1:07 PM

To: Greenfield, Meg <Meg.Greenfield@austintexas.gov>
[REDACTED]

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Meg, We want the pool rebuilt, and I'm concerned about an independent assessment of the engineering, having seen omissions in the report that is in Background. The ZAP hearing is a way to get my concerns in official record. The commission can address the PARD and Engineer. During the Shoal Creek Trail, the geology of the creek bank was well known and included with neighborhood comments to PARD, but the contract to construct didn't include any conditional concerns, just a "Build a walkway here" statement of work. So, there never was, at contract level, a way to avoid cutting into the toe of the hillside. Last I heard, the cost of the collapse is over \$20 million. Maybe the pool can go better.

See you all tomorrow evening. I'm registered.

Joseph Reynolds
2611 West 49th St
Austin, Texas 78731
[REDACTED]
512-454-8880(h)
512-297-4841(c)

On Sep 16, 2024, at 12:21 PM, Greenfield, Meg <Meg.Greenfield@austintexas.gov> wrote:

Hi Joseph,
Thanks for reaching out. There is no else signed up to speak on this item so therefore it is currently on the consent agenda. So if you attend there won't be any discussion of the project. If you would like to have some discussion of the project you can sign up to speak here: <https://forms.office.com/g/90fSJ07xY9>

I'm happy to send you the most recent set of plans. Tomorrow's meeting is to approve a conditional use permit for the project. Please note this is not the final project approval-- they still need to clear all the comments from all reviewers. The conditional use permit is required because of LDC 25-2-625 (link below) that requires projects with P zoning and site area over an acre to go to commission. Let me know if you have additional questions.
Thanks,

https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-

2ZO_SUBCHAPTER_CUSDERE_ART3ADRECEDI_DIV4SPPUDI_S25-2-625PUPDIRE

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PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: DSD Visitor Log.

Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: City of Austin Ordinance 2016-0922-005 | City Clerk's website | City Clerk's FAQ's

-----Original Message-----

From: [REDACTED]
Sent: Saturday, September 14, 2024 9:21 AM
To: Greenfield, Meg <Meg.Greenfield@austintexas.gov>
[REDACTED]
Subject: SPC-2023-0432C

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Meg, I'm on the Allandale Zoning Committee, and I'll be attending the ZAP Hearing Tuesday Sept.17

Please designate me as an Interested Party so I can closely follow activity. I plan to make Public Information Request for plans, design material, engineering studies, etc. My wife and I have done surface and subsurface water flow mapping of the park. I was on the ANA Board for the 1981 Flood and am familiar with the Park being included in detention of flood water.

Thank You.

Joseph Reynolds
2611 West 49th St
Austin, Texas 78731

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Zoning & Platting Hearing re: NWPool #SPC-2023-0432C.

Mon 9/16/2024 4:35 PM

To: Greenfield, Meg <Meg.Greenfield@austintexas.gov>

3 attachments (6 MB)

ZoningNotice_NWPool_SitePlan.pdf; NW Park document_68AA65AE-9670-7A27-D4518883C5B3FB6F.pdf; NWPark_Water Resources Map.pdf;

External Email - Exercise Caution

Meg,

Thank you for your assistance today. Comments that I will offer at the 9/17/24 Z&P hearing follow below. Documents attached for reference include: Zoning Notice; Zoning & Platting Site Plan Review Sheet; NWPark Water Resources, from Sheffield Northwest Park Vision Plan. I appreciate you sharing this information with Commission staff and Commissioners.

Mary Fero

To members of the Zoning and Platting Commission:

I recently received notice of this 9/17/24 hearing as a property owner located within 500 feet of the Northwest Pool Renovation project / Case Number: SPC-2023-0432C. I also served as Parks committee chair for the Allandale Neighborhood Association for several years, so am familiar with this project. After reading the Z&P Review Sheet for this hearing, I need to raise several concerns.

First, as a matter of housekeeping .. Page 1 of the Site Plan Review Sheet, Proposed Development states: "Development **of located** on a portion ... "

There is an omission in the description of the proposed **Development of** ... [what] located on a portion of Beverly S. Sheffield Northwest District Park.

Further concerns relate to details included in the Engineer's Summary Letter.

1 - The first paragraph of the Engineer's Summary Letter includes a description of park boundaries that states "The subject property is bounded by residential properties off Greenlawn Pkwy to the north, Ellise Ave to the east and Shoal Creek to the west."

This statement is correct; however, the boundary description omits mention of residential properties on several adjacent streets, including:

Ardath St and Albata Ave to the east

Pegram Ave and Vine St that directly abut the park to the south and southeast, and

N Park Dr at the far southwestern tip of the park.

(Also note Ardath is mis-spelled on the map on p.6: Sheet Number C004/ Sheet Title: Existing Conditions.)

2 - The second paragraph of the Letter includes the statement: "**There are no wetlands or City of Austin identified critical environmental features located onsite.**"

That statement is false, according to previous COA documentation.

The attached document depicting Water Resources at the park can be found in the Final Report of the Beverly S. Sheffield Northwest District Park Vision Plan (adopted 2/2022), Attachment A, Figure 3, Water Resources, on page 33. It clearly designates an extensive area of wetlands in the park, and further denotes virtually the entire park as existing within a COA Critical Water Quality Zone.

<https://www.austintexas.gov/sheffieldNWpark>

This statement should be corrected to ensure that any concerns related to these wetlands, existing efforts to restore them, and other water quality issues are properly addressed in the project's engineering, planning and implementation and also to avoid incorrect references to the existence of wetlands in the park in the future.

3 - Page 7, Sheet Number 400 / Sheet Title Civil Site Plan

The plans propose a new mechanical shelter adjacent to the existing pump house as well as additional pavement for service vehicle roadway and ADA sidewalk extension. There are also recent plans for a new temporary drain line that will extend from the women's dressing room toward the larger wastewater line in the playground area.

All of that construction is the vicinity of an existing drain that extends from the pump house to the pond. Unless I've missed it, that pool release drain pipe is not evident on Sheet Number 400.

Pool water has drained into the pond through this pipe since the pool was built. More recently, it was documented that an estimated 500,000 gallons/year of ground water accumulates in the pump house and also is released into the pond. Although pool water will be released to city drains in the new design, we have been assured that the ground water would continue to be directed to the pond.

It is essential that all city departments, consultants and contractors working in this area have a clear understanding of the importance of maintaining this line. All necessary steps should be taken to avoid any potential impact from excavation and surface preparation for new water lines and the planned concrete service drive and sidewalk extension. Neighbors and friends of the park and the many people who participated in the park's Vision Plan process have expressed extensive and strong support for the existing pond. A guaranteed commitment that the proposed plan continues to ensure the flow of ground water to the pond is critical for maintaining its water supply needs.

I trust that you will convey this information to all appropriate parties and take steps needed to address these concerns.

The only other comment I would offer is that it seems a noteworthy omission that people who signed up for notifications for pool project updates have not been informed about the various developments occurring during this zoning process. There is undoubtedly a tremendous amount of additional information that has been posted; I have addressed only the details included in the Zoning hearing review sheet.

Northwest Pool - now Sheffield Northwest Pool - has been a hugely popular city amenity since it opened in 1956, and we are grateful to have it in our neighborhood near the center of the city. As neighbors, park and pool lovers, and taxpayers, we support the city and its efforts to restore, improve and continue to provide this well loved feature for the enjoyment of Austin residents.

Thank you for your efforts to provide a safe and updated structure that respects the legacy of this pool and honors the natural setting of its surrounding parkland.

Mary Fero / District 7 / 2713 Pegram Ave Austin 78757 / 512-922-8947

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