

# April Meeting

**When:** 7:00 pm  
Monday, Apr. 1, 2019

**Where:** Griffin School  
5001 Evans Avenue

*Note: HPNA meetings usually take place on the first Monday of each month..*

## HPNA General Meeting Agenda for April

- ❖ Welcome
- ❖ Typical Wildlife in Central Austin, What to Do and Not to Do when You Encounter Them in the Neighborhood: Presentation by Officers Emery Sadkin and Sarah Whitson of the City of Austin Animal Protection
- ❖ Winters North Campus Development and 46th Street Improvements: Q&A by the Active Transportation and Street Design Team
- ❖ Hope Food Pantry Austin: Presentation by Stephanie Humphreys, Executive Director
- ❖ Announcements

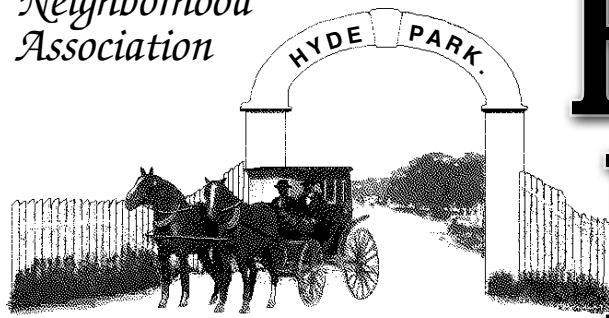
## Red River Realignment

Many north central Austinites were surprised to learn earlier this month that the City of Austin is negotiating with the University of Texas system over a radical redesign for Red River Street that will have a big impact on residents. The *Austin Chronicle* reported on March 1 that the two are coordinating an effort to realign and rebuild about twenty blocks of the thoroughfare, significantly disrupting commutes in the area during construction and posing significant threats – and opportunities – for area connectivity after it is finished.

The plan is to make the road look the way it did before the early 1970s, when it was moved to make way for the LBJ Library, Frank Erwin Center, Brackenridge Hospital, and a variety of other UT sports and parking facilities. The project

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*The Hyde Park  
Neighborhood  
Association*



# Pecan Press

April 2019 • National Register District Neighborhood • Vol. 45, No. 04

## A Park in Fact as Well as in Name?

About a year and a half ago, at a monthly HPNA meeting, neighbor Sharon Lawrence proposed turning the stretch of Avenue G between Shipe Park and the Ney Museum into a public space. With the approval of the general membership, a “Paseo Committee” was formed to explore various possibilities. After several encouraging meetings with public officials, the proposal was dropped when vocal opposition developed among some of the neighbors.

However, unknown to the neighborhood, the planning at the city’s Transportation and Land Use Department continued on. The department’s initial recommendation, released in early March, goes far beyond the concept explored by the Paseo Committee and proposes to close all of the lettered north-south avenues in lower Hyde Park, routing vehicular traffic through substantially widened and improved alleys.

The idea is new but not unique. Three other small, upscale communities have undergone similar transformations: Carmel Palisades in California, Grosse Pointe Estates outside of Detroit, Michigan, and Turtle Cove in Dallas. The overwhelmingly positive response of those communities, despite bitter initial opposition, convinced Austin officials to proceed with the project.

Heading the Transportation & Land Use planning team was Ed Reisenweber. A graduate of Stanford’s Regional Planning program, Reisenweber said the idea was the brainstorm of Stanford’s legendary regional planner Akiro Tanaka, who came up with the idea after viewing the impressionistic 1982 environmental documentary, *Koyaanisqatsi*. “We all watched the film together,” said Reisenweber. “Tanaka was just blown away. He said he suddenly realized that automobiles and transportation corridors are utilities, just like sewer and water lines. They are absolutely essential, but social interaction and neighborhood aesthetics are best served by keeping them out of view.”

As currently envisioned, alleys would be widened 8 feet on either side and paved. Those between Guadalupe and Avenue A, Avenues B and C, Speedway and Avenue F, and Avenues G and H would run one way north. The other alleys would run one way south. Speedway would remain open to two-way traffic as would all the numbered side streets.

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# From the Desk of the Co-Presidents



During our brief tenure as co-Presidents, we have been increasingly disturbed by the false dichotomy between preservation and growth. In the press, in public discourse, and in other forums, neighborhood associations are often placed solely in the camp of preservation and contrasted, often negatively, with urban-growth organizations, which are depicted as caring about issues of affordability, public transportation, and climate change.

In our experience, members and leaders of the HPNA care deeply about all of these issues. Take, for example, our efforts to include affordable housing in the recent development projects in and around the neighborhood, our support of increased bus routes and enhanced public transportation including light rail, and our advocacy for sidewalks and improved walkability.

We believe that preservation and growth are not mutually exclusive, as is evident in the neighborhood. Development is ongoing in Hyde Park, including renovations, new homes, and second dwelling units. Further, many of these improvements are taking place to build or improve two units on one lot. This counters the narrative that all of Hyde Park's

current zoning, including all SF-3 properties, prohibits two units and that the neighborhood is hostile to additional units being built. While the current zoning overlays seem to be working well to allow changes and new development that maintains the character of the neighborhood, we are interested in comments regarding neighbors' experiences with their own projects as well as reactions to new development.

Smart growth, however, also means protecting what makes Austin unique and desirable for residents and tourists alike, including historic areas, buildings, and homes. In addition to the Elisabet Ney Museum and the Fire Station, Hyde Park has over forty-two structures that are designated historic by the City of Austin. Many of these have also been designated National Register Historic Properties and Texas Historic Landmarks. Preservation of these treasures as well as the beautiful heritage trees that line our streets is important for residents, businesses, and visitors alike. Recent bills filed at the Capitol this legislative session (HB 2496 and SB 1488) would change how sites can receive historic designation; we urge interested neighbors to review these bills and consider the impact on Hyde Park and the city as a whole.

These issues – preservation, growth, development, density – will figure greatly in the upcoming debate on Austin's next land development code. At our last meeting, HPNA members approved a letter to city elected officials and staff requesting participation in the LDC process. We will continue to work with members and neighbors to articulate what's important to our community, advocate for these items, and work to find

consensus both within Hyde Park and more broadly. In the upcoming weeks, we will seek your input; but as always, we welcome you to reach out to us with questions, suggestions, comments, and concerns about this and anything on your mind.

– Betsy Clubine & Sarah Cook,  
HPNA Co-Presidents

## Hyde Park Neighborhood Association

P. O. Box 49427 • Austin, TX 78765  
[www.austinhdepark.org](http://www.austinhdepark.org)

– HPNA Officers & Steering Committee –

### Co-Presidents

• Betsy Clubine.....betsyclubine@gmail.com  
• Sarah Cook.....cooksicle@gmail.com

### Vice President

• Paula Rhodes

Co-Secretary • Susan Marshall.....pro47f@att.com

Acting Co-Secretary • Bonnie Neel.....bonnie.neel@georgetownmtg.com

Co-Treasurers • PO Box 49427, Austin, TX 78765

• Susanna Walker.....suzwalkercpa@gmail.com  
• Lorre Weidlich.....lweidlich@grandecom.net

### Additional Steering Committee Members:

Joan Burnham • Margo Carrico • Artie Gold • Lisa Harris • Kevin Heyburn • Dorothy Richter • Charlie Sawtelle • Phil Seibert

– HPNA Committees & Task Forces –

Austin Independent School District • vacant

Alley Coordinator • Carol Burton, sky2wash@austin.rr.com

ASH (joint HPNA-CT committee) • John Williams, jawilli@grandecom.net

Austin Neighborhoods Council Rep. • Lorre Weidlich, lweidlich@grandecom.net

Church-Neighborhood Liaison • Kevin Heyburn, kmheyburn@gmail.com

Crime & Safety • Carol Welder, cjwelder@msn.com  
• Kristen Remeza, kremeza@yahoo.com

Development Review • David Conner, daypaycon@yahoo.com

Finance • David Conner, daypaycon@yahoo.com

Flooding • Kevin Heyburn, kmheyburn@gmail.com

Graffiti Patrol • Lisa Harris, ljharris@yahoo.com

Historic Preservation • Joan Burnham, jgiburnham@gmail.com

Homes Tour • Ellie Hanlon, ellie.hanlon@gmail.com

• Dave Bowen, Davidbowen@hotmail.com

Membership • Sharon Brown, donsharon4213@sbcglobal.net

• Karen Saadeh, kdmatthis@gmail.com

Outreach and Communications • vacant

Neighborhood Planning • Karen McGraw, mcgrawka@earthlink.net

Nominating • John Williams, jawilli@grandecom.net

Parks & Public Space • Mark Fishman, mlfishman@gmail.com

Social Events Coordinator • Sarah Cook, cooksicle@gmail.com

Social Media Coordinator • Ellie Hanlon, ellie.hanlon@gmail.com

Tree Preservation • John Walewski, jwalewski@civil.tamu.edu

Website • Graham Kunze, grahamkunze@gmail.com

## Pecan Press

The *Pecan Press* is published monthly by the Hyde Park Neighborhood Association in Austin, Texas. Advertising deadline: 15th of the month preceding publication.

Editorial deadline: 10th of the month preceding publication.

### Editor

Lorre Weidlich lweidlich@grandecom.net

### Poetry Editor

Charlotte Herzele herzele@gmail.com

### Photo Editor

Lizzie Chen

### Puzzle Editor

Steve Bratteng

### Kid's Corner

Tony Barnes tbarnes@sasaustin.org

### Production Manager & Advertising Director

Robert M. Farr, 731-0617, rudeboy.robbo@gmail.com

### Payments for Ads

HPNA, P.O. Box 49427, Austin, TX 78765

### Distribution Coordinator

Rimas Remeza, 4105 Ave. F, 371-3158, rimasx@yahoo.com

### Area Coordinators

N of 45th/W of Duval

• Rosa Maria Lopez Reed ..... elsalvadorchrist@yahoo.com

N of 45th/E of Duval

• Jay Gerard & Carrie Laughlin ..... 371-1546

S of 45th/W of Speedway

• Betsy Clubine.....betsyclubine@gmail.com

S of 45th/E of Speedway

• Martha Campbell..... 452-2815

## Austin Police Department Hyde Park Liaison

Lawrence McIntosh III, #8416, Region 1 Patrol, B8005.....  
737-228-8350 (work)..... lawrence.mcintosh2@austintexas.gov

512-802-4922 (pager)

Natalia Lee, Auto Theft Division.....

512-974-1346..... natalia.lee@austintexas.gov



# Setting The Record Straight: Hyde Park's NCCDs

*Editor's Note: At a meeting on February 25, the Hyde Park Neighborhood Plan Contact Team adopted a document to circulate to the city and the media to educate them about the Hyde Park and North Hyde Park NCCDs. Below, the Pecan Press reprints the executive summary from that document. For the complete document, contact the editor.*

## Prepared by the Hyde Park Neighborhood Plan Contact Team, February 2019

In recent years, Hyde Park's Neighborhood Conservation Combining Districts (NCCDs) have come under attack, often by those unfamiliar with the actual contents and effects of these ordinances.

In fact, Hyde Park's NCCDs have proven to be highly effective zoning tools, sustaining and encouraging density, maintaining a diverse mix of housing types including "missing middle" and multifamily, providing commercial uses to foster walkability, and promoting greater affordability than is found in most of Central Austin.

Under its NCCDs, Hyde Park

- Is among the highest density neighborhoods in Austin (9,416 people per square mile compared to 3,769 per square mile citywide) with plentiful capacity for further buildout;
- Offers median rental prices lower than the Austin average in a neighborhood that is 75 percent renters;
- Maintains a diverse mix of housing types including duplexes; quadplexes; garage apartments; ADUs; condos; single-family homes in a variety of sizes; and over 45 apartment complexes, many of which provide roughly 30 to 60+ units per acre;
- Has been recognized by Opticos for its extensive array of "missing middle" housing;
- Allows ample opportunities for both new development and redevelopment of commercial and residential uses;

- Provides for intensive development on the Guadalupe Corridor, in some cases exceeding that proposed by CodeNEXT;
- Ensures that commercial uses are preserved on the ground level on Guadalupe to promote walkability to services;
- Conforms with Fair Housing Act precedents for zoning and housing policies;
- Provides a complete community as called for by the Imagine Austin Comprehensive Plan.

This report provides detailed information about the Hyde Park NCCDs, but we also encourage you to visit Hyde Park. We believe a quick tour will assure you that these NCCDs promote density, affordability and a wide variety of housing and commercial uses, while providing ample flexibility for future changes as Austin continues to grow.

## Monthly Calendar

### April

- 1 — HPNA Meeting
- 4 — DRC Meeting
- 6 — First Saturday Landscape Learning at the Ney
- 8 — Steering Committee Meeting
- 12 — Recycling Pickup
- 13 — Ney Day at the Ney Museum
- 22 — Hyde Park Contact Team Meeting
- 26 — Recycling Pickup
- 27 — Preservation Austin Homes Tour

### Membership Information

- Membership in HPNA is open to all residents 18 years or older residing within the boundaries of Hyde Park or within 300 feet of its boundaries.
- All memberships expire on September 30th of each year.
- New members and members who lapse in dues for over six months are eligible to vote at HPNA meetings 30 days after receipt of dues.
- Membership dues can be paid in several ways: By signing up at an HPNA meeting or event, by mailing in the membership form, or by joining online using PayPal. To pay online, go to [www.austinhypark.org](http://www.austinhypark.org) and click on the **Join Now** button. Dues paid online are \$6.

### Submission Information

- Send your articles, letters, and photos by the 10th of each month to Lorre Weidlich at [lweidlich@grandecom.net](mailto:lweidlich@grandecom.net).  
*Opinion articles & letters to the editor must not exceed 500 words.*
- Send your poems to Charlotte Herzele at [herzele@gmail.com](mailto:herzele@gmail.com).  
*All poems, even if written under a pen name, must include a name and contact information for identification and verification purposes.*
- Send your contributions to "Kids Corner" to Tony Barnes at [tbarnes@sasaustin.org](mailto:tbarnes@sasaustin.org).

### Hyde Park Neighborhood Association Membership Form

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Notify me by email of HPNA meetings & events \_\_\_\_\_

Dues per Person     Standard - \$5/yr.     Check  
                            Senior - \$1/yr.         Cash

New Member            Date \_\_\_\_\_  
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## HYDE PARK AREA: YEAR IN REVIEW

	2016	2017	2018
NUMBER OF HOMES SOLD	31	31	31
AVERAGE SALES PRICE	\$623,514	\$595,595	\$689,967
AVERAGE SQ FT	2,079	1,699	1,829
MAX PRICE SOLD	\$1,150,000	\$1,200,000	\$1,250,000
MEDIAN DAYS ON MARKET	9 DAYS	14 DAYS	9 DAYS

All statistics & square footage are from Austin MLS for Single Family Residence taken 01/07/2019 from the Austin MLS. For detailed market information about your home, contact Sam Archer, Broker.



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# Hyde Parker to Bike from Austin to Anchorage to Fight Cancer

It's a long trip from Austin, Texas to Anchorage, Alaska - especially by bike.

But that's how lifelong Hyde Park resident Krista Bangs and 85 other University of Texas students participating in this year's Texas 4000 bike ride to fight cancer have chosen to spend the summer. Student riders will set off from the UT campus on June 1 and arrive in Anchorage on August 9, covering over 4,000 miles in 70 days. Along the way, they'll be engaging and educating communities in the fight against cancer.

The longest annual charity bicycle ride in the world, Texas 4000 was founded in 2004 by UT student and cancer survivor Chris Condit. Over the years, riders have raised more than \$5 million for cancer-related organizations including LIVESTRONG, the

UT Department of Bio-medical Engineering, MD Anderson Cancer Center, the American Cancer Society, and many more. Hyde Park has a supporting role in the nonprofit's success because it



Krista Bangs

is where riders begin their training: Neighbors might have seen them last fall (or in previous years) gathered at the Church of Christ In Hyde Park parking lot on 43rd Street for a skills clinic and on early morning training rides through the neighborhood.

Krista, 20, arrived at UT by way of The Montessori Center, Lee Elementary, Kealing Middle School, and LASA - with summer stints lifeguarding at Shipe Pool. She is a rising junior majoring in biochemistry and Plan II Honors and plans to attend medical school. Krista is dedicating her ride to a close family friend, UT geoscientist, and dearly-loved-and-missed husband and father, Dr. Kirk McIntosh, who died of leukemia in 2017. Like many families and friends of cancer patients, Krista felt powerless to help Kirk. Texas 4000 provided an ambitious solution to that problem! To date, Krista has raised more than \$3,000, but is short of the organization's minimum fundraising goal per rider of \$4,500, and her own stretch goal of donating \$7,000 for cancer research. Hyde Park

neighbors can help by donating to Krista's Texas 4000 page. Great progress has been made in the fight against cancer - many Hyde Park residents are survivors! - but there's more to be done.

We can't all ride bikes to Alaska, but we can support riders like Krista. If you can, please be generous.

- Alexandra Bangs (Krista's Mom)

You can donate to Krista's Texas 4000 fund at <https://www.texas4000.org/rider/2019/sierra/krista-bangs/> or go to <https://www.texas4000.org/> and search for Krista Bangs among this year's riders. Texas 4000 for Cancer is a 501(c)(3) tax-exempt organization, EIN 20-0371876. You can also find more about Texas 4000, Krista's route, and progress this summer on the website.

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# HPNA Minutes: March 4, 2019

Co-President Betsy Clubine called to order the monthly meeting of the Hyde Park Neighborhood Association at 7:03pm on March 4, 2019 at the Griffin School at 5001 Evans Avenue. Ms. Clubine began the meeting by introducing new members and attendees before welcoming Richard Weiss of Weiss Architecture to present the first agenda item, an update on the Baker School Redevelopment Project.

Mr. Weiss said AISD was on schedule to be completely moved out of the Baker School by the week of March 11, except for the news studio which must remain operational until a new studio is set up elsewhere. Alamo Drafthouse has been able to perform limited demolition work aimed at restoring the building to its original state. The process involves removing damage done over the years, like drop ceilings and vinyl flooring. The limited demolition has revealed that a large number of original surfaces are still intact, including 1938 ceiling tiles, original wainscot under wood paneling, and – once the drop ceilings are removed – original 14-foot ceilings to allow natural light. Mr. Weiss said Alamo’s goal is to continue the restoration process, to apply for historic structure tax credits, and to give the building a historic designation to protect it for years to come. Alamo hosted HPNA leadership for a site tour in late February to highlight the exciting discoveries made during the limited demolition. The Baker School will be featured on the Hyde Park Historic Homes Tour in 2019.

Mr. Weiss stated that the original negotiation with HPNA for the site included zoning for a 50-foot building to provide ground floor parking, retail space, and affordable housing units. However, he said that the City of Austin reached out to Alamo in the fall of 2018 with an eminent domain plan to turn that land into a retention pond as part of its flood mitigation project. Alamo believes this plan is in accordance with the public good and is currently in discussions with the City as to the best practices to move forward with the eminent domain transaction. Mr. Weiss wants to highlight several issues with the city and would like HPNA to lend its support to his concerns. First, onsite parking for the Alamo campus is still in the plan, but the original building would have provided 60 parking spaces; the pond plan reduces that number to 24. Mr. Weiss is negotiating with the city to add back an additional 24 parking spaces, bringing the total to 48, with alternative ideas, like contacting nearby churches for parking agreements, still under discussion.

Additionally, a 60-foot easement along Avenue A was dedicated by the 1910 property owners to the city for a roadway, but the city gave that easement back to AISD in 1931. Initial negotiations between Alamo and the city involved a trade for that easement for two underground parking lots. However, after the recent bond elections, the city returned with revised designs and it is demanding the entire field for an expanded 14-foot deep pond. Requests for design changes on the pond, any form of grating or beams over the pond to use it as potential parking or even design requests to coordinate the fencing to stylistically complement the Baker School’s existing architecture have been met with silence from the city. Mr. Weiss noted that the pond and plans are being designed by engineers without any consideration for the LHD, and again asked for HPNA support in gaining traction and dialogue with the city.

Mr. Weiss floated several ideas under consideration by Alamo, including moving the utility lines back to the 39th Street storage tank, but noted that this proposal increases the cost of the project to the city. However, Alamo is working with eminent domain lawyers to examine options – including a lengthy (and expensive) legal battle over the eminent domain plans – with the first goal to have another city official who is not purely an engineer take over as lead liaison with Alamo on the project. The Guadalupe Flood Risk Mitigation project begins construction in 2022, but design and engineering decisions are being made now. Mr. Weiss stated that Alamo is open to funding the fight but needs help, adding that seeking historic designation for the Baker School is pointless if the building is surrounded by an ugly wall or fence and concrete ditch. HPNA members recommended that Mr. Weiss seek assistance from the Hyde Park Contact Team and the Historic Landmark Commission (HLC), noting that the fencing or wall issue must be processed through the HLC.

The second agenda item featured a presentation by Drainage Engineer Henry Price of the City of Austin’s Watershed Protection Department, accompanied by his colleague Pam Kearfott, Supervising Engineer of the Creek Flood Risk Reduction Department. Mr. Price said that the Watershed Protection Department is funded by the drainage charge applied to every utility bill, and it uses its \$90 million annual operating budget to protect lives, property, and the environment from the impacts of flooding, erosion, and water pollution. Drainage fees are calculated based on each property’s contribution to the system, including its impervious cover, drainage, run-off generation, and other factors. The Creek Flood Risk Reduction Department focuses on reducing the impact of flooding from creeks, specifically focusing on over 400 low water crossings and around 1,000 homes and buildings built within the 100-year flood plain. The Department’s duties include the design and administration of large capital improvement projects and small scale improvement projects performed by city staff and crews, proactive maintenance of waterways, development regulation advisory duties to help ensure new developments do not increase flooding impacts, and assistance in developing city policy on flooding and drainage regulations to address current and future issues.

Mr. Price said that the goals of each of his department’s projects are to reduce risk of flooding in buildings; reduce property damage; reduce new building in established flood plains; reduce flood risk at bridges, creeks, and low water crossings; reduce road closures; and reduce maintenance needs to keep waterways open and clear. The department’s projects include detention pond maintenance and construction, including the upgrading of bridges to allow more water conveyance; low water crossing improvements; flood wall construction and maintenance;

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## March Meeting Minutes... ...cont'd from page 7

water channel widening; home buyouts; and the design of community resilience plans to help communities make their buildings and residents safer from flooding. Mr. Price noted that with the high number of low water crossings and limited staff and budget, the department's activities must be prioritized. He said engineering data identifies a flood score for each location and low water crossing and ranks them into a Top 20 list. Field inspections also help identify clogged culverts and other pressing needs; feasibility assessments are performed to identify needs if staff solutions are too expensive and require larger capital improvement projects; new developments are evaluated for potential partnerships to piggyback on the developers' plans; and a continuous analysis of cost and benefits (and impact) to the community are performed for each project and partnership proposal.

Mr. Price stated that the majority of Hyde Park is located in the Waller Creek watershed, which begins at north 183 and flows south parallel to I-35 with a right-hand curve at 45th Street near the Ney Museum before flowing through the UT campus and the central heart of the city and then dumping into Lady Bird Lake. The highly developed and urbanized nature of the corridor running from Anderson Lane along the Capital Metro line along Lamar makes this area very reactive when it rains; the creek fills up quickly, causing issues downstream. Mr. Price highlighted the right turn on 45th Street near the UT Intramural fields and down to the Hancock Center as a large area of concern for Hyde Park, noting that the 45th Street bridge is fairly undersized and is frequently overlapped during rain events. He said feasibility studies on the 45th Street bridge are in the initial fact-finding stage of the process and he would like to solicit facts, anecdotes, and individual accounts of the location. He encourages everyone to put in a 311 report during a flooding event to instigate an investigation by the department. He said that given the older nature of Hyde Park, there are archival engineering studies and reports to be reviewed for useful information. All options are being examined to address the flooding impact. While the feasibility study is in its initial phase, he anticipates a year-end goal of obtaining enough information to begin creating realistic plans to move forward.

Mr. Price said a healthy creek system with soil and vegetation will naturally clear out any sediment build up with a large water event, adding that natural vegetation does help with flow capacity and slowing water down. Lower Waller Creek did have too much sediment buildup that wasn't cleared naturally by a large rain event, and its last clearing required over 300 dump truck loads of sediment to be hauled away. Mr. Price noted that maintenance on sites like the Ney Museum is not regularly scheduled but does occur as priority metrics dictate. He said that the current flood plain maps are not yet derived from Atlas 14 data. Previous flood plain maps used a 1930-1990 data set from National Oceanic and Atmospheric Administration, but the Atlas 14 maps include data from 1990 through Hurricane Harvey in 2017. The Atlas 14

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who you love,  
what you believe  
or don't believe...



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maps revealed that rainfall in Austin has previously been understated by about 30%, meaning an expansion of the 100-year flood plain is expected. This expansion will increase the difficulty and challenge in addressing creek flooding issues. Mr. Price said the City of Austin is moving towards adopting Atlas 14 flood plain maps, noting that this adoption will probably require homes in existing floodplains to be elevated, and additional restrictions on developments (including affordable housing) within existing flood plains are expected. Currently, Mr. Price said, the variance process allowing building in flood plains happens in two ways – first, through a vigorous staff-approval process within the Watershed Department; second, through a supermajority vote by the City Council members. Mr. Price noted that the City is moving to make changes in existing code to help individual homeowners in flood plains to elevate or improve their property without the requirement of staff or City Council variance. Any request for additional information on the Creek Flooding Risk Reduction Department can be directed to Henry Price at [henry.price@austintexas.gov](mailto:henry.price@austintexas.gov).

Co-President Sarah Cook introduced the final agenda item, an HPNA-authored letter to the City of Austin expressing the association’s interest in participating in the new land development code discussion. Ms. Cook summarized the content of the letter and a motion was made and seconded to open the issue for discussion.

Two amendments to the letter were proposed and adopted. Sarah Moffet moved to close the discussion and adopt the letter with the two amendments. Lorre Weidlich seconded the motion and the letter as amended was put to a vote. The letter was adopted by a vote of 17 in favor, 0 opposed, and 0 abstentions. The text of the approved letter is as follows:

*Dear Mayor Adler, City Manager Cronk, Mayor Pro Tem Garza, and City Council Members:*

*On the behalf of the members of Hyde Park Neighborhood Association, we are pleased to submit this letter to you to encourage the continued involvement of Neighborhood Associations and Contact Teams in the city’s redesign of its land development code. We submit this letter in a spirit of collaboration, and we hope that residents of the City will continue to have an opportunity to be involved in the planning process and that their feedback will be encouraged and taken seriously.*

*We believe that the Hyde Park neighborhood’s efforts show that growth can be supported with existing tools, such as NCCDs, and by community-led efforts to support density. We believe that examples described below detail the neighborhood’s commitment to addressing critical issues that are facing both our neighborhood and the City and that the new Land Development Code will address.*

*Neighborhood Conservation Combining Districts (NCCDs) are misunderstood by many, but have been used to encourage density, affordability, and walkability in Hyde Park and North Hyde Park. Austin’s six NCCDs allow for neighborhood-specific enhancements to the city code; under the Hyde Park neighborhoods’ NCCDs, we have remained one of the densest neighborhoods in the city, with an appealing mix of single-family homes, duplexes, small multiplexes, and denser apartment complexes. In the past year alone,*

*several older single-family structures have been replaced by duplexes intended both for renters and for owners, all allowable under the NCCD. Hyde Park’s NCCDs continue to provide plentiful capacity for increased density and height, particularly on the Guadalupe Corridor, though the majority of these entitlements have yet to be built out to their full extent.*

*Over the years, HPNA has successfully worked with developers to encourage increased housing opportunities in the area. HPNA worked with developers to add housing density at The Triangle, initially intended to be single-story, big-box commercial development with no housing on site; supported the 140-unit Waller Creekside development and the new four-story residential building at 4525 Guadalupe; and advocated for the addition of housing at the Baker School site at 3908 Avenue B. At both the Triangle and the Baker School, the Hyde Park Neighborhood Association actively lobbied for affordable housing set-asides.*

*Just as we ask you to include neighborhoods in the planning process, we invite you to participate in our neighborhood. We invited Mayor Adler and City Manager Cronk to visit with us last spring. Our time together was informative and at those meetings, we asked them to involve neighborhoods in the code re-write process. We extend this same invitation to you, your staff, and city teams working on the next code. Come walk the neighborhood with us. Let us together, in person, discuss density and affordability in Hyde Park and how we can grow as a neighborhood and a city collaboratively, instituting appropriate local solutions to issues facing fast-growth cities across the nation.*

*Sincerely,  
Sarah Cook & Betsy Clubine*

Announcements included a recommendation by Sarah Moffet to have the HPNA Steering Committee, not the HPNA as a whole, address flood plain variance issues. Preservation Austin will feature two Hyde Park homes on its Home Tour on April 27, 2019. The next HPNA Steering Committee meeting will occur on March 11 at 7pm at Trinity Church.

Ms. Cook adjourned the meeting at 8:18pm.

– Bonnie Neel  
HPNA Secretary



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## Around & About the Avenues

**Steering Committee Update.** The HPNA Steering Committee met on Monday, March 13. Members discussed a recommendation raised at the monthly meeting on March 4 that HPNA take no position when asked to support flood plain variances. Taking into consideration the complex issues involved in such cases, such as personal safety during a flood situation, the policy to take no position on flood plain variances passed Steering Committee, 12-0. The Watershed Protection Department has proposed citywide floodplain rules that would handle such cases administratively, but until then, variances must be approved by City Council.



**Longhorn Run Closes Speedway.** On Saturday, April 13, the Longhorn Run will completely close Speedway between 30th and 45th Streets. The run, sponsored by UT Recreational Sports, begins at 8am and is expected to be finished by 10am. Drivers and bicyclists are advised to use Guadalupe, Lamar, and Duval instead.



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# Preservation Austin Tour Features Two Hyde Park Houses

Join Preservation Austin for its 27th Annual Homes Tour, The Art of the Craftsman Style. This year's event celebrates seven stunning Craftsman style homes - including two in Hyde Park! - in coordination with the Harry Ransom Center exhibition, *The Rise of Everyday Design: The Arts and Crafts Movement in Britain* (<https://www.hrc.utexas.edu/exhibitions/2019/rise-of-everyday-design>), on view now.

During the late 19th century, Britain's Arts and Crafts Movement emphasized hand-made domestic goods and honest design to combat the more dehumanizing effects of the Industrial Revolution. Here in America, magazines and pattern books diffused the movement's principles into the wildly-popular Craftsman style, embracing its picturesque aesthetic and democratic spirit to produce quality housing (albeit with machine-made components) nationwide.

The tour explores the impact of the Arts and Crafts Movement here in Austin. Featured homes show a wide range of Craftsman-style influences, from pattern-book houses built by middle- and working-class families to those designed by architects for families of more means. Visitors will see beautifully preserved historic features such as fireplaces and built-ins, lush gardens, and gorgeous additions. Their histories give a glimpse of Craftsman-style living in the early 20th century. Creative updates show their seamless adaptation to modern life today.



4206 Ave D, the Huston House

The Hyde Park houses featured on the tour, Julia Spann and Paul Carapetyan's home at 3810 Duval and Ted and Christine Huston's home at 4206 Avenue D, are stunning examples of the Craftsman style. Both have been featured on past Hyde Park Homes Tours. This is an excellent opportunity to enjoy again their architectural styling and period detailing.

The tour takes place on Saturday, April 27, 10 am to 4 pm. Home base for the tour is Preservation Austin headquarters at Texas Society of Architects Building, 500 Chicon Street. Tickets are \$30 for Preservation Austin members, \$40 for non-members after April 2. Preservation Austin is extending this discount to Harry Ransom Center members as well. Visit [www.preservationaustin.org](http://www.preservationaustin.org) for details.



3810 Duval, the Carapetyan- Spann House







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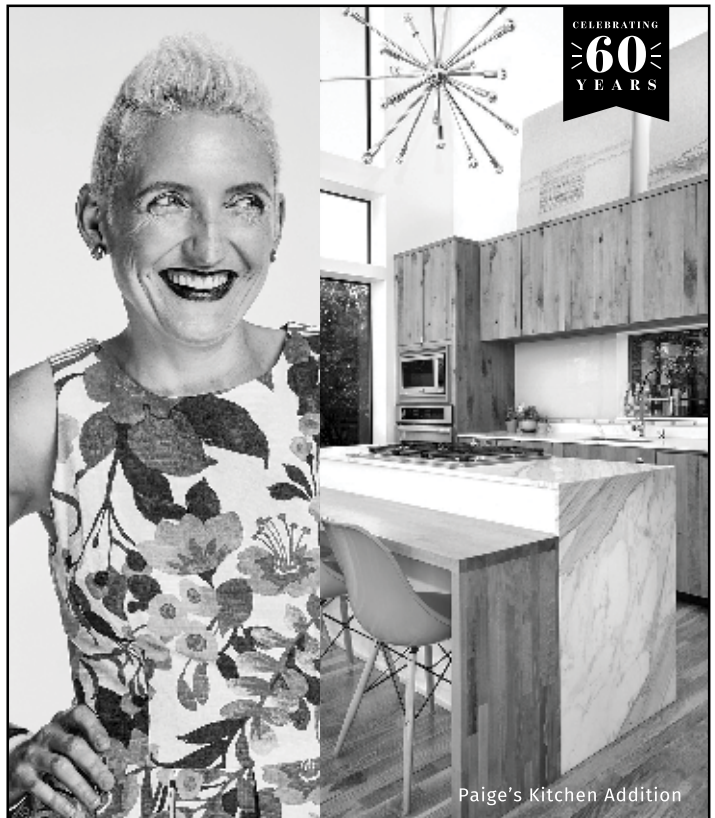
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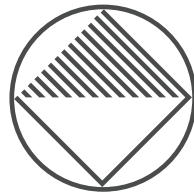
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# It's My Park Day at the Ney

On March 2, the Friends of Shipe Park hosted the Elisabet Ney Museum's first-ever It's My Park Day, and boy, was it fun! Close to 60 volunteers braved the drizzle and cold, armed with smiles, rakes, and shovels. Mother Nature cleared the skies and our amazing volunteers got right to work, some eradicating invasive plants like the dreaded Sticky Weed and Beggar's Lice while others pulled down intrusive vines on the shed. We also installed new salvias at the front gate and moved a mountain of mulch to both the planted beds at the Ney and nearby Shipe Park. The Little Libraries were spruced up, thanks to Griffin School artists Ava Siff and Sophia Bare and some creative volunteers. (We need books!)



Delightful live music was provided by Lee Edwards, Dave Gill, Amy Diehl, and Matt Stewart, a group of Hyde Park neighbors who performed in the very spot where Ney often entertained her guests.

Hot coffee and cookies were graciously provided by our good friends, Quack's Bakery. Many thanks go to Austin Parks Foundation for sponsoring the event. We hope to have another IMPD event next fall. See you then!

— Alison Young

# Hyde Park Neighborhood Plan Contact Team Minutes: February 25, 2019

Special Called Meeting, Trinity United Methodist Church, 4001 Speedway

Present: Lorre Weidlich, Kevin Heyburn, Karen Saadeh, David Conner, Karen McGraw, Lisa Harris, Sarah Cook, Sharon Brown, Susan Moffat.

Call to Order. Chair Lorre Weidlich called the meeting of the Contact Team to order at 7:06pm. A quorum was present.

2. NCCD Report. Lorre Weidlich presented a draft report on Hyde Park's Neighborhood Conservation Combining Districts (NCCDs) for consideration and possible approval. The report, which had been posted to the Contact Team website for review prior to the meeting, is intended to provide factual information for the Austin City Council and others to correct common misconceptions about these ordinances. Contact Team Secretary Susan Moffat was the primary drafter of the report with assistance from Karen McGraw and Lorre Weidlich.

ACTION: Karen Saadeh moved to approve the report for distribution to City Council and others, with David Conner seconding. Kevin Heyburn called the question and members voted to approve the NCCD report with 9 in favor, none opposed, and no abstentions.

Following approval of the report, members discussed its distribution and agreed to email copies to the Austin City Council, Planning Commission, Zoning and Platting

Commission, Neighborhood Housing and Development, and local media. As secretary, Susan Moffat will handle the distribution to these groups, but Contact Team members may also share the report with other individuals or organizations as they see fit. In addition, Kevin Heyburn suggested publishing the report's executive summary in the *Pecan Press* with a link to the full report.

3. Adjourn. There being no further business, the Contact Team adjourned its meeting at 7:20pm.



## The NCCD Corner General Provisions

Each of the Hyde Park NCCDs includes a series of general provisions that apply to the entire area covered by the NCCD, with some exceptions. The most common exception for both NCCDs is the Guadalupe Districts (one north of 45th Street and one south of 45th Street), because those districts were targeted for increased residential and commercial development. The following questions and answers summarize the general provisions of the NCCDs, with exceptions noted. Upcoming articles will look at district-specific requirements that apply in addition to these general provisions.

*In what direction does the structure on my property have to front?*

General, a building must front on a north-south street. If a lot has frontage only on a numbered or, in the area north of 45th Street, an east-west street, it can front on the numbered or east-west street. The street on which a building fronts is considered the front of

the property. (The area east of Duval and north of 45th Street is exempt from this frontage requirement.)  
Exceptions:

- South of 45th Street, a building on a through lot west of Speedway on 38th or 39th Street must front on 38th or 39th Street.
- North of 45th Street, buildings must front on the short side of the lot or, if lots have been combined, on the side that consists of the original short sides of the lot.

*What about the building entrance? Where does it have to be?*

The entrance has to be on the front of the building.

In the area north of 45th Street, there are more detailed specifications. If the building is multifamily, the entrance must be in the part of the building that abuts the street. If it's a duplex, the provision applies to one of the dwelling units. If the lot has frontage only an alley, the entrance may face the alley.

*What are the required setbacks?*

Only the North Hyde Park NCCD has general setback provisions.

To determine front yard setback, average the front yard setbacks of the single-family buildings on

**Continued on following page**



your block on the same side of the street, with the exception of any building set back more than 35 feet. If there are multiple buildings on a lot, use the one closest to the prevailing setback line. Your setback can't exceed this by more than five feet. (The Duval, Guadalupe, and Avenue A Districts and the area east of Duval are exempt from this setback requirement.)

To determine the setback for a side yard that faces a street on a block that doesn't include any fronts of lots, average the street yard setbacks of the buildings on the adjoining lots, even if one of those lots is across an alley. Those buildings can be principal buildings or accessory buildings, if those accessory buildings include ground-floor living units that face the street. If there are no principal buildings to use for your averaging, look at city code to determine your setback. (The Duval and Guadalupe Districts are exempt from this setback requirement.)

Exceptions:

- If your property is in the area of Avenues G and H, in the area just north of 45th Street, these special considerations apply: 45 1/2 Street between Avenue G and H is considered an alley, not a street; and the 4500 blocks of Avenues G and H are considered one block in length for the purposes of calculating setbacks.
- Between Rowena Street and Avenue F, between 47th and 51st Streets: if you demolish a building, you can replace it to have the same setback as the building that existed on that lot on April 1, 2005.

*What kind of fence can I construct?*

A front yard fence can't be higher than four feet and must be 40% open. In the area north of 45th Street, you can have a solid natural stone wall up to three feet.

If a fence on a street-facing side yard faces an avenue (in the area south of 45th Street) or abuts the front of an adjacent property (in the area north of 45th Street) and is over four feet tall, the part over four feet tall must be 40% open.

A fence on an alley must have an inset area of at least 18 square feet to accommodate trash and recycling containers.

*What kind of driveway can I have? How many curb cuts?*

A driveway with four or fewer required parking spaces can have a gravel surface or driveway runners. The design and construction must be approved by both the Watershed Protection Department and the Development Services Department. The driveway apron (the area where the driveway connects to the road) must comply with city code.

A driveway for a residence cannot be wider than 12 feet from the driveway apron to the building setback

line. From the setback line to a parking area, it can be 24 feet wide. A commercial, civic, or multifamily structure or a condominium can have a driveway up to 25 feet wide. (The Guadalupe Districts are exempt from these requirements.)

South of 45th Street, no circular driveways are allowed. North of 45th Street, you can have a circular driveway if your lot is over 100 feet wide. (The Guadalupe Districts are exempt from these requirements.)

Generally, you may have only one curb cut unless your lot is over 100 feet wide; then, you can have two curb cuts except in the two Residential Districts. In those districts, you must also have two dwelling units on the lot to qualify for two curb cuts. In the area north of 45th Street, if your lot is at least 50 feet wide and it contains a duplex or single-family attached use, you can have two one-lane driveways no wider than 10 feet each. (The Guadalupe Districts are exempt from these requirements.)

There are additional general provisions for the area north of 45th Street:

- There is no limit to the width of a driveway on an alley.
- If your residence had a double driveway or garage at the front of a building as of February 1, 2005, that continues to be legal even if you add additional square feet to the residence.

*What about parking?*

For single-family, duplex, or two-family residential lots, you must bring your parking into compliance with current city code if you do one of these things (the Guadalupe Districts are exempt from this):

- Add 300 square feet to a structure north of 45th Street or 200 square feet to a structure south of 45th Street.
- Change the principal use of your structure.
- Add a full bathroom to a dwelling unit that already has three or more bathrooms.

You cannot reduce the number of parking spaces to less than the number required by current city code.

Tandem parking is permitted for single-family and duplex lots, two-family residence in the area north of 45th Street, and multifamily lots if both spaces are assigned to the same dwelling unit. (The Guadalupe Districts are exempt from this.)

In the south of 45th Street area, two parking spaces per dwelling unit are required in the Residential and West 38th Street districts.

Except for a single-family, duplex, or two-family residential lot, excess parking is prohibited.

If a parking facility is located on the ground floor of a building, there must be a pedestrian-oriented use (or,

**Continued on page 16**

## NCCD Corner...

...cont'd from page 15

in the area north of 45th Street, an inhabitable space) at the front of the building.

You can't locate a parking space in a street yard.

Exceptions:

- In the West 38th Street district, on West 38th 1/2 Street, you can put parking in a street yard, but it must be at least 10 feet from a property line.
- In the area north of 45th Street, you can locate one or two required parking spaces in a street yard, up to 1/4 of the width of a front yard but no more than 20 feet.

*What about alley access?*

Alley access is legal if it complies with city regulations. The North Hyde Park NCCD specifies that the regulations have to do with maneuverability: access to a parking space requires at least 25 feet and that can include the width of the alley.

*Are there general provisions that apply to accessory buildings and accessory dwelling units?*

Only the area south of 45th Street has general provisions for these things.

Accessory buildings can't be larger than 10% of the total area of the lot.

Accessory dwelling units can't be larger than 850 square feet unless they are on a corner lot. In that case, they can be larger if the accessory dwelling unit includes living space on the ground floor and if the two living units on the lot front on different streets (one on a north-south street and one on a numbered street).

*What are the general provisions for multifamily, commercial, and civic uses?*

- If you redevelop a property of that nature, you have to provide a dumpster that is screened from the view of adjacent properties.
- If you redevelop a property of that nature, you have to provide parking spaces that are independently accessible. Multifamily properties have an exception: they can use tandem parking if all the spaces are assigned to one dwelling unit.
- Multifamily structures can have only one sign, no longer than one foot high and eight feet long. It can't be freestanding, and it can't be internally lit except for individual letters.

Next month: The Guadalupe Districts



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# Kid's Corner: Outdoor Fun!

## Geography Riddles

A country with many fish.  
A river with a large female cat.  
Where people who forgot to eat breakfast live.  
The state that was a favorite of Noah's carpenter.  
An embarrassed sea.

Answers on page 19

## S'mores Pancake Recipe

Ingredients:

- 2 cups pancake mix (2 cups flour, 3 teaspoon baking powder, 1 teaspoon salt)
- 1 1/3 cups milk
- 1 egg
- 3/4 cup semi-sweet chocolate chips
- 1 bag of mini-marshmallows
- 1/2 cup cinnamon graham crackers (crushed)

Directions:

1. Heat a non-stick griddle or pan to medium low heat.
2. In a medium mixing bowl, combine pancake mix, milk, egg, and chocolate chips.
3. Place 1/2 cup of the batter onto the griddle or pan.
4. Take 8 to 10 mini marshmallows and place in the middle of the batter.
5. Cover marshmallows with 1/2 teaspoon of the crushed graham crackers.
6. Cover marshmallows and graham crackers with 2 to 3 tablespoons of batter, covering all of the marshmallows.
7. Cook pancakes on each side for 2-3 minutes.

## Austin April Highlight

10th Annual Sherwood Forest Faire, 1883 Old Hwy 20, McDade, TX 78650

Open weekends March 2 - April 21 2019, 10am to dusk, rain or shine, no pets

Over 150 live performances per day, over 170 artisans: Join Robin Hood & Lady Marian as they host full contact jousting, falconry, swordplay, archery, juggling, comedy, theater and more; hosting a grand selection of hand-crafted goods in Central Texas; offering demonstrations like glass blowing, blacksmithing, pottery spinning, leather armor making, weaving, jewelry and art creation, and others.

You'll find minstrels, bards, storytellers, magicians, jugglers, and all types of performers strolling the lanes and playing on the stages. If you're lucky, you may spot a faery or two! From trenchers weighty with tasty fare to tankards overflowing with foamy mead, there's plenty to eat and drink at Sherwood Forest Faire. You'll discover medieval treats and delicacies.

## Hyde Park Haiku

Read the haiku, guess the Hyde Park object, then check the GPS coordinates to see if you're right!

During the day time

No one notices me much

Night is where I shine

30°18'15.0"N 97°43'52.8"W

# Hyde Park Poets

## Emily and Me

I am a recluse in my own way  
Hiding in the comfort, somewhat cold,  
Of my own room  
In the corner of a place  
Where I can see everything  
More clearly,  
Where I can be everything,  
Without the clutter  
Of Your care,  
Oh, dear...

I know how much you care  
You and you and you  
Echoes of the words I spoke  
To my own mother  
I told her she felt lonely,  
Like a hermit,  
Isolated by her unique adventures;  
Be careful what you say;  
I have become like her  
Like Emily, too,  
Isolated,  
It is easier to be me  
When I am alone.

— Herzele  
2/19/07

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## Red River Realignment... ...cont'd from page 1

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coincides with the replacement of the Erwin Center with a new arena; it will connect the parts of Red River near the Dell Medical Center to a new route on what is now Robert Dedman Drive and Medical Arts Street. Adding to the uncertainty is a recent map produced by Cap Metro designating Red River for light rail.

Red River would remain the same from St. David's Hospital heading north, but south of Martin Luther King Boulevard it would run through what is now the defunct Brackenridge campus. South of that, it would rejoin the rest of Red River downtown. The realignment has the benefit of streamlining a road that is currently disjointed and subject to a great deal of congestion, especially during rush hour.

Some are worried, however, that the project will overwhelm a small, two-lane street – as Robert Dedman Drive is currently constructed – and hand over control of a major north-south thoroughfare between IH-35 and Lamar to UT, which might not consider the interests of all area residents. UT football games, graduations, and other campus events could prompt closures that would block residents from their work, business, and other interests downtown. This could drive more traffic onto neighborhood streets, especially 38th, 32nd, Harris Avenue, and Duval. Finally, there are concerns that the only way to accommodate the

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## In Fact as Well as in Name?... ...cont'd from page 1

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“This is already going on in Austin on a smaller scale,” said Reisenweber. “Look at Central Market or Hancock Center. Imagine how messy it would be if all the trucks unloading merchandise for those stores parked in the regular parking lot. All we’re doing is taking that idea one step further.”

Under the new plan, all vehicular traffic, including UPS and FedEx deliveries, emergency services, and parking would be made through the alleys and the numbered side streets. The Avenues between 38th and 45th Streets would be closed to all except pedestrians and cyclists.

If approved by the neighbors, construction would begin in January 2021 and be completed by the start of the HPNA Historic Homes Tour in November of that year. Costs would be shared between federal, state, and local government agencies. Hyde Park residents would be expected to provide between 2 and 5 percent of the costs, depending on negotiations still underway.

“This is major surgery,” Reisenweber said, “especially if you have to move or shorten your garage. I don’t want to underestimate either the challenges involved or the emotional gratification of the final result.”

That sentiment was shared by Richard Tumlinson of Turtle Cove in Dallas. Contacted by phone for this article, he agreed with Reisenweber’s assessment. “It was a royal pain in the keister, I guarantee you,” he said. “But then

necessary auto traffic on such a restricted thoroughfare would be to crowd out pedestrians and cyclists.

Residents of the Hancock and Hyde Park neighborhoods are calling on the city to negotiate with UT to ensure access to the road – not closures – for drivers as well as cyclists and pedestrians, with sufficient lanes for everybody. The negotiations should include a requirement for a complete street, with provisions for pedestrian and bicycle safety; it should include a written agreement that the new alignment cannot be restricted from full public use without an event permit from the City of Austin and that those permits should be limited.

Residents are asking for traffic studies to show the impact to all area neighborhoods, for neighborhood representation in stakeholder processes, and for continued updates from the City Manager. Most obviously, they want to know when construction will begin and when it will end.

This project promises to have a huge impact on our neighborhoods in the short and long term. If it’s done right, a relatively brief period of construction could serve those in need of a north-south thoroughfare that doesn’t require using IH-35; if it’s done wrong, it could mean more traffic and less connectivity for our neighbors and fewer safe streets for everybody. The difference will be determined by whether our public officials listen to the folks who know this area best and give us a chance to collaborate for a better future.

– Mary Sanger

when it’s over, you look out your front door and ‘Voila!’, a Zen garden.” He said all his neighbors were struck by the sense of calm that descended over a once busy street. Neighbors along his stretch of Lilac Lane pitched in to build a planter down the center of the street, planting it with plumbago, daffodils, and azaleas with a drought-tolerant miscanthus grass border.

The city is putting substantial resources into selling the concept, which it would like to replicate in several other Austin neighborhoods. It is offering to send up to four tour buses to Dallas in early June to allow interested Hyde Parkers to see the Dallas project first hand and talk with the neighbors there. Buses would leave from the Trinity Methodist Church parking lot at 7am on a Saturday morning and return by 6pm that evening, with the city providing a box lunch. At the May HPNA meeting, Reisenweber and his team will present the plan, answer questions, and sign up neighbors for the Dallas trip. A final vote is scheduled for the July meeting.

Reisenweber said the final outcome would make Hyde Park “a park in fact as well as in name,” but added he was anticipating opposition. “Anytime you try to take a forward step, there will always be a small but highly vocal clutch of mossbacks, naysayers, enviromaniacs and little old ladies in tennis shoes that comes out of the woodwork to fight you. I don’t expect this will be any different.”



– Rollo Treadway

# Shipe Pool Update

## Project Status

The month of February, 2019 saw major progress with the facility infrastructure installation. The pool shell perimeters were filled and compacted after re-

moving forms. Pool plumbing was installed around each of the pools. The contractor excavated and installed the wastewater



Plumbing from Pools to Mechanical Room

line and connected the facility wastewater line to the existing wastewater trunkline located in the park. Excavation and installation of plumbing and utility lines for the bathhouse have also progressed.

At this stage, the contractor is busy installing the wet and dry utilities for the project site prior to commencing with the flatwork and construction of any vertical elements.

## News from the Ney

The SEVENTH Annual NEY DAY!? Goodness gracious! On Saturday, April 13, from noon to 5pm, join the Ney in “celebrating women in the arts, sciences, and civic culture” for the seventh time! The museum started this tradition on the weekend after the Museum re-opened after the new roof construction waaay back in 2013. It was a way to bring folks’ attention back to help wake up Elisabet’s sleepy old castle. It’s truly amazing to realize that so much has happened since then!

This year you can expect more great music including the Reputations, Lissa Hattersley and the Trip Trio, DJs, and other great acts. All sorts of booths are expected, with new technology, sculpting and art demos, food trucks, ices, clay crafting, health screenings, and bookmaking, just to name a few. A new youngster area will feature the ever-beloved bouncy castle. And the Friends of the Ney Museum will be there helping to spread the cheer, along with KUTX radio. Parking will be available nearby at the Hyde Park Christian Church on 45th Street east of Duval, but biking and walking are strongly encouraged!

Note that the monthly First Saturday Landscape Learning event will also be held on Saturday, April 6, and there will be a very special celebration combining Mother’s Day and Wildflower Awareness Week on Saturday May 4, so keep your eyes peeled!

Sursum, y’all!

## Current Project Summary

The project construction activity continues according to schedule. For the month of March, G. Hyatt will focus on completing all of the underground pool plumbing and connection to the pump house. This includes work in the pump house for electrical and plumbing installation. The bathhouse slab will begin to be prepped by setting forms and excavating for grade beams. Utility work will continue, including trench drains and lighting installation. COA and PARD continue to evaluate all material and equipment to be used at the facility through the submittal process; this includes all material and equipment to be used in the restrooms, pool tile, pool coping and other architectural features.

The existing art mural continues to be monitored by representative Frank Wick from Art in Public Places (AIPP).

## Project Schedule

From mid to late March, 2019, utility installation and building pad forms will be completed. Site grading will continue for preparation of the facility decking and other features.

### Kids Corner Riddle Answers:

Finland, The Tigris, Hungary, Arkansas, The Red Sea

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# HYDE PARK & NORTH UNIVERSITY HOMES GALLERY



## 4211 AVENUE F

Spacious 1923 Victorian house plus garage apartment on oversized lot, 75' x 125'. House has 4 BR, 3 BA, 2 LIV, screened porch. Apartment is 1 BR, 1 BA. Bonus workshop.

Listed at \$1,150,000



## 4301 AVENUE D

One of Hyde Park's original grand residences. 1914 Craftsman style home on over-sized corner lot in heart of historic district. 4 BR, 3 BA, 3 LIV. Wrap-around porches.

Listed at \$1,185,000



## 4506 AVENUE C

1910 Folk Victorian with many recent updates— foundation, roof, plumbing, wiring. 2 BR, 1 BA plus detached 1 BR/ 1BA casita/guest house.

Listed at \$459,000



## 4302 AVENUE G

Charming 1920s multi-family investment property located in prime location near Shipe Park. Three separate units, on-site parking, many recent updates.

Listed at \$750,000



## 107 EAST 48 1/2 STREET

Available now! 3 BR, 2 BA, laundry room with washer/dryer, storage room, carport, fenced backyard. Near bus route and intramural field. Short term lease possible.

Listed at \$1,800/mo



## 4809 AVENUE H

Two adorable homes on one lot. Main house is 3 BR, 2 BA, with new kitchen & baths. One-story guest house has 1 BR, 1 BA. Ideal for rental or extended family.

Listed at \$649,000



## 4009 AVENUE D

Classic 1925 Hyde Park bungalow in heart of historic district. 2 BR, 1 BA, updated kitchen and hall bath, utility porch. Wood floors throughout. One-car garage.

Listed at \$529,000



## 4202 AVENUE C

Cute 1920s Hyde Park bungalow featuring 2 BR, 1 BA plus separate 1 BR, 1 BA garage apartment. Both have hardwood floors and many recent updates.

Listed at \$529,500

Hyde Park & North University homes continue to be in high demand and are selling quickly! Call your neighborhood expert today for a complimentary market analysis and customized marketing plan for your property.

## Suzanne Pringle

Broker, REALTOR®

512.217.1047

suzanne.pringle@sothebysrealty.com

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