

March Meeting

When: 7:00 pm
Monday, Mar. 4, 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 March

- ❖ Welcome
- ❖ Presentation: Baker School Redevelopment Update, Richard Weiss, AIA, Weiss Architecture
- ❖ Presentation: Waller and other Central Austin Creek Flooding, John Middleton, PE, CFM, Watershed Engineering Division, Watershed Protection Department
- ❖ Vote: Outreach Letter to City of Austin
- ❖ Announcements

Shipe Neighborhood Pool Project Update

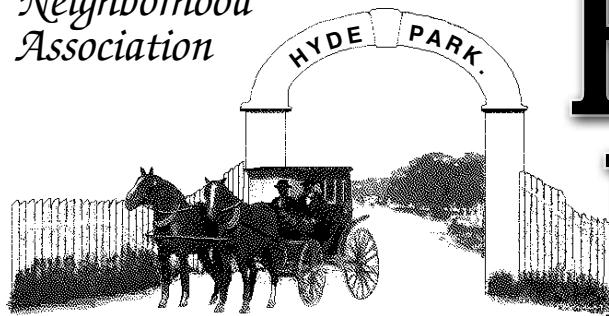
Project Status

January 2019 continued to see the advancement of construction of the pool facility. Gunitite was applied to both the activity and recreation pools and the form work was removed, revealing the final shape of the two pools. Additional work included the backfilling of soil around the pools and the final earthwork to prepare the site for the bathhouse and decking. Electrical and plumbing site work will be incorporated into the site, including the pool plumbing lines and other site utilities. G. Hyatt continues to work diligently to complete the pool on schedule. Several days have been lost due to inclement weather, notably rain. Construction progress in February 2019 continues, with the pools and the bathhouse structure and other amenities beginning to take shape.

Current Project Summary

The project construction activity continues on schedule. The activity and recreation pools are completely formed and G. Hyatt will begin work on the site

*The Hyde Park
Neighborhood
Association*



Pecan Press

March 2019 • National Register District Neighborhood • Vol. 45, No. 03

The Blood Moon and the Moonlight Tower: A Dialog



Hyde Parker Joseph McIntosh specializes in photographs of the Austin sky. On the night of January 20, he photographed the super blood wolf moon eclipse juxtaposed with the Hyde Park Moonlight Tower. You can purchase a book of Joseph's work at <http://www.lulu.com/shop/joey-mcintosh/in-love-with-the-sky/paperback/product-20530992.html>.

utilities and the construction of the bathhouse foundation. 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).

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Dear Neighbors,

Few in Austin will ever forget Austin's abandoned multi-year effort, dubbed CodeNEXT, to rewrite the city land development code. In fact, some among us are justifiably fatigued from past participation and would like to take a hiatus. However, now is not the time to sit back! Efforts to launch a new process to refresh the land development code are underway. We believe that community participation and input is as critical for this next round as it was for the last.

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. Under our two NCCDs, Hyde Park is among the highest density neighborhoods in Austin, has lower than average median rental prices, and offers a diverse mix of housing types and businesses. The association needs to be involved in the next chapter of the city's work to redesign its development code and, with your permission through a vote at our March 4 meeting, we will be reaching out to city officials to offer our support.

In related work, HPNA has productively worked with two significant zoning cases in the neighborhood in the past 12 months: the Helping Hand Home expansion project and Alamo Draffhouse's redevelopment of the Baker School. The Helping Hand Home project involved NCCD modifications; we are pleased to share that these changes were approved by City Council in January. Thanks to all of you for your input and assistance with that project. Additions to the Helping Hand Home will be completed within the next four years.

Alamo Draffhouse will close its purchase of the Baker School before publication of this newsletter, and they hope to move into the building this fall. At our March 4 meeting, lead architect Richard Weiss will share what Alamo has found under the 1970s renovation – original wainscoting, long-leaf pine floors, and other architectural details. Weiss will also talk about the city's plans to purchase the tract of land west of the building for flood mitigation. This tract was originally planned as a residential structure with ground floor parking, some of which would have been used as overflow parking for the Alamo.

John Middleton from the Watershed Engineering Division of the Watershed Protection Department will also present in March. Last November, we learned about the Watershed Department's plans for the Guadalupe Street Storm

Drain Improvements Project, which will help alleviate flooding in Hyde Park but will not address issues related to creek flooding. Middleton will address creek flooding in Central Austin, including Waller Creek, and will set aside

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Hyde Park Neighborhood Association

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Pecan Press

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March Membership Vote

Editor's Note: At its March meeting, the membership will have the opportunity to vote to support sending the following letter to the city of Austin.

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 the 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 a 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 4546 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 that were eventually included in the developer's plans.

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 meeting, 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

Membership Information	Submission Information
<ul style="list-style-type: none"> • 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 and click on the Join Now button. Dues paid online are \$6. 	<ul style="list-style-type: none"> • Send your articles, letters, and photos by the 10th of each month to Lorre Weidlich at lweidlich@grandecom.net. <i>Opinion articles & letters to the editor must not exceed 500 words.</i> • Send your poems to Charlotte Herzele at herzele@gmail.com. <i>All poems, even if written under a pen name, must include a name and contact information for identification and verification purposes.</i> • Send your contributions to "Kids Corner" to Tony Barnes at tbarnes@sasaustin.org.

Hyde Park Neighborhood Association Membership Form			
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Dues per Person	<input type="checkbox"/> Standard - \$5/yr.	<input type="checkbox"/> Check	Mailing Address: HPNA Membership P.O. Box 49427 Austin, Texas 78765 <i>Make checks payable to HPNA.</i>
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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 Park Nonprofits

The Austin Clubhouse

Editor's Note: This year, the HPNA will be featuring different nonprofit organizations at its monthly meetings. This is the first of those organizations. Look for upcoming articles on other featured organizations.

Austin Clubhouse is a 501(c)(3) nonprofit organization that serves adults living with a mental health diagnoses, that is, adults who have experienced mental illness. The Clubhouse model is an evidence-based, 70-year-old model of recovery from mental illness that started in New York City in 1948. It is strength based rather than diagnosis (illness) based and it emphasizes recovery through meaningful work and relationships.

To that end, Austin Clubhouse provides a safe place where adults living with mental health diagnoses can form relationships with others who understand their experience and can enjoy opportunities to learn new skills through performing tasks needed to run the Clubhouse.

If you know someone who needs our services and the help we can provide, please refer the person to us. You can contact us at 512-925-5877. The Austin Clubhouse is located at 610 East 45th Street, between Duval and Eilers Avenue, inside the Hyde Park Christian Church. Enter from Eilers Avenue.

Monthly Calendar

March

- 1 — Recycling Pickup
- 2 — It's My Park Day at the Ney
- 2 — Nature Day at the Ney
- 4 — HPNA Meeting
- 7 — DRC Meeting
- 10 — Daylight Savings Time Begins
- 11 — Steering Committee Meeting
- 15 — Recycling Pickup
- 29 — Recycling Pickup
- 30 — Short Short Fiction Festival at the Ney

Hyde Park Poets —

D-dames

Those dames hangin' round D-street
Fine folks, if you happen to meet
Fraternizing at the local bar
And never taking this too far

They're good friends it is easy to see
Walking the hood most leisurely
In good weather and sometimes maybe not so
Making good on their commitment to go

The bar knows 'em well when they see 'em
coming
Is it special? Oh, I'd say it is stunning
We neighbors would miss 'em if they desist
And everybody's happy that they persist

So Cheers to the D-street women I know
And we all love 'em. Just watch 'em go

— Doug Simmer

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Around & About the Avenues

Log Cabin Update. Chinking, that is, the mortar between the logs, will be installed between February 11 and March 1. Once that is completed, the contractor will address the finishing details including trim out, log sealant, and cleanup. Completion is expected by the end of March. After the work on the cabin is completed, the city will bring in crews to re-grade the soil to create better drainage and pour new concrete ADA-approved sidewalks and ramps around the perimeter. Lighting and new signage will complete the renovation.



Mike Linnane Remembered. Hyde Parkers will note the passing of builder Mike Linnane. Mike built, renovated, and added additions to a number of houses in Hyde Park, several of which were featured on Historic Hyde Park Homes Tours. On occasion, he served as docent in those houses. Longtime Hyde Parker Stan Kozinski, who constructed the arch in Shipe Park, remembers the assistance Mike provided with the foundation and concrete work on the arch.



Austin State Hospital in the News. As a follow-up to the presentation that representatives of ASH gave to the HPNA several months ago, Hyde Parkers might want to read some of

the articles that have recently appeared in local publications about developments at ASH. They include the following:

- Austin Towers (<https://austin.towers.net/after-158-years-the-austin-state-hospital-deserves-better/>)
- Community Impact (<https://communityimpact.com/austin/central-austin/healthcare/2019/01/28/ut-dell-medical-school-reveals-master-plan-details-for-283-million-replacement-of-austin-state-hospital/>)
- Austin American-Statesman (<https://www.statesman.com/news/20190127/austin-state-hospital-to-be-replaced-by-2023-state-health-officials-say/>).



Uncle Nicky's Opens in Hyde Park. Uncle Nicky's officially opened in Duval Center on February 4, 2019, to much media recognition, including an article in the *Austin Chronicle* article by Jessi Cape (<https://www.austinchronicle.com/daily/food/2019-01-30/new-photos-of-juniper-via-313-nickel-city-owners-italian-cafe-in-hyde-park/>). Welcome to the neighborhood!



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HPNA Minutes: February 4, 2019

Co-President Betsy Clubine called to order the monthly meeting of the Hyde Park Neighborhood Association at 7:04pm on February 4, 2019 in the Griffin School at 5001 Evans Avenue. Ms. Clubine began the meeting by introducing Jill Nokes of Friend of Shipe Park for an update on the Shipe Pool Construction and Log Cabin Restoration.

s. Nokes said that pool construction is on schedule with a projected completion date of June, 2019. She stated that the construction crews worked the New Year's Eve, New Year's Day, and Martin Luther King holidays to stay on schedule. The pool concrete has been poured and will require several weeks to cure. While the concrete is curing, the crews have begun work on plumbing for the outbuildings and shade structures. Shipe Pool's sister project, the Govalle Pool, is behind schedule due to the rain and wet soil preventing truck access. Nokes noted that rain might hold up the building of the Shipe Pool bathhouses, delaying opening. However, Aquatics Program Manager for the Parks and Recreation Department Jodi Jay indicated that she might extend the pool season past its customary closing time if she is able, to compensate for any delayed opening date. Ms. Nokes reminded neighbors that while the construction crew members are friendly, neighbors should not visit the site itself because it slows construction down and poses a safety hazard. She ended her pool update by commending the work of fellow Friends of Shipe Pool leader, Alison Young, who has worked tirelessly to move the pool project toward its completion.

Friends of Shipe Pool set a \$34,000 fundraising goal for the renovation of the Log Cabin, and Ms. Nokes said they have raised \$42,240 from 60 donors with in-kind donations from Asti and Home Slice. The extra money will be earmarked to purchase ADA-accessible picnic tables and specialized mulch for the heritage oaks. Additionally, the organization wants to reclaim the former wading pool area and transform it into a parkland with benches and quality sod. Plans also include moving the swing set nearer to the Log Cabin to prevent the swings from striking the trees, removing the walkway, keeping the fence, and addressing the gravel pit in a useful way. Some of these goals might be addressed in a park clean-up day, but some plans will require special permission from the city and will wait until after construction is completed. The Log Cabin's new shingles have been approved to match the historic color and new lighting and signage are in the works. When the structure is finished, the city will return to adjust the site to make it ADA-compliant. The Log Cabin bathrooms will be simple and utilitarian, but clean, new, and ADA-compliant. A shade structure will be shared between the two pools and all shrubs along 45th Street will be removed and replaced with more trees, as the shrubs are an invasive species to the area. Nokes stated that the pool budget was approved over six years ago and

construction costs are much higher today, noting that the Parks and Recreation Department has borrowed funds from other projects to complete Shipe Pool.

Completing her update, Ms. Nokes said the annual It's My Park Day at Shipe will be cancelled but interested parties are working closely with the Elizabeth Ney Museum to manage the prairie or wild growth on the Ney property to make it more welcoming. A clean-up day for the Ney and the prairie will be held on March 2, 2019 at 9:00am for interested volunteers.

The second agenda item was presented by Martha Ward and Mae Newcomer, two volunteers at the Austin Clubhouse (ACH), an organization dedicated to providing community and wellness resources for adults experiencing mental health diagnoses. Opening in 2010, ACH is located in the Hyde Park Christian Church on 45th Street and is open for tours every day at 11:00am, with lunch served by the members and staff. Every Thursday, ACH hosts social evenings from 5:00 to 8:00pm, featuring a dinner meal as well. The original Clubhouse - Fountain House in New York City - was founded in 1948 by three men recently released from a mental hospital who met daily to help support each other in their recovery. Over 350 houses are in operation world-wide, with facilities working under 37 international standards that require accreditation reviews every three years. Membership is voluntary and lifelong, providing a stable, safe, and comfortable environment for the members. ACH has over 1,000 members with 130 active at any given time and close to 35 participating in lunch everyday.

Ms. Ward said that one in every four Americans experience a mental illness and the ACH's model of recovery focused on a strength-based model, helping its members identify their strengths and designing a program customized to the individual. ACH has two units - Business and Administration and Kitchen and Wellness - where meaningful work and tasks are divided among the members, teaching marketable skills and giving people the opportunity to reclaim their lives. Wellness opportunities include poetry programs, meditation sessions, yoga classes offered four times a week, after-lunch walks, and gardening with local produce harvesting. The lunch program is very popular with members designing the menu, shopping for ingredients, and preparing fresh meals every day. These lunches are open to the public and all are invited to join the members.

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Hyde Park Neighbors –

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February Meeting Minutes... ...cont'd from page 7

Ms Ward said that most members arrive by public transit and decide each day what tasks they will take on, actively participating in the clubhouse operations. She noted that mental illness in an acute stage can remove any sense of how to perform daily tasks, and ACH provides a forum where members can control their choices, increase their wellness, and have fun together. Volunteers are always welcome, and Ms. Ward and Ms. Newcomer recommended that interested individuals visit for a tour and lunch and see what aspect of the clubhouse appealed to them.

Ms. Clubine said that HPNA will be having additional nonprofit organizations in the community visit the association meetings to highlight other volunteer opportunities available in the neighborhood.

The next agenda item involved the nomination of Joan Burnham to HPNA Steering Committee, replacing recently elected member Heather McGrail, who is moving back to New Orleans. Karen McGraw made the motion to elect Ms. Burnham to a two-year term, Lorre Weidlich seconded the motion, and it was adopted by HPNA members by a vote of 17 in favor, 0 opposed, and 0 abstentions

Announcements included confirmation of the cancellation of the Egg Scramble until 2020, when Shipe Pool Park is reopened, and notice that final budgetary numbers for 2018 are available for review at any meeting. After donating \$5,000 to Friends of Shipe Park, the association still has a significant amount in reserve. The March meeting will feature officials from the city Watershed Department to discuss Waller Creek flooding and creek flooding in general – a complement to the prior discussions on street flooding and the Guadalupe drainage program.

Ms. Clubine adjourned the meeting at 7:48pm.

– Bonnie Neel
Secretary



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Hyde Park Neighborhood Plan Contact Team Minutes: January 21, 2019

Trinity United Methodist Church, 4001 Speedway, Austin

Present: David Connor, Barbara Gibson, Joe Bedell, Karen McGraw, Karen Saadeh, Lorre Weidlich, Sarah Cook, Susan Moffat, Amon Burton, Betsy Clubine.

1. Call to Order. Chair Lorre Weidlich called the meeting of the Contact Team to order at 7:04pm. A quorum was present.

2. Minutes. Minutes of the October 10 Special Called Meeting were previously approved by electronic vote and posted to the Contact Team listserv.

3. New Sidewalk Construction on Avenue G. Lorre Weidlich stated that, as part of the Shipe Pool reconstruction, the city is installing new sidewalks on Avenue G. Originally, city staff had told residents that the sidewalks would be placed on the east side of the street, but they now intend to install sidewalks on the west side instead. Sidewalks have already been installed on the west side of Avenue G between 43rd and 44th Streets, but the project is currently on hold due to the project manager's health issues. In the meantime, some Avenue G residents have expressed serious concerns about the consequences of locating sidewalks on the west side of the 4200 block. Resident Amon Burton presented the following concerns:

- The west side of Avenue G between 42nd and 43rd Street is home to a number of heritage trees, including the enormous magnolia (planted circa 1917, roughly 50' wide) at the northwest corner of Avenue G and 42nd Street, a large catalpa on a neighboring property, and other significant trees. Mr. Burton has consulted an arborist who found both the magnolia and the catalpa to be at significant risk if a sidewalk is put there, due to compacted dirt and reduced water, and has provided a letter to that effect.
- The west side of Avenue G also contains two big pecan trees with nesting Eastern Screech Owls who have nested there for over a decade, generally starting in January or February and producing one to three owlets every year. Eastern Screech Owls are protected by the federal Migratory Bird Treaty Act and cannot have any disturbance in their vicinity until approximately August 1. Mr. Burton stated that other cities have incurred fines for interfering with protected birds and that no activity on a sidewalk could legally take place on this block until late summer. The city has been informed of this and given photos of the owls.
- The east side of Avenue G already has partial sidewalks, theoretically making it more cost effective to complete the sidewalk there rather than on the west side, which has none. Karen McGraw noted that during the Neighborhood Plan process city staff

had specifically stated that sidewalks should be completed where there were already existing sidewalk sections.

- The west side of Avenue G has significant landscaping and fences built up over decades that would have to be torn out for a sidewalk to be installed. The east side has comparatively fewer trees, landscaping, or other obstacles.
- The west side has a large utility pole and electrical equipment that would have to be gone around or relocated, which is not the case on the east side.
- No written plans for this project are currently available from the city despite Mr. Burton's repeated requests.

In the ensuing discussion, Contact Team members noted that the sidewalk north of 43rd Street has already been installed on the west side and that we would need to ensure ADA-compliant curb cuts and crosswalks if the sidewalk switches to the east side south of 43rd Street. Members also noted that Hyde Park's Local Historic District states that sidewalks should be two feet from the property line, which would be easier to do on the east side of the block in question. Joe Bedell stated that ADA is likely a chief concern for the city and that crossing the street may create additional risk. However, Karen McGraw pointed out that ADA-compliant crosswalks are still missing in other areas of the neighborhood, citing "curb cuts to nowhere." Wanda Penn expressed concern about trees on the east side of Avenue G, but Barbara Gibson noted that these are mostly pecans, which are quite hardy and common throughout the neighborhood and have deep tap roots, making them less prone to risks posed by a sidewalk construction.

ACTION. Barbara Gibson moved, with Joe Bedell seconding, that the Contact Team recommend to city that any sidewalk work on Avenue G between 43rd and 42nd Streets be conducted on the east side of street. Karen McGraw then proposed that the following statement be added to this recommendation, which was accepted as a friendly amendment by the maker of the motion and her second: "The Hyde Park Local Historic District recognizes the historic character of the neighborhood including sidewalk patterns, which also comply with city standards. Planning for sidewalks must take into account city standards, historic patterns, mature landscaping, and connectivity. The Hyde Park Contact Team requests city staff

Continued on page 11



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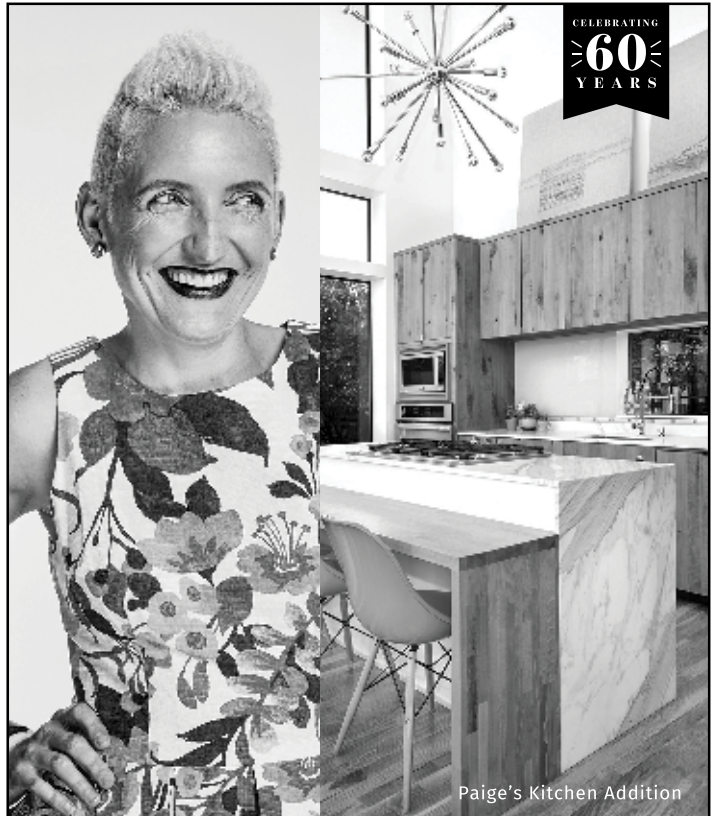
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Plan Contact Team Minutes... ...cont'd from page 9

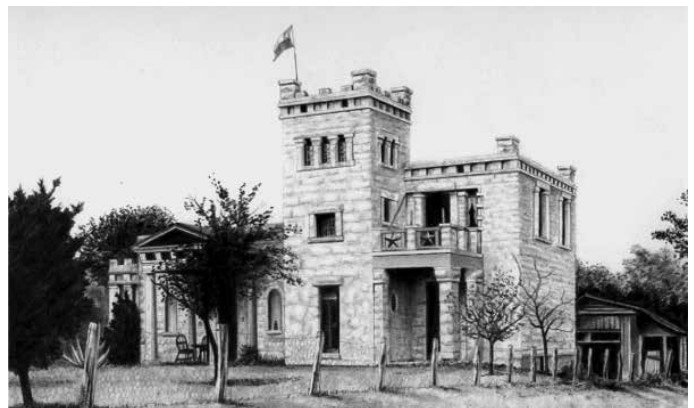
to present plans for the new sidewalks incorporating these issues to the Hyde Park Contact Team or the Hyde Park Neighborhood Association or in another public meeting of their choice in advance of the work." The motion as amended passed with 6 in favor, none opposed, and one abstention.

4. Neighborhood Planning and Future Code Revisions. Planning Commissioner and Contact Team member Karen McGraw expressed concerns about a possible effort by city planning staff to eliminate neighborhood planning. She noted that the City Council adopted the Neighborhood Plan initiative by resolution and does not believe city staff is authorized to eliminate the initiative absent further Council action. City staff's current recommendation is to develop plans for corridors and activity centers as well as some specialized planning and larger area plans, but Neighborhood Plans were not mentioned. Ms. McGraw also noted that many of the current Neighborhood Plan provisions had been omitted in drafts of CodeNEXT, and that the head of the Planning Department had stated that he did not anticipate creating any new Neighborhood Plans. Meanwhile, City Manager Spencer Cronk has been charged with developing a new approach to code revisions in the wake of the failed CodeNEXT and pressure to significantly densify the central city neighborhoods is expected to continue. Ms. McGraw noted that Hyde Park is already one of the densest neighborhoods in Austin, that Hyde Park's NCCDs specifically allow taller and denser structures in many appropriate areas, and that the neighborhood has significant zoning capacity that has yet to be built out. For example, the Oak Park Apartments on the northeast corner of Duval and 45th Street could be redeveloped even taller and denser under the North Hyde NCCD and sections of Guadalupe that currently have one-story structures may be built up to 40 to 60' heights under the Hyde Park NCCD. Despite all this, the Hyde Park NCCDs have come under attack in recent years, often by those unfamiliar with the actual contents of the ordinances. Because Hyde Park's NCCDs have provided the neighborhood with a certain level of protection and stability, Ms. McGraw is also concerned that residents might have become complacent or believe anticipated changes to the Land Development Code will not affect them, which might not be the case; she noted that some entities are lobbying for extreme increases in density within half a mile of any corridor, which would effectively wipe out most existing central city neighborhoods. Sarah Cook mentioned that HPNA is trying to craft a letter that explains the NCCDs so policy makers and others will have a better understanding of these tools; the Contact Team has also discussed a similar effort in the past. Ms. Weidlich

suggested that the *Pecan Press* might consider running a series to educate neighbors about the NCCDs and Susan Moffat offered to assist with writing. Ms. Moffat also noted that the Neighborhood Plan and NCCDs were all adopted prior to 2005 before affordable housing was a major issue and suggested that the Contact Team revisit these documents with an eye to identifying appropriate locations for affordable housing and further consider encouraging the city to invest in acquiring and rehabilitating some of Hyde Park's older apartment complexes for this purpose. She volunteered to take a first pass at this effort and report back to the Contact Team at the next meeting. Wanda Penn also suggested creating a design kit for appropriate accessory dwelling units (ADUs) that could be pre-approved by city staff, thus reducing time and costs. In closing, Ms. McGraw emphasized that she is not opposed to larger planning efforts and supports many of the concepts now tagged as "new urbanist," but that balanced planning must also recognize the importance of stable neighborhoods where people build lives, raise families, and create bonds with other members of their communities.

5. Adjourn. There being no further business, the Contact Team adjourned its meeting at 8:35pm.

– Susan Moffat
Contact Team Secretary



News from the Ney

This March, spring is springing at the Ney, with two events on the same day! On the morning of Saturday, March 2, the Ney – in concert with Friends of Shipe Park, the Native Prairie Association of Texas, and Keep Austin Beautiful – sponsors It's My Park Day. That afternoon, from 1 to 4pm, come to Elisabet Ney's Nature Day, where booths featuring organizations, activities, and demonstrations about the nature that surrounds us in our neighborhoods will entertain and educate you – naturally!

On Saturday, March 30, from noon to 3pm, the Ney reprises its annual Short Short Fiction Festival. Once again, the readers will be top-notch Austin

Continued on page 12

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News from the Ney...
...cont'd from page 11

fictioneers of all stripes. Mary Helen Specht will take the helm this year, and more than a dozen of Austin's best short short and flash fiction authors will be reading their work. Elizabeth McCracken will take a break from her national book tour to help MC, and Deb Olin Unfirth, as usual, will also be on hand. There were seventeen readers last year, so be sure to attend. Like last year, the event will take place on the north side of the creek. There will also be food trucks, face-painting, other family-friendly activities, literary booths, and more.

On Monday, March 4, the Ney will be bidding adieu to four of the five modern pieces on the grounds, the monoliths of Catherine Lee. The pieces will be heading to a more permanent home in San Antonio. Visit on the March 2 or 3 to see them before they leave. And it's not all bad - *Hebrides #6, Clach and Trushal*, Catherine Lee's piece on loan from the Contemporary Austin, will remain.

Mark your calendars for April: Ney Day will take place on Saturday, April 13, and there's much more to come.

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Where do you find the world's largest mammals?
Where might you find windmills in Michigan?
Which city is the most valuable in Texas?
Which place would be best for an administrative meeting?

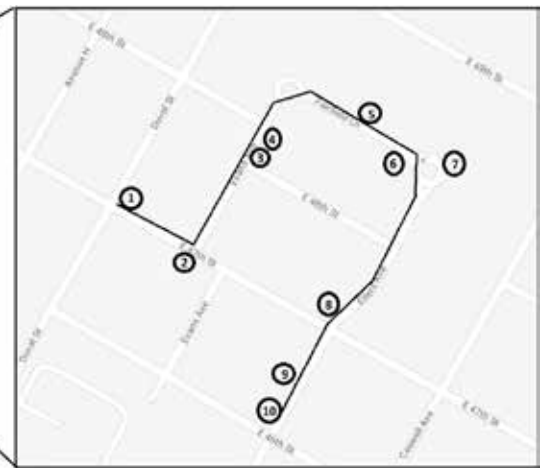
Hike and Seek

Can you walk the route and find all of the items?

1. "Frank Lloyd Wright" house
2. Rosemary bush
3. ANOTHER rosemary bush
4. American elm
5. Garden
6. Rock of Texas
7. Tropical yard
8. Purple blossom
9. Pointy shrubs
10. Trumpet frog



Answers on page 15

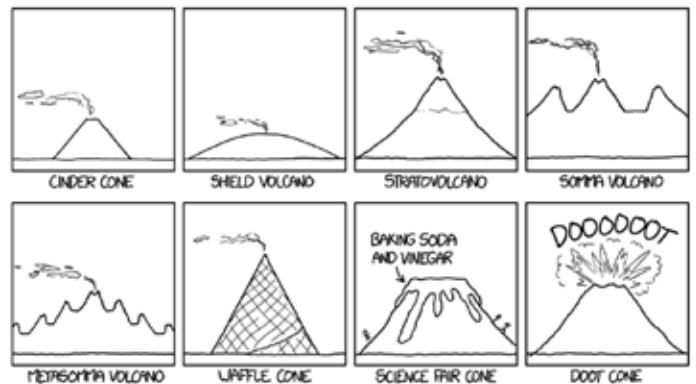


March Highlights

South by Southwest for kids! Head to the Thinkery on March 10 from 10am to 1pm for hands-on music-related activities. Best part, it's free! Then, on March 13, you can grab some food at the Midway Food Park for a kid-friendly picnic with live acts including some magic! On Friday, March 15, drop by the Four Seasons downtown for the Spare The Rock Spoil The Child Kid Concerts. Fuel up over the weekend of March 16 and 17 at Lucy's Fried Chicken on South Congress for a free music revival. Still got energy on March 17 after all that? Head over to the Amy Donovan Plaza at the Domain between 3:00pm and 7:30pm for the free Rock + Read book and music festival.

Comic

A GUIDE TO VOLCANO TYPES



The NCCD Corner

An Introduction

When Hyde Park created its Neighborhood Plan in the time between 1998 and 2000, the neighborhood had already surveyed much of the area in anticipation of crafting Neighborhood Conservation Combining Districts (NCCDs) to preserve the character of Hyde Park. This was in response to a variety of structures and events – for example, garage-fronted homes, buildings on stilts, and waivers of required parking – that were not in character for the neighborhood. Hyde Park's two NCCDs – the Hyde Park NCCD (2002) and the North Hyde Park NCCD (2005) – have served to maintain much of the neighborhood character.

Residents of the neighborhood regularly ask questions – How tall can my fence be? What kind of driveway can I install? How many parking spaces do I need? – of the Development Review Committee (DRC) in order to be able to build or renovate properties within Hyde Park. We all know that reading zoning documents is not only confusing but a guaranteed way to cure insomnia, so, to assist and educate residents, the HPNA Steering Committee decided it would be valuable to publish a series of articles that provide simple, straightforward explanations of these ordinances. This month, we'll answer some basic questions about NCCDs.

What is the purpose of an NCCD?

The City of Austin Land Development Code, Section

25-2-173, states the purpose of an NCCD: "The purpose of a neighborhood conservation (NC) combining district is to preserve neighborhoods with distinctive architectural styles that were substantially built out at least 30 years before the date an application for an NC combining district classification is filed."

What is the relationship of an NCCD to city code?

NCCD regulations supersede Austin zoning regulations to the extent that such regulations are written in the NCCD. If you have a question about what you can build, look first at the appropriate NCCD. If you can't find the answer in the appropriate NCCD, refer to city code.

Continued on page 14

NCCD Intro...

...cont'd from page 13

Are NCCDs more restrictive than city code?

Actually, they can be either more restrictive or less restrictive than city code. It all depends on the development patterns in a neighborhood. A good example is ADUs (garage apartments or granny flats). When our NCCDs were written, city code allowed ADUs only on lots of 7,000 square feet. However, parts of Hyde Park already had ADUs on lots smaller than that. Because of that, the NCCD ordinances were written to allow ADUs on 6,000 square foot lots in the Speedway area south of 45th Street and the Avenue A area north of 45th Street and on 5,900 square foot lots in the Duval area between 40th and 45th Streets.

Does the state recognize NCCDs?

In Texas, NCCDs are enabled by Local Government Code, Chapter 211, Section 211.003(b). Dallas currently has twenty such districts and San Antonio has eight.

Can the NCCD be amended?

Yes. Both NCCDs have been amended several times. Sometimes basic provisions have been amended; other times, there have been amendments to accommodate specific properties like the Baker School and the Helping Hand Home.

How are NCCDs organized?

Each NCCD is divided into a series of areas known as districts. Each NCCD ordinance contains a series of general provisions that apply to the entire area, and each district has provisions that apply specifically to it.

Hyde Park NCCD Districts	North Hyde Park NCCD Districts
<p>Speedway District - From 38th Street to 45th Street, one-half block on both sides of Speedway.</p> <p>Duval District - From 40th Street to 45th Street, between Duval and ½ block to the west of Duval, with an additional half block incursion to the west at 43rd and 45th Streets.</p> <p>West 38th Street District - Between 38th and 38 ½ Streets, between Guadalupe and Speedway except for one lot on each end.</p> <p>Guadalupe District - from 38th Street to 45th Street, between Guadalupe and ½ block to the east of Guadalupe.</p> <p>Hyde Park Civic District - The area covered by the Hyde Park Baptist Church and its properties. This area is generally regulated by a separate ordinance, No. 900830-Q. If an issue arises that is not addressed by Ordinance No. 900830-Q, the Hyde Park NCCD ordinance applies.</p> <p>Residential District - All area not included in another district.</p>	<p>Duval Commercial District - 4500, 4510, 5011, and 5012 Duval Street.</p> <p>Avenue A District - from 45th Street to the Intermural Fields, one-half block on both sides of Avenue A.</p> <p>Guadalupe District - from 45th Street to the Intermural Fields, between Guadalupe and ½ block to the east of Guadalupe.</p> <p>Residential District - All area not included in another district.</p>

Next month: General provisions of the NCCDs



5501 Avenue H • \$950,000
4 beds • 2.5 baths • 2392 sq. ft.





404 E 34th Street • \$835,000
5 beds • 3 baths • 2233 sq. ft. SOLD



2812 W 50th Street • \$765,000
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3905 Duval Street • \$749,500
3 beds • 2 baths • 1690 sq. ft. SOLD



4005 Avenue F • \$685,000
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Shipe Pool Update... ...cont'd from page 1

Project Schedule

In mid to late February, excavation for utility installation and building pad forming for the foundation will take place. Site grading will continue for preparation of the facility decking and other features.



Potential Construction Effects on Community

There are two active construction entrances for the facility; one is along Avenue F and the other along East 44th Street. The construction team will access the site intermittently throughout the process, including on most Saturdays. The contractor has been instructed to have all construction employees park on Avenue G between 45th and 44th Streets. Typically, construction starts at 7am and construction lasts until 6pm. There will be excessive noise and dust



while the facility is under construction and this might affect public use and enjoyment of the park site.

Participants in the Pool Project

The pool work is being done by G. Hyatt sub-consultant, Modern Pools. G. Hyatt is represented by Justin Hyatt and Kevin Cole, the site superintendent.



The City of Austin (COA) is represented by Sergio Altamirano, the Public Works Project Manager, and Reynaldo Hernandez, the Parks and Recreation Project Management Supervisor. Jodi Jay represents the Aquatic Division, along with Aquatic Supervisor Aaron Levin for the Parks and Recreation Department.

Additional Information

If you have further questions or comments, contact Reynaldo Hernandez at *Reynaldo.hernandez@austintexas.gov* or 512-974-9464.

Photos by Alison Young

Answers to Geography Riddles: Wales, Holland, Fort Worth, Council Bluffs

Co-Presidents Letter... ...cont'd from page 1

time to answer questions from the group.

We hope to see you at the membership meeting on March 4, 7:00pm, at the Griffin School. Don't forget to "spring forward" with Daylight Savings Time on March 10.

– Cheers,
Betsy Clubine & Sarah Cook
Co-Presidents, HPNA

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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.
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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.
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4302 AVENUE G
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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.
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