

January Meeting

When: 7:00 p.m.
Monday, January 6, 2014

Where: Trinity United Methodist Church
4001 Speedway

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

HPNA General Meeting Agenda for January 6

- Announcements
- Presentation and vote on the 2014 HPNA budget
- Vote on a resolution regarding a rental registration program for Austin rental properties
- Vote on a resolution regarding CodeNext, the rewriting of the city's land development code

See You There!

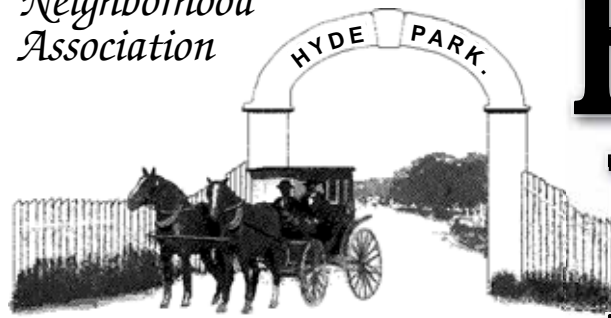
Infill and Super Duplexes: A New Proposal

There has been much discussion recently regarding the issue of super duplex development in Hyde Park (and in other neighborhoods close to UT). Super duplexes (also known as stealth dorms) are large duplexes that are built on single family zoned lots, with a large number of bedrooms, "studios/dens," and "walk-in closets," etc., allowing 6, 8, 12 (pick your number) of young, single people to live close in at "reasonable" rents. The problem with super duplexes is not the tenants per se, but the intensity of the infrastructure demand (primarily traffic and parking) on one lot in a block.

What does infill have to do with super duplexes? Let's try a little thought experiment. Would it be objectionable to have 6, or 8, or even 10 new residents on a block if they were distributed throughout the block? I believe most of the residents of Hyde Park would

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The Hyde Park
Neighborhood
Association



Pecan Press

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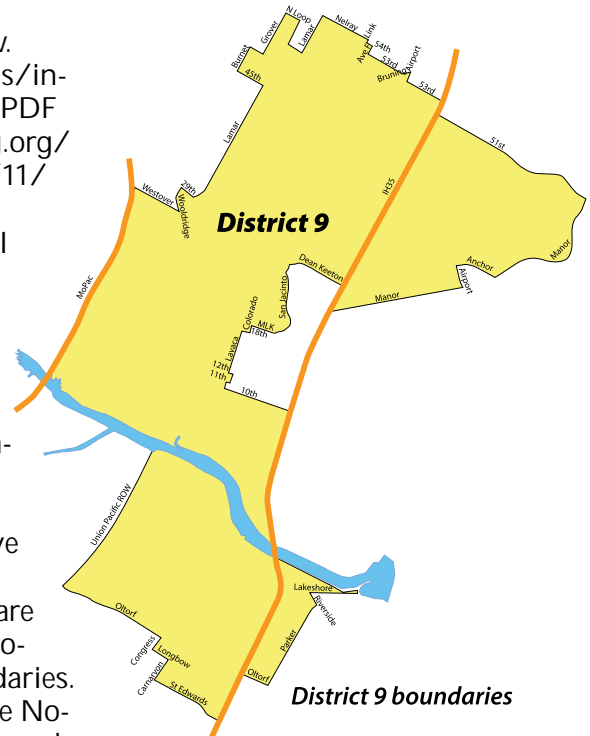
Change Is Coming: The New City Council Districts

On November 18, 2013, Austin's Independent Citizens Redistricting Commission (ICRC) adopted the final City Council district map for Austin.

This map can be viewed in interactive form at <www.austinredistricting.org/maps/interactive-final-map> or as a PDF at <www.austinredistricting.org/wp-content/uploads/2013/11/Austin_Final-Plan.pdf>.

In most respects the final 10 district map closely resembles the second map the ICRC adopted. District 9, which includes Hyde Park, is mostly in north Austin. The two Councilmembers who are not yet term-limited, Councilmembers Tovo and Riley, both live in District 9.

Single member districts are new to Austin, as was the process for drawing their boundaries. These were established in the November 2012 city election through a charter amendment which specified who was eligible to serve on the ICRC and what criteria the ICRC could use to draw the 10 districts. According to these provisions, the ICRC was to have 14 members, one of whom had to be a college student. All members except for the college student must have voted in at least three of the five Council elections prior to their service on the ICRC. No one was



eligible for service on the ICRC if in the previous five years that person or his/her spouse was an elected official, an officer or employee of a political party or campaign committee or a lobbyist, or was a substantial contributor to candidates for city offices. Working for the city, having held a contract with the city, or being a member of the City Council in the past three years were also disqualifiers.

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From the Desk of the Co-Presidents

It's been an exciting and intense first month for us as co-presidents, with a focus on three concepts: inclusivity, change, and communication. Development issues are ongoing.

Inclusivity:

Issues of inclusivity—or the lack of it—came out strongly during our November retreat. We are fortunate this year to have several Steering Committee members from what we have always called North Hyde Park. “North Hyde Park,” we learned, is not a popular name because it makes its residents feel like second-class citizens. That’s not surprising, given that HPNA meetings take place south of 45th Street and our Homes Tours concentrate on houses south of 45th Street. It’s time to integrate the parts of our neighbor-

hood. We are aiming for dividing meetings between the areas north and south of 45th Street and including houses north of 45th on our Homes Tour, in fact, focusing on those houses for our 2014 tour. We are not “Hyde Park” and “North Hyde Park,” we are all part of Greater Hyde Park.

Change:

The times, they are a-changin’ in Austin; and those changes are having significant impact on Hyde Park. The 10-1 initiative, CodeNext, and Light Rail are all affecting the future of our neighborhood.

After a disastrous initial map, the close-to-final outcome of the 10-1 initiative is acceptable if not optimal for Hyde Park. The proposed district that includes our neighborhood spans the river—an inconvenience, but not an insurmountable one. If the process is completed without major revision to the map, we will be sharing a district with Travis Heights, another area of the city with significant historical importance.

CodeNext is an initiative with the potential of wreaking havoc on the protections we have in place. We do not know what changes it can bring to such entities as our NCCDs. At the January meeting, HPNA members will have the opportunity to vote on a resolution to urge the Land Development Committee not to do anything to undermine our protections. The Contact Team has already sent a letter to the Planning and Development Review Department expressing its concern.

Finally, light rail has been a subject much debated on the Hyde Park listserv. We don’t need to summarize that debate here, but we urge Hyde Parkers to be aware of the situation, because the choice of light rail corridors can profoundly affect such issues as traffic.

Communication:

The Internet era has brought with it multiple social media channels; and Hyde Park has more than its share of them, including several listservs and several Facebook pages. The question arises, how do we stay consistent and on mes-

Continued on following page

Pecan Press

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Infill and Super Duplexes...

...cont'd from page 1

sage with our mission statement over all of them? Adrian Skinner and Kathy Lawrence have volunteered to explore this issue. They will be auditing all of the channels and surveying our membership and other neighborhood associations for input.

Development Issues:

Two of our Steering Committee members, Ellie Hanlon and Kathy Lawrence, co vice-president, recently took City Manager Marc Ott on a tour of the stealth dorms in Hyde Park to make him aware of the problem. We hope that some face-to-face contact with the reality can lead to some change.

In closing, we'd like to urge everyone to attend the January meeting. We'll be voting on three important items: our budget for 2014, a resolution about CodeNext, and a resolution to support Kathie Tovo's rental registration plan.

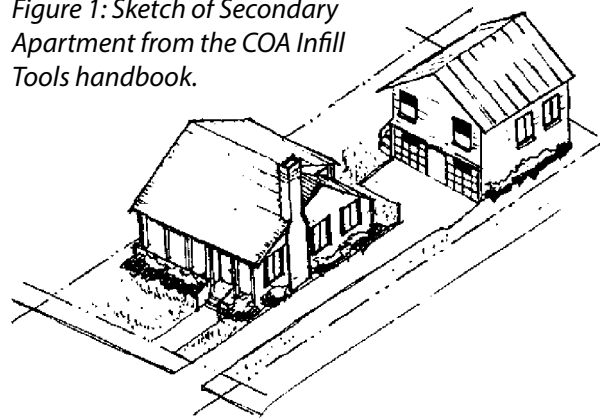
— Kevin Heyburn
& Lorre Weidlich
HPNA Co-Presidents

welcome them as neighbors, whether they were students, young professionals, working people or retired persons. But cramming those same people into an oversized duplex on a single family lot is an entirely different matter. In a search for solutions, City of Austin zoning and land use regulations have not been particularly effective to date.

A focus on appropriate infill in Hyde Park that offered more appropriate alternatives for rental housing could be a win-win for both neighbors and students. In April of 2000, the City Council approved the Infill Special Uses, a set of land use options for neighborhood planning areas. These infill options are designed to permit a greater diversity of housing types than would be permitted under the existing zoning regulations. This is an effort to promote compatibility between the existing neighborhood fabric and new development within an individual neighborhood. A neighborhood organization such as HPNA must apply to have any of the infill options adopted for its neighborhood or a sub-district within a neighborhood. This must be approved by City Council.

One of the options that the City Infill Tools manual discusses seems to be a good fit for all stakeholders concerned with super duplex over-reach. The infill option termed secondary apartment allows a second dwelling unit of 850 square feet or less on a lot with a minimum area of

Figure 1: Sketch of Secondary Apartment from the COA Infill Tools handbook.



5750 square feet. Currently, the code allows these apartments city-wide only on lots of 7000 square feet or more. Hyde Park was designed with 25' x 130' lot sizes, and many homes were built on two lots. The resulting area of 6500 sq. ft. is just below the citywide

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Hyde Park Neighborhood Association Enrollment		2013-14 Membership	HPNA Membership Info
Name _____ Phone _____			All memberships expire on September 30th of each year. ❖ Membership in HPNA is open to all residents aged 18 years or older who reside within the boundaries of Hyde Park or within 300 feet of the designated boundaries. ❖
Address _____			
<input type="checkbox"/> I wish to be notified via email of HPNA meetings and events.		Bring to an HPNA meeting, or send to: HPNA Membership P.O. Box 49427 Austin, Texas 78765 Make checks payable to HPNA.	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.
Email _____			
Dues (per person)			
<input type="checkbox"/> Standard - \$5/year/person <input type="checkbox"/> Senior Citizen- \$1/year/person <input type="checkbox"/> New Member <input type="checkbox"/> Renewing Member			
Payment: <input type="checkbox"/> Check <input type="checkbox"/> Cash Date _____			
Amount Paid \$ _____			

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*Send your poems to:

Charlotte Herzele
<herzele@gmail.com>

Note: The Pecan Press will not publish unsigned/unattributed poetry. All poems (even if written under a pen name) must carry a name and address or phone number for identification and verification purposes.

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Around & About the Avenues

Host a Student: Every year, the Texas Intensive English Program (TIEP), a division of the Texas International Education Consortium, welcomes groups of exchange students. It arranges for foreign students to stay with American families to help them practice their English and learn about the culture, which also gives the host American families the opportunity to learn about international cultures. Homestay hosts are provided with a stipend to help cover costs incurred. 42 Japanese university students are coming this year on February 8, 2014 and will be in Austin for a month-long English language and American Culture program with TIEP. They will attend classes on weekday mornings and will have various activities scheduled during weekday afternoons. If interested in hosting Japanese students or learning about future hosting opportunities, please contact Dina Shehata at <dina.shehata@tiec.org>.



Stealth Dorms: Marc Ott, Austin's city manager, was the guest at an Austin Neighborhoods Council (ANC) Central Sector breakfast a few months ago. Asked then whether a follow-up meeting on "stealth dorms" would be possible, Ott indicated that a tour showing him some examples would be of more help to him in gaining an understanding of neighbors' concerns.

In early December, such a tour occurred, arranged by residents of several affected neighborhoods, including Hyde Park. Ott viewed a number of these dorms in the company of top-level staff, a further indication of his interest in this issue. He reportedly said on the tour that neighborhoods do have to work with the university to help solve the problem of the dearth of affordable student housing. On the other hand, it was also reported that upon returning from the tour, he visited with a member of City Council to discuss the problems neighborhoods face from the creation of stealth dorms. For more on the issue of these stealth dorms, see "Infill and Super Duplexes: A New Proposal," on page 1 of this issue.



Hyde Park Contact Team: Its quarterly meeting will be held on Monday, January 27 at the Trinity United Methodist Church, 7:00-8:30 PM. Residents, property owners and business owners in Hyde Park are encouraged and invited to participate. Agendas and reminders are posted on the Hyde Park listserv. The HPCT is charged with the implementation of and any change to the city-adopted Hyde Park Neighborhood Plan. The agenda will include discussions regarding Guadalupe light rail alignment, Austin Land Development Code rewrite, modifications to NCCDs to prevent front carports, and election of officers. A complete agenda will be posted later.



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Around & About the Avenues

Keeping Hyde Park Beautiful: On the afternoon of December 1st George Wyche, Adrian Skinner and Lisa Harris cleaned up graffiti at Shipe Park and along several blocks of 45th and Duval. The weather was good for removing and painting over graffiti: mild, dry and without too strong a wind. Many thanks to them for this service to the community.



Submissions to the Pecan Press Please note that the deadline for articles has been moved back to the 10th of each month unless special arrangements have been made in advance. This should allow a more orderly path to meeting its publication schedule. Thank you.



Infill and Super Duplexes... ...cont'd from page 3

threshold for secondary apartment infill. There are a number of site development regulations that go along with this option, including an occupancy limit of not more than two unrelated persons living in the secondary apartment. Neighbors are familiar with the garage apartment (Figure 1), which is used in the city's infill manual as an example of a secondary apartment.

This option has a number of benefits to neighbors, the most obvious being additional income for the owner of the property. The median rental for a one bedroom apartment in Austin is about \$850/month or about \$10,000 annually. At today's rates, to earn that amount of income would require an investment of over \$400,000 in the bond market. This option would make it more feasible for moderate income families to become Hyde Park homeowners and participate in this community. It also offers older residents contemplating retirement a means to afford to stay in their Hyde Park homes even with diminished income.

This option can also be a boon to students who would like to have a quiet and affordable place to live, as well as participate in the life of the community. HPNA should begin a process of ascertaining how many potential property owners would be affected by the option of secondary apartment infill. This would serve as a positive response that counters the development of super duplexes with a rental option that works for both current neighbors and new tenants.

— Larry Gilg

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Single Member Districts... ...cont'd from page 1

Applications were due by late February 2013. The city auditor reviewed applications for eligibility and completeness and sent the applications that met the criteria forward to a panel of three CPAs (also randomly chosen from eligible CPA applicants), who reviewed them and chose the top 60. In May, the first eight ICRC members were chosen at random from that pool of 60 applicants. The first eight members chose the remainder of the ICRC from the pool of remaining applicants.

The criteria by which the ten single member districts were to be drawn, listed in order of priority, were as follows:

1. Compliance with the US Constitution
2. Compliance with the Voting Rights Act
3. Geographic contiguity
4. Geographic integrity of neighborhoods and communities of interest
5. Geographical compactness
6. Avoidance of division of voting precincts
7. Use of geographically identifiable boundaries as district boundaries.

The ICRC was not permitted to consider where any officeholder or candidate for office resided.

The ICRC began meeting in May. They adopted a preliminary district map in late September and began to hold public hearings on it. On November 6, they adopted a final map in which some changes had been made in response to citizen testimony. They held two more public hearings before they adopted the final map.

The districts that the ICRC drew comply with the US Constitution. No district deviates from having the target 79,783-person population by more than 3.85%. Many experts have testified that they comply with the Voting Rights Act as well. There has been disagreement over how well the final maps comply with the other five criteria; many have raised questions over whether Council districts should span Lady Bird Lake, as two do, or the Interstate, as seven do. While most voting precincts are not split, there are some that are split between two or even three Council districts.

Some critics from the central city have complained that their part of town is too divided between districts and that their districts should be more compact so that would not be the case. Some critics from the outer portions of the city who voted for single member districts in the hope that central city residents could no longer dominate city elections and elect primarily central city residents to Council have complained that because so many districts contain portions of the central city it could be the case that the central city will continue to dominate the Council.

At the time the charter amendment establishing single member districts was passed, a charter amendment moving city elections from May to November was also passed. We will thus find out in November 2014 how the single member districts affect central Austin's voting strength.

— Lisa Harris

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A Night at the Museum

On December 15, Hyde Park held its annual party to celebrate the holidays; and this year the venue, the Elisabet Ney Museum, made it a particularly memorable occasion as residents mingled, as it were, with the sculpted figures. Old neighbors, old friends, new neighbors, new friends, infused this historic museum with a spirit of warmth and good cheer. "Magical" was a word that frequently came to the mind of attendees.



An amazing setting for conversations among neighbors.
Photo by Lizzie Chen

Many thanks are due the museum for its generosity and graciousness in opening its doors to our community for this event, specifically Oliver Franklin, the museum's director, and his team, Lindsay Barras and Frank Wick. These individuals brought a contagious enthusiasm to the planning of the party every step of the way. We are very fortunate to have the museum be an active part of our Hyde Park community.



State Rep. Elliot Naishtat (left) with Dorothy Richter and Kevin Heyburn. Photo by Adam Wilson

Outside the museum, guests were welcomed by luminaries, twinkling lights, cookies from Cookie Peace, hot cocoa from the Chocolate Maker's Studio, a star-gazing telescope, and a family holiday movie. The HPNA table was in full swing as its membership team signed up and renewed members.

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Inside, guests were greeted by the nine-foot "Wish Tree," where they were invited to create a wish on a provided white tag and place it on the tree. Some wishes were neatly hand printed: "I wish that every child could know love." Others, adorned with feathers and sparkly ribbons, read: "I wish for \$1,000,000 and 10 puppies." Our neighbor Nancy Mims conceived the idea of this tree and brought it to life. Our hope is to make it an annual tradition, building on our community's uniquely diverse set of wishes, year after year.



The view from above. Photo by Adam Wilson

Violinist Laura Poyzer filled the galleries of the Ney with music as guests enjoyed food and drink amidst the timeless sculpture. The museum's staff readily provided information about the history of the museum and Elisabet Ney's life and work. During the evening, more than \$750 in gifts and donations was collected for our friends and neighbors at Helping Hand Home, a nonprofit organization which strives to make life better for the children in their care.

This event was successful because of our team of volunteers. Thanks are owed to all those who assisted with set up, greeting, and clean up. Also, a very special thanks to the members of the committee who worked with me to plan this event: Nancy Mims, Susie Roselle, Nhaila Hendrickse, and Amy Diehl. They juggled their busy household schedules and professional lives to make the party possible for everyone.

I believe the evening played out exactly as Elisabet Ney would have wanted it to: friends, old and new, gathering on the grounds of her studio and within its great stone walls to exchange stories and wish each other well.

— Tammy Young



Tree adorned with the wishes of neighbors. Photo by Adam Wilson

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A Drink to Your Health

Most people want to start the New Year off on a healthy foot, leaving behind the excesses of the good times they've spent with family and friends between Thanksgiving and New Year's Eve. That's why gym membership rolls go up in January! But you can do something from the inside out, which is starting to eat well. There are too many theories about what makes the perfect diet, but most people agree that they don't get enough green vegetables or even fruit in their diet.

To the rescue come green smoothies, which are really like blended salads with some fruit added. All you need is a trip to the market and a blender (a high-powered one is best, such as Vitamix, Ninja, or Blendtec, but is not necessary). In our household we have them every morning and below I present our favorite one for your consideration. It is not as sweet as what you might be used to, but it is all natural, as organic as you want it to be, and it contains nutrient-dense, antioxidant-packed goodness in a small package.

Be sure to add flax or hemp seeds at the end since nuts or seeds increase the body's absorption of greens by 50%. Substitutions can be made using any type of greens; and if it is not sweet enough, add ½ banana to the pineapple, freezing the other half for another time.

Ingredients:

2 handfuls greens, about 3 loosely-packed cups
(I use Central Market Organics Power Greens or Super Greens Trio)

1 stalk celery

½ cucumber, peeled

1 thumb-sized piece of ginger, peeled

5 strawberries, fresh or frozen

½ cup blueberries, fresh or frozen

½ cup pineapple, fresh or frozen

2 oz. pomegranate juice

8-12 oz. water or nut-based milk (such as almond milk)

1 tsp. ground hemp or flax seeds

Optional: ½ tsp. cinnamon and ½ tsp. turmeric

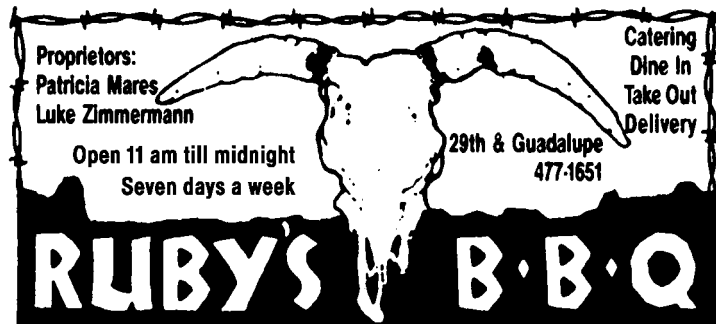
Blend on highest power the greens, ginger and celery with the pomegranate juice and 8 oz. water for 30 seconds (longer if you don't have a high-speed blender)

Add frozen or fresh fruit, cucumber, spices if desired, and 2-4 more oz. of water, depending both on your blender and how thin or thick you want the end product to be.

Blend on high for 60-90 seconds or until there are no chunks left in the smoothie.

Makes about 32 ounces. Pour into 2 large glasses. Add ½ of the seeds to each glass and stir in with a spoon. Enjoy!

— Irene Cohen



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by Sarah Sitton and Thad Sitton

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Hyde Park Poets —

Oxblood Lilies

Throughout my hometown,
on a signal known only
to certain underground bulbs,
green shoots lift throngs
of flowers red enough
to make my poor song seem beige.

As weak as words must seem,
I sing them to everything red
and especially to blossoms
whose ribald song in my eyes
laughs like a divine joke
on the bland human species.

— Elzy Cogswell

HYDE PARK

Wildlife in Hyde Park

Plenty of birds and butterflies
live in my yard. They ignore me.
They draft no poems, but they work,
never pausing, to get things done.
They teach me about freedom.

Money was invented by a species
with too much brain
and not enough heart.
A giant black swallowtail butterfly
ignores the weight
of my feet on the ground,
of all the things I buy.
Money gets no attention
from a giant black swallowtail.
She has more important things to do.

— Elzy Cogswell



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- 10 -- **Recycling Collection**
- 13 -- **HPNA Steering Committee Meeting**
- 24 -- **Recycling Collection**
- 27 -- **Contact Team Meeting**

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Hyde Park Poets —

Winning the Battle

Daily I watch neighborhoods
maneuver around the state capitol.
Battalions of crocuses open
like white umbrellas in the rain.
They embrace me with
an aromatic ambiance.
Autumnal season, you drop
a pear leaf as red as an angry flag.
Shiny green spots betray
your reluctance to amputate foliage.
I continue little projects, piling up stones,
thinking tomorrow into existence
as a crocus or a pear tree might.
I sever my struggle into daily pieces,
take peace of mind from modest steps.
I follow the example of plants,
who know how to win long-term campaigns.

— *Elzy Cogswell*



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603 TEXAS AVENUE

Charming 1938 one-story brick traditional home near Lee Elementary. 3BR, 2BA, 2LIV, screened porch, 2-car garage. Updated kitchen. Beautiful hardwood floors.

Listed at \$635,000



JUST LISTED

4605 EILERS AVE.

Recent renovation of 1940s Hyde Park bungalow. Open floor plan with 3BR, 2BA, 2LIV, attached carport. 2nd story master suite addition. Large fenced backyard.

Listed at \$625,000



JUST LISTED

703 CAROLYN AVENUE

Fabulous custom renovation of 1938 brick Craftsman home on quiet street near Lee Elementary. 4BR, 3BA, 2LIV. Gourmet kitchen. Detached garage with alley access.

Listed at \$799,000



PENDING

5413 AVENUE F

Ideal investment property or first-time home with rental income to help pay the mortgage. 2BR, 1BA house built in 1939 plus detached garage apartment built in 2009.

Listed at \$375,000



SOLD

4006-1/2 AVENUE B

1923 Hyde Park bungalow with many updates and new paint. 2BR, 1BA, 1LIV, 1DIN. Large detached garage with workshop. Fenced yard. Alley access.

List Price \$325,000



PENDING

3711 GREENWAY

Charming 1950s split level home on huge corner lot near Hancock Golf Course and Lee Elementary. 3BR, 3BA, 2LIV, screened porch. Beautiful hardwood floors.

Listed at \$599,000



SOLD

4901 RED RIVER ST.

One-story contemporary custom home built in 2006. Industrial design with concrete floors, exposed ductwork, commercial-style glass doors. Wonderful courtyard.

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SOLD

4316 AVENUE C

Extraordinary renovation of classic 1927 Hyde Park bungalow. Open floor plan with 2BR, 1BA, 2LIV, long leaf pine floors and custom milled woodwork. Two-car garage.

Listed at \$505,000

Happy New Year! Forecasts for the 2014 real estate market are extremely positive. Sellers will benefit as property values increase and interest rates remain at historic lows. Call me today for a free market analysis on your home or investment property.



Amelia Bullock
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