



THE NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION  
VOLUME 8, NUMBER 1                      FEBRUARY-MARCH 1993

## New Year Brings New Challenges For Neighborhood

The year opens with several important issues facing the neighborhood and they will be high on the agenda at the year's first neighborhood meeting. The meeting will be held on Monday, February 1, at the First English Lutheran Church, 3001 Whitis, and starts at 7:00 p.m..

As a matter that could have widespread impact in Central Austin, the proposed Planned Unit Development for Seton Medical Center demands immediate attention from the neighborhood. Representatives from the Brykerwoods Neighborhood Association will be on hand to explain what is proposed, the problems associated with it, and how far it has progressed in the City's development review process. Discussion and initial action, at least, will follow.

An election will likely be held later this year that may very well authorize financing and construction of Capital Metro's Light Rail 'Starter' Line. Running right down the middle of Guadalupe, the line poses tremendous implications, both good and bad, for the neighborhood and will be a subject that will be revisited throughout the year. Neighborhood action starts at this meeting with an update on the planning work and discussion on what course to take during the next few months.

Both of these matters are discussed in more detail in additional articles in this newsletter.

In addition, a nominating committee will be selected to propose a new slate of officers for election at the April Neighborhood Meeting. And rounding out the evening will be a special presentation on composting.

## Next Neighborhood Meeting

Monday, February 1  
Starts at 7:00 p.m.

First English Lutheran Church  
Whitis at 30th Street

## Neighborhood News Notes

\* Approval of the site plan for a new student center on the campus of the Episcopal Theological Seminary of the Southwest, E. 32nd St. at Duval, was expected in late January. Some concerns had been raised over parking and how new watershed regulations would be met, but an okay by the Planning Commission was nonetheless expected.

\* Spectacular! And popular, too! The Christmas lights displayed on 37th St. and extending over to Cedar St. were quite worthy of superlatives as well as a feature in the *Statesman's* Neighbor section. Kudo's to all the neighbors involved in this holiday effort.

\* Austin Groups for the Elderly will be holding its Annual Meeting on Sunday, January 31, at 2:00 p.m.. The meeting will be held at the AGE building, 3710 Cedar St., and offers an opportunity to find out about the people and programs that make up AGE. Neighborhood  
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residents are welcome to attend.

\* In the event you were thinking that you missed something, you didn't. The December issue of the NUNA News was not produced, but with this issue the production of the newsletter is back in gear.



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## Light Rail Project Reaches Crucial Stage in Planning

Planning for the proposed Light Rail 'Starter' Line continues to pick up steam and it appears that an election to adopt the plan and to authorize financing will be held later this year. Under the current phase of planning, Capital Metro is developing more specific plans for a mass transit rail line extending from East Austin to Downtown and then northward through Central Austin all the way to Parmer Ln. near Mopac. A major focus of this work involves workshop meetings for each segment of the line to work out the impact of the project.

For the segment of line in the North University area, planning workshops have already been held in December and January and two more are scheduled. The remaining meetings will be held on February 4th and March 4th at Hyde Park Methodist Church, 4001 Speedway, and both begin at 6:00 PM. The prime focus of these meetings is to identify neighborhood concerns involved with design, construction, and operation of the line and develop ways to mitigate these problems and incorporate them into the proposal to be presented to voters.

It appears pretty definite at this point that the line in the North University area will be composed of a single track layed in the existing center lane of Guadalupe with stations near 28th St. and 38th St. Only limited right of way acquisitions would be required with this design--for stations and to rechannelize some intersections--but will have at least some impact on access and circulation along Guadalupe--left turns on and off the street would not be possible. Certainly, there are other impacts as well as possible benefits to consider and it looks like now is the time to raise them. The definitiveness in the alignment and other items as well as the scheduling of an election to authorize the project are indicative that a critical point has been reached and it is projected that the proposal will be approved at that time.

The neighborhood association has been tracking the Light Rail Project through a multitude of stages during the past decade, but now is an especially critical point with the formulation of a final proposal. Over the next few months, a more exact picture of the line should be available along with identification of possible impacts and mitigation. The neighborhood association is encouraging anyone interested to participate in the workshop meetings currently being held. In addition, there will likely be a detailed presentation on the project by Capital Metro at a neighborhood meeting sometime this year. Lastly, this topic will be open for discussion at upcoming meetings to develop and advance the views of the neighborhood on this project.

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## Seton Proposes PUD To Accomodate Expansion

Plans to renovate and expand Seton Medical Center as announced last year are slowly moving thru the City's development review process. A hearing before the Planning Commission was postponed in November, but will likely be held sometime soon. The proposal consists of two phases of work during the next decade and would exceed the limits imposed by the existing zoning at the site. Thus, Seton has proposed the creation of a Planned Unit Development (PUD) to provide a less restrictive zoning framework.

The plans have been evolving since they were originally announced, but it is thought that they would be executed in two phases with the first beginning as early this year and taking three years to complete. A second phase would be initiated sometime in the next decade, but the exact plans are not yet definite. Based on what has been presented to date, the initial expansion would include renovations to the existing half million square foot building and an addition of approximately one hundred thousand square feet. This would allow for the relocation of the emergency room to the north side of the complex and establish the main building entrance on the south side. The construction of an additional parking structure between the existing parking garage and 34th St., and at least an initial phase of a parking garage at the Wabash St. parking lot--the parking lot between Lamar and Wabash south of 34th St.--is also contemplated. Also, with this initial phase there would be a variety of other site work, including changes to the entrances and adjoining streets in an effort to accommodate increased traffic. Changes to the existing driveway on 38th street to connect with an interior drive that would allow access to the parking garage on the south side and realignment of the entrance on Medical Parkway to connect with 35th St. and then returning 35th St. to two way operation to allow direct access to Lamar are two proposals, but other modifications are being considered and the Traffic Impact Analysis for the project may portend more. As originally proposed, the site work and parking expansion accomplished during Phase I would provide for further expansion during Phase II, which, as originally proposed, would include additions of as much as 300,000 square feet to the tower portion of the building, extending to the 120 foot height of the existing structure.

The proposed expansion of both the building and the two parking facilities would be, in a word, overwhelming. The existing zoning would not allow for such expansion in terms of size alone. The justification for the PUD has been largely based on coordination of the overall development--as opposed to the limitations imposed on each individual portion of the site if the overall project was relegated to a piece meal approach. However, the

size and scale of the proposed expansion is only part of the picture. The building expansion is proposed to meet a projected increase in hospital operations, and, thus, would mean a substantial increase in traffic owing from patients, visitors and staff. Projected traffic flows on 38th St., 34th St. and Lamar Blvd. would only add congestion where capacity is already nearing the maximum and delays are prevalent.

Traffic impact forms the foundation of the objections to the PUD that have already been raised by neighborhood groups. As additional central city neighborhood associations have taken note of this proposal, the concern over traffic impact has been reinforced by the City Planning Staff in their initial reviews. There have been informal meetings between the medical center and neighborhood representatives--primarily Brykerwoods and Rosedale--that have at least been successful in bringing out just how problematic the proposal is. A final proposal by Seton may be forthcoming and could be considered by the Planning Commission sometime in February. And City Council action on the PUD would occur sometime this spring.

# all Year

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### OFFICERS

### CALENDAR

President	Jack Keever	472-6574
Vice President	Seth and Judy Searcy	478-8460
Secretary	Marianne Mulrey	478-2838
Treasurer	Stella Nilsen	459-5821
Austin Neighborhoods Council Representative	Joan Baron	477-6973

Neighborhood Meeting	February 1
Steering Committee Meeting	March 1
Neighborhood Meeting and Election of Officers	April 5
Austin Clean Sweep and Spring Neighborhood Clean Up	April 17
City Election	May 1
Steering Committee Meeting	May 3
Neighborhood Meeting	June 7
Steering Committee Meeting	July 5

### QUADRANT LEADERS

**Northwest**  
Rick Iverson  
451-1011

**Northeast**  
John Lacy  
478-2838

**Southwest**  
Danny Le Clair  
476-8079

**Southeast**

The NUNA NEWS is published by the North University Neighborhood Association and is distributed to all residents in the area bounded by Guadalupe St., 38th St., Duval St., and 29th St.. It is published bimonthly—February, April, June, August, October, and December. All inquiries should be

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Editor: Will Bozeman 478-1750

## NUNA MEMBERSHIP ENROLLMENT

NAME \_\_\_\_\_

(Couples please include both)

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

--Enclose \$3.00 per person for 1993 annual dues.

--Please make checks payable to the North University Neighborhood Association.

--Drop off your payment and this form at the next Neighborhood Meeting or mail to:

Stella Nilsen, NUNA Treasurer, 207 W. 35th St., Austin, Texas 78705.