



NORTH UNIVERSITY
NEIGHBORHOOD ASSOCIATION

President's Note

By Babs Davis, NUNA Co-President

We are in the process of the 'changing of the guard' at NUNA. Lynn Marshall and I will be serving as co-presidents this year. We will share our job, including writing the newsletter, so you will get to know us both over the year. Feel free to contact either of us!

I find myself humbled as I move into this role by the hard work and prodigious talents that have gone into supporting our neighborhood over the years. I have to admit that I took the NUNA effort for granted as John and I managed two jobs, three wonderful kids growing up, schooling for me, and finally supporting our two exceptional mothers over the 40 years that we have been your neighbors in NUNA. Reflecting on what the goals of NUNA might be this year, the first initiative that comes to mind is maintaining the character of our neighborhood as the City of Austin considers the sequel to CODENEXT. Nothing that has come out of the city planning to date indicates that it is going to be an easy issue to solve. It will require that we inform ourselves of the process and be present at times that the City considers new ordinances. That is honestly a new initiative for me, but I would

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like to inform myself and urge you to do so as well. That commitment will give us a chance to make our position known to the City Council as they make decisions in the coming months (if not years!).

But, assuming that some of you are as busy as my family was for many years, why would you use your time in that way? I would like to offer for your consideration the idea that we are not only a 'neighborhood' of interesting *homes*, we also have the potential to be a 'community'. Community, to me, connotes a group of *people* who have both common and diverse beliefs but who maintain connections with one another and form a unique culture. NUNA has an exceptionally fine collection

of unique people who have diverse talents and interests. I find my neighbors to be endlessly interesting (and sometimes vexing)! I am glad that I live in the NUNA community. I would like to preserve the option for us to live in our homes as a respectful community. How we do that is accomplished one step at a time. So let's get keep going folks as we try to maintain our community in a changing city landscape.

Minutes for the North University Neighborhood Association (NUNA) April 1, 2019

Minutes recorded by Mary Ingle, filling in for Andrew Smith, the NUNA secretary who was absent

Location: Sparky Park

The Meeting was called to order by NUNA Vice-President, Mike Marcom, at 6:32 PM in the Sparky Park remodeled substation building.

Carol Journeay, a NUNA resident gave a presentation entitled: *A Glimmer of the Rich History of North University*.

Reports were given by the Hemphill Park Committee (Mike Marcom), and The CANPAC Representative (Mary Ingle) concerting the proposed height changes to the UNO (University Neighborhood Overlay) draft CANPAC Map., and the Quadrant Leaders.

The next item of business was the election of the slate of officers for the NUNA Executive Committee 2019-2020 all of whom were approved unanimously with a vote of the General Membership:

- **Co Presidents:** Barbara Davis, Lynn Marshall
- **Co- Vice Presidents:** Mike Marcom, Steven Tomlinson
- **Secretary:** Brandon Tucker
- **Treasurer:** Jan Moyle
- **NW Quadrant Leader:** Randy Thompson
- **SW Quadrant Leader:** Jim Creswell
- **NE Quadrant Leader:** Mary Ingle
- **SE Quadrant Leader:** Richard Holland

Co-President Barbara Davis gave an introductory speech about her goals for the coming year with a mention of the creation of new committees to garner more participation and membership for NUNA.

The meeting adjourned at 7:40 PM.

Slate of NUNA Officers 2019-2020

Co Presidents

Barbara Davis & Lynn Marshall

Co Vice Presidents

Mike Marcom & Steven Tomlinson

Secretary

Brandon Tucker

Treasurer

Jan Moyle

Quadrant Leaders:

NE: Mary Ingle

NW: Randy Thompson

SE: Richard Holland

SW: Jim Creswell

How to Get Your Neighbors' Help with NUNA's Special Building Ordinances

By Steven Tomlinson

If you're planning to build a new house or remodel an old one in North University, the NUNA Development Review Committee (DRC) can help you navigate the special ordinance (NCCD) that governs construction in the 'hood.* The DRC meets as needed to answer any questions about the NCCD and help architects and builders find the best ways to accomplish their goals. Because some of the volunteers who serve on the DRC know the NCCD better than City Staff, meeting with the committee early on can get a project started faster. The DRC can also help developers share their plans with the wider neighborhood, a step that can broaden support for a project and avoid complications later.

If you're considering building in Aldridge Place (between Speedway and Guadalupe), you'll also want to meet with the Local Historic District (LHD) Board. The LHD Board reviews projects to make sure they comply with the design guidelines** for the Local Historic District and advise developers on how to work with the guidelines. While the Board has no legal authority, the Office of Historic Preservation and the Historic Landmark Commission do solicit their recommendation regarding projects in Aldridge Place.

I serve on both groups and can help you set up a meeting when you're planning a project. Write me at steven@abporter.org.

*You can find the NUNA NCCD online at: <http://www.cityofaustin.org/edims/document.cfm?id=78283> with additions at: <http://www.cityofaustin.org/edims/document.cfm?id=123749>

**You can find the Aldridge Place LHD guidelines at: http://www.austintexas.gov/sites/default/files/files/Planning/Historic_Preservation/aldridge_place_lhd_plan_standards.pdf

North University Neighborhood Association (NUNA) 2019 Membership Dues

NUNA dues are used to benefit the neighborhood, paying for neighborhood events, presentation materials, mulch for the parks, signs and small expenses that occur during the year

- ___ \$15/person
- ___ \$25/couple
- ___ \$10/student

Name: _____
Address: _____
E-mail Address: _____
Phone Number: _____

Fill in Make your check to NUNA
and mail to:
Jan Moyle, 200 W. 32nd St,
Austin, Texas 78705

Block Party Permits Now Available

Adam Greenfield from the City of Austin contacted the NUNA President recently to inform residents about the City of Austin's recently-created block party permit (\$50), which allows us to close streets in our neighborhood to traffic for the day to organize a block party. During a block party, neighbors enjoy a unique and memorable experience together, get to know each other, share food and activities, and let the kids play. The City's website has more information about the block party permit.

Adam is working with the City of Austin to let residents know about this opportunity and can help advise neighbors on the process, attend NUNA meetings to answer questions, and assist in any other way (FYI, this is a free service).

Adam's contact is as follows: austinblockparties@gmail.com

NCCD- What Does That Mean For North University Neighborhood?

By Mary Ingle and Rick Iverson

Around this neighborhood, a question that is frequently asked is what does NCCD mean for the neighborhood? The term NCCD "translated" means Neighborhood Conservation Combining



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District; it is a tool that the State of Texas endorses that the City of Austin has at their disposal for creating overlay districts in zoning. In Austin, this tool has not been utilized very much due to planning staff resistance (requires a lot of preparation and data). North University Neighborhood (NUNA) has this zoning overlay ordinance. It augments code regulations by tailoring them to suit our older neighborhood that was platted in 1890. The NUNA NCCD is divided into districts with different but similar provisions applying in situ. By the way, contrary to recent, loud and singular puffing on social media and one member of the City Council condemning NCCDs, the NCCD tool is only a tool, and it is racially neutral.

Why is the NCCD tool valuable? For older neighborhoods like North University, the NCCD provides more flexible regulations for redevelopment. It can also have regulations that may seem stricter than the city code, but if anyone has ever done any type of negotiation, one needs tools for negotiation. That means, if there is a good and well-designed project that doesn't quite fit the regulations, and if the neighborhood chooses to support this project, there are some "carrots"/ negotiation points that can be applied. For example, we have some higher site area regulations requirements for multi-family projects in certain districts within the NCCD; this allows for the opportunity to negotiate with the property owner for a better project. Many NUNA neighbors who worked on the NCCD in 2002-2004 during the City's Neighborhood Planning Process (CACNP-Central Austin Combined Neighborhood Plan) along with 6 other neighborhoods surrounding the University of Texas were very glad to have a more protective and flexible planning tool such as the

NCCD available. Most importantly, the NCCD, a thin document that lists every parcel in this neighborhood with its zoning, contains exhibits/ maps of tracts, districts, height, and street setbacks. These visuals compliment the text with tangible understanding of what is "on the ground" and why it has been categorized. If you would like a copy of the NUNA NCCD, please call Carol Gibbs, one of the City of Austin's Neighborhood Advisors at 512-974-7219.

Hyde Park has 2 NCCDs- Hyde Park and North Hyde Park. Fairview in Travis Heights also chose this tool. (District 9 has the most NCCDs in the city- 4.) Hyde Park's first NCCD was drafted in 1984 by Scooter Cheatham who was a professor in the University of Texas Architecture School. Subsequently, Karen McGraw, an architect living in Hyde Park, picked up the authorship for the later reiterations of Hyde Park's NCCDs and NUNA's first NCCD.

In 2002, NUNA led by the "Triumvirate" of Co- Presidents, Mary Gay Maxwell, Rick Iverson, and Jerry Roemisch, hired Karen McGraw as a consultant to help create and write our NCCD during the City's mandated Planning process. The neighborhood was instructed to address infill density or the NCCD would not be approved. We created districts along Guadalupe, San Jacinto, and 38th Streets for that density accommodation and to serve as buffers for the residential homes throughout NUNA's Residential District.

When we started the planning process, NUNA was the 3rd densest neighborhood in the city; we still are today! It was no small feat that we were able to raise more than \$50,000 from neighbors in time consuming campaigns of letter writing, community

dinner, bake sales, etcetera. As evidenced by the amount of money raised and the volunteer efforts, we became personally invested in our community planning effort. Volunteers of neighbors did surveys of every block in the 'hood and every parcel, which included details like tree placement, garage and house locations, missing and current sidewalks, even garbage dumpsters! Notations of historical architectural styles and the materials used, as well as, notations of window types were detailed on these time-consuming surveys. The surveys purposely included setback patterns and were dual purposed with the intention of using them historic districts later. (Aldridge Place subdivision is the only part of NUNA that became a local Historic District in March 2017.)

Not all NCCDs are alike. NUNA's NCCD differs from Hyde Park's NCCD with its more flexible parking requirements. It also differs by allowing ADUs (Accessory Dwelling Units) or garage apartments since they were part of this neighborhood's character and fabric early on in the different subdivisions' creation. Unlike Hyde Park, we allow garage apartments to be built on substandard lots of 5750 sq. ft lot as opposed to the 7,000 sq. ft lot requirement in Hyde Park.

It was written to suit our historic fabric and character. Many of us believe that the NCCD is a good tool for our neighborhood, and it has provided opportunities for good projects. We hope that the NCCD will remain intact during this reinstated CodeNEXT Land Development Code rewrite. Recent City Council discussions have not indicated that the NCCD will remain intact. Our hope is that residents of NUNA will be vigilant about their knowledge of the upcoming CodeNEXT process

and will pledge to defend their turf. We have a "vested" and "invested" interest from the past to keep the NUNA NCCD in place; the NCCD contributes to conserving the best parts of NUNA's historic character and present-day livability.

NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION

GENERAL MEMBERSHIP MEETING

The location for the meeting is:

Sparky Park
Monday, August 5th 6:30pm

AGENDA

- I. Call to Order
- II. Guests: TBA
- III. Topics
- IV. Reports:
 - ANC Mary Ingle
 - CANPAC
 - DRC Steven Tomlinson
 - Parks Douglas Plummer
 - News letter Abby Tucker
 - Treasurer Jan Moyle
 - Quadrant Leaders Reports
- VI. Items for Action: None
- VIII. Adjourn

My Walker

By Leoda Anderson

The cold steel frame of my walker
With its rubberized handle-bars
Slides and stomps me safely to places
That seem as distant as Mars.

Why this sickness, this lack of spirit?
They say that it's due to "my age."
My walker has become the symbol
Of life that's lived in a cage.

Scene and Heard

New communications coordinator for city council representative

Nicole Golden has joined the Office of Council Member Tovo in District 9 as the new Communications and Outreach Coordinator. One of her priorities is to connect with neighborhood groups in the district and keep the lines of communication open. Here is her contact information for any input you may have:

Nicole Golden, MSSW

Communications and Outreach Coordinator,
City of Austin | City Council Staff
Council Member Tovo, District 9

Phone: Main | 512.978.2109

Direct | 512.978-2197

Email: nicole.golden@austintexas.gov

New car break-in

A car window was smashed and a laptop stolen on Laurel Lane on a recent Saturday night. If neighbors see anything, our contact at APD is Officer Chris Pittman, 512-974-5521

Want to know how much it rained?

Did you know that our neighborhood has its own LCRA rain gauge? Head to hydromet.lcra.org/coa and select Waller Creek at Hemphill Park to view up to the past 14 days of rainfall. Knowing your local rainfall can help you with your own irrigation use for your yard. We received some heavy rains this spring and a recent storm recorded 7.4 inches!



NUNA is getting a new seafood restaurant:
Louisiana Crab Shack



Stylish new Flamingos vintage store is set to replace the old shop



Sidewalks continue to be improved around the neighborhood (this is at 32nd and Speedway)

City of Austin Pools Update

*By City of Austin Parks &
Recreation Department*

The Austin Parks & Recreation Department (PARC) is gearing up for summer with the opening of several aquatic facilities. The Aquatic Division operates 45 aquatic facilities including 33 pools, 11 splash pads, and Barton Springs Pool. Schedules and locations can be found at austintexas.gov/pools.

Various aquatic facilities remain under construction which may impact opening dates. These locations include:

Ricky Guerrero Splash Pad: The Splash Pad was scheduled to open on May 18, but due to an improvement project at Ricky Guerrero Park, the opening has been delayed. Heavy rains stalled concrete work for sidewalks near the splash pad and shelter, and PARC is working diligently with the project contractor to have the splash pad open soon; however, the current expected opening date is unknown at this time.

Reed Pool: Aquatic staff noticed that Reed Pool was leaking a significant amount of water when they were preparing it for the 2019 summer season. A leak test confirmed that the pool is currently leaking approximately 27,000 gallons of water per day. Reed Pool was scheduled to open on June 3; however, the opening will be delayed in order to make the necessary repairs. PARC is working with a contractor, and anticipates the pool opening by June 20, 2019.

Dittmar and Ramsey Pools: The Aquatic team is currently working with contractors on large-scale pool projects at Dittmar and Ramsey. Staff continue to monitor these pool projects to ensure they remain on schedule and completed by the scheduled opening day of June 3. However, with major renovations and repairs taking place, their opening may be delayed. Staff will continue to monitor their status closely and will provide updates as needed.

Govalle and Shipe Pools: Both pools are currently under construction and will be completely replaced. These pool projects have incurred delays due to the recent heavy rains, adverse site conditions, and delays in the delivery of construction materials. The opening of the pools is currently expected in mid-July 2019. The Aquatic team is working on a schedule that will extend the swim season for Govalle and Shipe pools through September of 2019.

PARC will continue to post pool closures to the Park Closure website when they are scheduled to be closed for 24 hours or more, at austintexas.gov/parkclosures.

All other pools and splash pads are either currently open or will be opened according to schedule.

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The holidays are quickly approaching which means two things-Aunt Edna's fruit cake and holiday traveling. Don't hop on the highway without a proper check-up and leave your family stranded on the side of the road halfway to Wisconsin!

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JUST LISTED

506 WEST 33RD ST.

Hemphill Park Townhome. Spacious 2-story brick traditional with 2 BR, 2.5 BA, 3 LIV, private courtyard, 2-car attached garage. Within walking distance to Central Market & UT.

Listed at \$685,000



PENDING

600 EAST 49TH ST.

Great opportunity for builder to complete Hyde Park project already in progress. Front house with 3 BR, 2 BA, back building with large workshop & 1 BR, 1 BA apartment.

Listed at \$699,000



FOR LEASE

3820 DUVAL ST.

Available now. Classic Hyde Park garage apartment for lease with 1 BR, 1 BA, hardwoods, new paint. Monthly rent includes water, gas & electricity.

Listed at \$1,200/mo



FOR LEASE

107 EAST 48-1/2 ST.

Available June 1st in Hyde Park. 3 BR, 2 BA on corner lot with fenced backyard, 2-car carport, utility room & bike storage room. Landlord maintains yard.

Listed at \$2,100/mo



SOLD

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



SOLD

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



SOLD

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



SOLD

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

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.

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