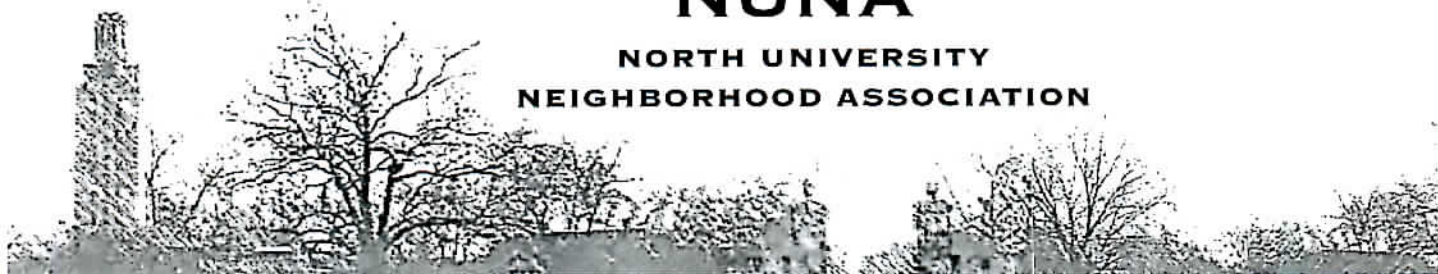


NUNA

**NORTH UNIVERSITY
NEIGHBORHOOD ASSOCIATION**



President's Note

By Lynn Marshall, NUNA President

So far, the first months of 2023 seem to have taken that old curse "May you live in interesting times" to heart. We were hit with another deep freeze, this time with a major ice storm. Many people lost power for days or weeks, and there was considerable damage to our city's beautiful trees. The buzz of chainsaws around North University gave the impression that the cicadas of summer had arrived months early as fallen limbs were cut and stacked. The city crews worked hard to get the power back on and the debris carted off, and now spring has arrived with a flurry of flowers. The native buckeyes, redbuds, Texas mountain laurels, and Mexican plums have outdone themselves. People are out walking again, stopping to smell the roses and the mountain laurels and enjoy our wonderful neighborhood. Life is good (it really is—we all have much to be grateful for).

And then... just when we thought it was safe to go back in the water (so to speak)...

DUN Dun DUN Dun DUN Dun DunDunDunDun

And it's back again, that shark, babe, that has such teeth, dear, that has appeared again, a frankensteinian landshark combo platter of Grandson of CodeNext, ETODs, I-35 widening and tunneling proposals, and legislative bills to strip away the rights of citizens to protest changes to their property's zoning. And that shark is hungry. It wants to feed on neighborhoods and gobble up single-family homes.

Any or all of these things will radically change Austin's neighborhoods and what happens on and around our homes. So "Look out old Mack is back," as is a new version of the old CodeNext.

This time it's a pearly-toothed Jaws vs. poor Louie Miller, who got "disappeared," as Bobby Darin sang. So if we don't want our neighborhood to get "disappeared" under a deluge of West-Campus-like developments, we must all pay close attention to what is happening, stay informed, and let our city leaders hear from us.

IN THIS ISSUE

- ◆ Speedway Heights — History and highlights
- ◆ A very brief bit on the Skyscraper Bill
- ◆ Daryl Slusher on ETODs (they will affect NUNA)
- ◆ It's My Park Day — Thank you volunteers!
- ◆ Adams / Hemphill Park detention pond update
- ◆ NUNA says goodbye to the Buttneys
- ◆ What's that plant? Two great spring natives

JOIN NUNA!

NUNA is a clearinghouse for information about what's happening in the neighborhood. And it's a great way to get to know your neighbors and contribute to your neighborhood.

NUNA meetings are held the first Monday of even-numbered months unless otherwise announced. Watch for the white yard signs that go out the week before the meetings or check northuniversity.org for information.

There's more information on page 2.

IMPORTANT NOTICE!

The April General Meeting will take place on Monday, April 3, 6:30 p.m. at Sparky Park, 3701 Grooms.

Daryl Slusher, former member of Austin's City Council, will speak on ETODs (Equitable Transit-Oriented Development).

AGENDA

NUNA GENERAL MEETING

April 3, 2023 6:30 p.m.
Sparky Park

Call to order
Treasurer's report
Quadrant and other reports
Adams/Hemphill parks detention pond project update
Program: Former city council member Daryl Slusher
on ETODs (Equitable Transit-Oriented Design)
Other business
Election of officers for 2023-2024
Announcements
Adjourn

PROPOSED SLATE OF OFFICERS 2023-2024

President	Lynn Marshall
Vice President	Mike Marcom
Secretary	Mary Ingle
Treasurer	Jan Moyle
NE Quadrant Leader	Emma Kate Scholtz
NW Quadrant Leader	Randy Thompson
SE Quadrant Leader	Ravine Woods
SW Quadrant Leader	Sam Elkin
CANPAC Representatives	Mary Ingle
ANC Representative	Lynn Marshall Babs Davis

NUNA GENERAL MEETINGS

NUNA general meetings are held the first Monday of even-numbered months at Sparky Park (unless otherwise announced) at 6:30 p.m. Watch for the white NUNA signs that go out a week before the meetings and check NUNA's website at northuniversity.org for more information.

The April General Membership meeting will take place on Monday, April 3, 6:30 p.m. at Sparky Park.



NUNA OFFICERS 2022-2023

President	Lynn Marshall
Vice President	Mike Marcom
Secretary	Diane Presti
Treasurer	Jan Moyle
Past President	Babs Davis
NE Quadrant Leader	Mary Ingle
NW Quadrant Leader	Randy Thompson
SE Quadrant Leader	Meredith Domino
SW Quadrant Leader	Sam Elkin
CANPAC Representatives	Mary Ingle
ANC Representative	Lynn Marshall Babs Davis

JOIN NUNA

NUNA is a clearinghouse for information about what's happening in the neighborhood. And it's a great way to get to know your neighbors and contribute to your neighborhood.

NUNA meetings are held the first Monday of even-numbered months unless otherwise announced. Watch for the white yard signs that go out the week before the meetings or check northuniversity.org for information.

Membership in NUNA is open to all residents 18 years old or older residing within the boundaries of North University Neighborhood, which is bounded by 38th St., W. 27th St., Duval, and Guadalupe.

Your dues benefit the neighborhood, paying for neighborhood events, presentation materials, mulch for the parks, signs, and such.

Dues cover a calendar year (January–December) and are not prorated. Members may vote 30 days after paying their dues. Not sure if your NUNA membership is current? You can check that with Jan Moyle at moylejan@gmail.com.

Fill out the form below, make your check to NUNA, and mail it to Jan Moyle, 200 W. 32nd St., Austin, TX 78705. Or visit our website at northuniversity.org and pay online.

NUNA MEMBERSHIP

_____ \$15/person
_____ \$25/couple
_____ \$10/student



Name: _____
Address: _____
Phone number: _____
Email: _____

SPEEDWAY HEIGHTS

The Right Kind of Exclusiveness . . . "

By Carol Roark

Somewhere in central Austin is a small neighborhood that has:

The first house in Austin to have air-conditioning
A residence built over the cistern from a pioneer estate
Two houses built out of bricks (and stone) from UT's
Old Main building

Where are these little-known treasures? Speedway Heights!

Never heard of it? Speedway Heights is part of NUNA, and its location within walking distance of UT made the neighborhood a popular place for faculty to live. Still not sure? The boundaries include: north – 32nd; west – Helms; south – 31st; and east – Benelva.

The pocket-sized neighborhood was laid out in 1926 on land that was part of pioneer homesteads owned by farmer George W. Walling, Sr., and attorney Alfred H. Grooms. Each man's name was used on a north-south street running through the addition. Grooms' house (unfortunately just outside the city's water limit) was destroyed by fire in 1891, but Walling's survived until 1929, when it also burned.

Texas Bank and Trust President Sam Sparks and Albert Moore, who had worked with Sparks at the bank, partnered to plat Speedway Heights in April 1926. Many of the lots curved with the hillside, and announcements touted the twenty types of native trees and bluebonnets which grew "in wild profusion over the whole space." The original plat had only 43 lots that were touted as being only "one block" from the Duval car line – making it a streetcar suburb.

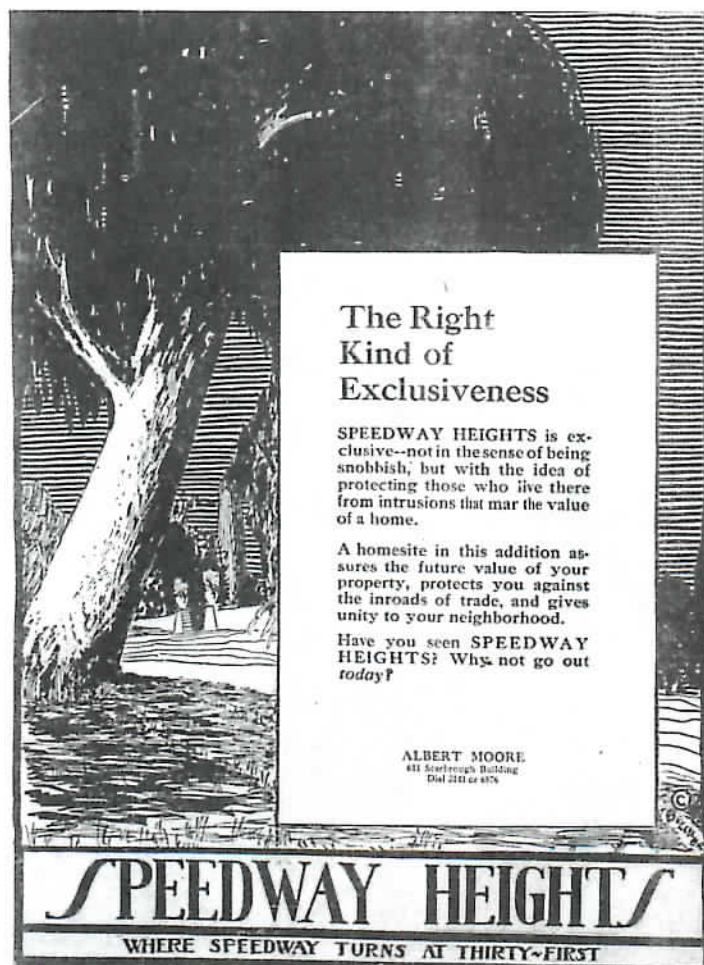
Most of the homes first housed UT faculty and staff, but the influx of students after World War II began to shift the balance. Today, Speedway Heights is a mix of long-term owners and students. Unfortunately, the neighborhood's considerable appeal has taken spot hits in recent years as development and density pressures increase. The eastern side of the neighborhood has more condo development, but the western section still retains much of the charm that it had during its early years.

The first house built in Speedway Heights was designed by noted Austin architect Hugo F. Kuehne at what is now 208 East 31st Street for widow Emma Wentworth. It is a handsome, two-story stucco residence with restrained Colonial

detailing. Mrs. Wentworth's home was similar to later houses in Speedway Heights in that it was inconspicuously divided into multiple units. She and her family lived downstairs and rented the upstairs apartments.

A 1931 stone cottage at 3109 Walling, now with modern windows and flanked by two new homes, was the first home in Austin to have air conditioning. Owners Helen J. and Frederick B. Plummer were both geologists, and their goal in air conditioning the house was to provide climate control for their laboratory, library, and a guest room – not their own comfort. Both taught at the University of Texas. The house lost some of its charm with recent renovations and the addition of two

Continued on page 4



The Right Kind of Exclusiveness

SPEEDWAY HEIGHTS is exclusive--not in the sense of being snobbish, but with the idea of protecting those who live there from intrusions that mar the value of a home.

A homesite in this addition assures the future value of your property, protects you against the inroads of trade, and gives unity to your neighborhood.

Have you seen SPEEDWAY HEIGHTS? Why not go out today?

ALBERT MOORE
411 Scarsrough Building
Dist 210 or 876

SPEEDWAY HEIGHTS
WHERE SPEEDWAY TURNS AT THIRTY-FIRST

Continued from page 3

new structures flanking the house (which now crowd the unusual triangular-shaped lot), but the stone over tile residence remains one of Austin's more unique residences.

One 1930 home in Speedway Heights has a secret hidden beneath it – the old filled-in cistern from pioneer attorney and judge Alfred J. Grooms' home. The old house burned in 1891. It was just outside the boundary where Austin firefighters could access their water supply and was completely destroyed. Today, the cistern remains as the only remnant of Grooms' estate, which was a popular recreation spot for nineteenth-century Austinites.

A pair of matching circa 1938 Tudor Revival duplexes anchor the northeastern corner of Speedway Heights at 405 and 407 East 32nd Street. Both have largely original and picturesque facades with the many peaks that define the Tudor Revival style. The duplexes seem to have been owner occupied on one side while renting the other, but more research is needed.

Finally, two of the most delightful brick residences – 309 and 311 Moore Blvd. in Speedway Heights – have direct connections to the University and its Old Main building. Both were designed by Austin architect Edwin Kreisle and constructed using brick and stone salvaged from UT's old main building. The owners were both UT professors: Henry Henze, who lived with his family at 309 Moore (built in 1935), taught chemistry, and Bess Hefin, at 311 Moore (built in 1934), taught home economics. Each chaired their department during their illustrious careers.

Speedway Heights is full of both charming residences and history – a rare surviving example of a neighborhood built and occupied by early UT professors and staff.

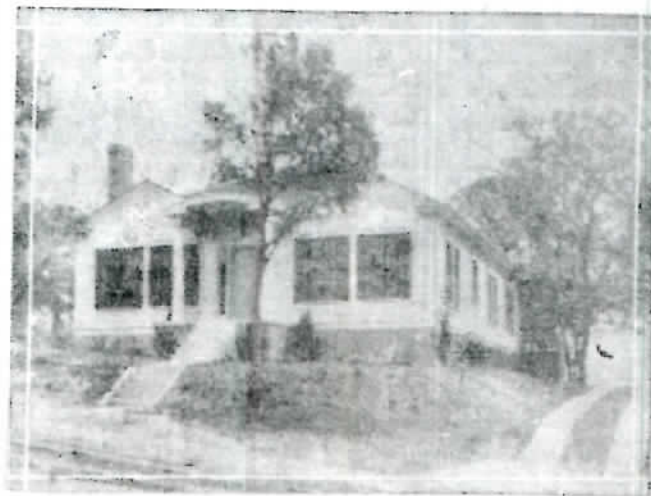
Carol Roark has spent many years researching and writing about history and historic buildings. She worked for twenty years as the Archivist and Manager of the Special Collections Division at the Dallas Public Library, four years with the Historic Preservation Council for Tarrant County, and ten years as the Assistant Curator of Photographs at the Amon Carter Museum. She now conducts freelance projects. Her family has owned a home in Speedway Heights for more than fifty years.

YOU NEED TO KNOW ABOUT THIS

The Senate Local Government Committee was scheduled to hear SB491 (the "Skyscraper Bill") on Monday, March 27, at 11 a.m.

This bill allows unlimited height for buildings built just 51 feet from a home or small business in the state's 5 largest cities (which includes Austin).

This means that a 100 foot plus tall building could be built within 17 yards of a neighborhood home, school, or other unsuitable location. It would override any existing height protections our homes currently have.



AS MODERN AS TOMORROW

—Another new home in Speedway Heights for your inspection—

Open this afternoon from 1 to 7 o'clock.

208 East 32nd St.

Drive North on Speedway to East 32nd St., and turn East two blocks.

We will be pleased to see you.

"We build homes—not just houses"

ALBERT R. MOORE COMPANY

New Homes—Insurance—Building Sites

Phones 4326—2141—6976—4822

New Masonic Building

What's this plant?

This native wild onion (*Allium canadense* var. *canadense*, aka Canada wild garlic) appears here and there in the neighborhood in less manicured areas. It sprouts up in the early spring and sends up stalks topped with clusters of white flowers and roundish bulbils (the small bulbs are one means of reproduction). The bulbils can be scattered around to grow more plants the next year.

Wild alliums (Texas has several species of varying habits and ranges) are a lovely addition to the spring landscape. Depending on the form, these plants lend a fairyland or alien touch to the spring landscape.

The narrow leaves die back after the plant flowers, and the bulbils remain hidden in the soil until the next spring.



ETODs

The Heralded New Key to Racial Equity and Housing Affordability in Austin (and Transportation Too!)

By Daryl Slusher

There's a new acronym in town. It's ETOD, which stands for *Equitable Transit-Oriented Development*. The City recently released a 184 page report titled the "Equitable Transit-Oriented Development Policy Plan." ETODs are something of a blueprint, or zoning map, intended to guide development around the stations for Austin's light rail system, the system approved by Austin voters in November 2020. At the same time it is supposed to dramatically increase "equity" in Austin. For instance, language in the ETOD Policy Plan reports that it features "roughly 30 goals centered on many important aspects of equitable development, including housing affordability, racial equity, cultural preservation, anti-displacement, density, neighborhood connectivity, urban design, and placemaking."

The Plan is built on the principle that "Race is the primary predictor of outcomes, and it is time to recognize, understand and address racism at its various levels: personal, institutional, structural and systematic."

Council Member Natasha Harper-Madison also stressed the centrality of race to ETODs in opening remarks on March 2, when City staff made a presentation on the ETOD plan to a joint session of the Council Housing and Mobility Committees. Harper-Madison said the ETOD process is about "a conversation around equity and around transit and around reconciliation of systems infrastructure that is historically racist, historically rooted in Jim Crow era redline racism." Harper-Madison further explained, "this equitable transit oriented development is intended to address the wrongs of the past."

FIXING PAST WRONGS WITH RAIL STOP DENSITY

From an initial reading of the report it appears that the primary method of addressing the racial wrongs of the past will be increasing density around rail stops, and also around bus stops on Capital Metro's rapid bus lines. Capital Metro is a partner with the City on the rail system, as well as the ETOD plan. Also a partner is the Austin Transit Partnership, a new entity created to lead the building of the rail system.

ROUGHLY A HUNDRED FUTURE STATIONS

The idea of increasing density around rail stops is not a surprise, although the exact nature of that would — under any circumstances — almost certainly be the subject of discussion, and likely dispute. The inclusion of bus stops, however, takes things to an entirely different level. The planned rail system, at full build out, anticipates around 30 stations. On March 21, however, the Austin Transit Partnership is expected to announce cutbacks in the initial scope of the proposed routes. Undeterred by the potential shrinkage of the planned system, the City staff, and potentially the new Council, are adding the rapid bus stops. According to the ETOD Policy Plan, that will

result in "roughly a hundred future stations." (All the bus stops and the rail stops are considered "stations" in the ETOD Plan.)

Since all "stations" are intended to be ETODs this means "roughly a hundred" ETODs. That is important because the City plans to draw circles a mile in diameter around ETOD "stations" — a half mile in all directions from "stations" — to form what could be called ETOD districts; although the City prefers the term "station area." In these districts the City plans to change land development rules, upzone single family properties, and change the Imagine Austin Comprehensive Plan to make it consistent with the new rules.

In two public presentations made since the draft ETOD Policy Plan was released, City staffers have only shown maps highlighting the location of each "station." An online map available on the City website, however, allows one to expand the view and see what areas will be included in the mile wide ETOD circles [see map on page 11].

The map immediately above shows the ETOD circles expanded to reflect their true proposed size. The ones in blue are bus stops becoming ETODs, although in a few crossroads areas the bus station ETODs overlap with rail lines. Maps further down will focus in on specific sections of town.

As one can see from the map(s), huge portions of Austin are included within the circles. (Screen shots of different sections of the City are broken down into four maps and included further down. To manipulate the circles yourself and take advantage of interactive features, click here — although I recommend reading the rest of the ETOD news in this article first. The draft ETOD Policy Plan itself can be read here.)

It's not clear exactly what the City government intends to happen in the station areas, although it will involve higher density and the elimination of at least some single family homes. For instance the ETOD Policy Plan says that one "success metric" will be the "Number of multi-unit developments built on lots that were previously zoned as singlefamily (sic) only." One envisioned approach to achieve this is to "legalize the development of soft density" in areas currently zoned single family. Staff defines "soft density" as "townhomes, duplexes, and triplexes" and "fourplexes." (Duplexes are currently permitted in some single family areas.) Such housing would theoretically be more affordable than single family homes. The ETOD Policy Plan does not make clear if "soft density" is intended to cover the entire ETOD district or just areas closer to the station.

The ETOD Policy Plan says that one "success metric" will be the "Number of multi-unit developments built on lots that

Continued on page 6

were previously zoned as singlefamily (sic) only. If you're thinking that this approach sounds a lot like CodeNext and the failed LDC rewrite, you're not wrong, and we'll address that briefly in a bit, but we don't have space for much detail on that in this article.

"I WANT THEM TO LOOK LIKE WEST CAMPUS"

Based on discussions at the March 2 Committee meeting, "soft density," in "roughly a hundred" mile-wide ETOD districts, is not going to be enough for some council members; very possibly a majority. For instance, after staff mentioned "soft density," Council Member Chito Vela said, "I don't see that as appropriate for the ETOD (City officials seem to prefer spelling it out to using the acronym)." Soft density, he continued, "does not seem to be as ambitious as we would need." That would be more appropriate for "suburban" areas, he added. Vela included his own neighborhood — between Cameron and Berkman, just south of US 290 — in what he termed "suburban" areas.

Vela then invoked the University Neighborhood Overlay (UNO) in the West Campus area as Austin's best success at providing affordable housing. Then, referring to the mile-wide ETOD districts throughout the City, Vela enthused, "What do we want these areas to look like? I want them to look like West Campus." (Years ago, I was one leader in initiating the discussions that led to the UNO Overlay and it has indeed succeeded in providing affordable housing. This might not be the best model for the entire City, however, because, among other reasons: it is housing that primarily serves students rather than families; because a lot of Austinites may not want "roughly 100" circles in the City a mile in diameter to be modeled on West Campus; and because the City has yet to demonstrate that this is the path to racial justice. But, we don't have time to go into all that today.)

City staff is asking the Council to "accept" the ETOD report at its March 9 meeting. [visit theaustinindependent.org for an update of Council action]. This would result in the Council "initiating" the process of changing the Land Development Code and amending the Imagine Austin comprehensive plan. But, in her ETOD presentation, the lead City staffer on the project offered assurances that an affirmative vote would not result in "actually creating or changing anybody's zoning right away."

"TURNING DOWN THE VOLUME" ON CERTAIN CITIZENS

ETODs are obviously a big deal. If you haven't heard of them it might be because you haven't been paying close attention, or it could be because there has been scant reporting on them so far — including in this publication. On the other hand you may not have heard about ETODs because you are among the group of people on whom the City was, in their words, "turning down the volume on" during the ETOD process.

In a section of the Policy Plan titled "ETOD Engagement Approach" the report explains that providing more input opportunities for "under-represented" people required "turning down the volume on voices that traditionally have dominated public engagement forums."

The whole paragraph reads like this, "We implemented a range of strategies to hear from the community members that

have historically been under-represented and disproportionately impacted by racism, disinvestment, and gentrification in Austin. Critical to our engagement strategy was turning up the volume on voices from Austin's BIPOC community, low-income (sic) earners, people with disabilities, non-English speakers, transit users and elderly residents. To do this, it meant (1) coming up with targeted methods for reaching those key communities that may be outside of the traditional methods and (2) turning down the volume on voices that traditionally have dominated public engagement forums."

Providing more input opportunities for "under-represented" people required "turning down the volume on voices that traditionally have dominated public engagement forums."

I am pretty confident that very few residents of Austin would object to increasing the participation of any of the folks, or type of folks, listed in the "turning up the volume" section of the above paragraph. What's harder to understand is why the volume of other residents needed to be turned down. That sure seems like the City staff believes that the input of such folks, whoever they might be, is less important than that of others. Or it means that members of City government, and Capital Metro, just don't value the views of these people and don't want to hear what they have to say — not as loud as others anyway.

Those are my initial reactions, but what seems appropriate is for representatives of the City — who not only wrote those words, but carried out a year-plus long engagement process incorporating that approach — to explain what they mean; and who they mean. I think I have an idea what they meant, but it seems better to give them a chance to explain it.

So, last Wednesday morning I sent the City Housing and Planning Department a few questions related to the above passage. I asked: "whose voices were/are included in those the City sought to turn 'down the volume on,'" How was the volume "turned down?" And, why does the City believe that the volume of certain voices should be 'turned down' and how was this determined?

I asked for a reply back by the close of business on Friday. I added that I understood if they couldn't answer all the questions by then, but said I would appreciate getting what answers they could provide by Friday.

The Department Director responded almost immediately and said they could get me some answers by Friday and the rest by next (this) week. That, however, was the last word I heard from the City. I didn't get any answers on Friday, nor since.

I know they are busy, but these don't seem like very hard questions. I mean the staff must know who they chose to turn "down the volume" on. And, since they knew who they were "turning the down volume on," then it should be easy for these professional staff to describe who or what groups they mean. They certainly were capable of describing the groups of people whose participation they wanted to increase.

IT'S MY PARK DAY

By Janet Beinke

If you weren't in Adams-Hemphill Park on March 4th for It's My Park Day, you missed nurturing the greenspace that so many of us enjoy every day. On that perfect spring morning, volunteers mulched trees, old and young, and removed bags and bags of debris from the Hemphill Branch of Waller Creek and the drainage area between East and West Drives.

Mike Marcom again led the project. He posted signs advertising the event around the neighborhood; coordinated with the Austin Parks Foundation for volunteer registration and compost delivery; and schlepped tools, T-shirts, and gloves. During the event, he shoveled compost and drove a scooter. And his work wasn't done when It's My Park Day was over. He returned the tools and retrieved the signs, which he will store until the first Saturday in November when the Fall version of It's My Park Day will again let us show our love for our greenspace.

In prior years, volunteers trudged behind wheelbarrows delivering heavy loads of mulch from piles to trees, making for

time-consuming and back-straining work. Later, individuals pulling sleds was the primary delivery method. Then shortly before Covid, ingenious NUNA residents dreamed up delivering compost to individual trees using scooters to pull the sleds. However transported, the trek with mulch is all work, but the trip back to the pile can be a time for fun.

This year's It's My Park Day turn-out was exceptionally robust. About 80 volunteers enjoyed tacos, donuts, and donated Starbucks' coffee before the work began. All those who came deserve our thanks for their hard work. UT's Theta Tau Engineering fraternity contributed 20 volunteers who worked doggedly for the duration. We hope they don't graduate (not really) and will return every year.

Hot, dry summers and surprisingly cold winters with snow and ice have tested our trees' stamina. Thanks to Mike and all our volunteers from our trees and from neighborhood.

Watch for more mulching opportunities in November!



Janet Beinke

Zach Simpson pulls Mulchkin Zula in the Mulchmobile



Janet Beinke

Many shovels make light work — just a few of the 80 volunteers who showed up



John Foxworth

Theta Tau Engineering fraternity UT Austin took a break from calculating to mulch trees



Janet Beinke

Paul Russell hauls a double load

MINUTES NUNA GENERAL MEETING February 7, 2023

The meeting was called to order at 6:35 PM by President Lynn Marshall at Sparky Park. Mary Ingle, NE Quadrant Leader, recorded the minutes.

Usual reports were given:

- Jan Moyle gave the Treasurer's report.
- CANPAC and ANC reports were given.
- Lynn Marshall reported on the status of the bylaws review.
- Quadrant Leader Reports were given (SE, NE).

Mary Ingle, chair of the Nominating Committee, announced the 2023-4 Slate of NUNA officers. The proposed Slate of Officers for NUNA 2023-4 is as follows:

President:	Lynn Marshall
Vice-President:	Mike Marcom
Treasurer:	Jan Moyle
Secretary:	Mary Ingle
SE Quadrant Leader:	Ravine Woods
NE Quadrant Leader:	Emma Kate Scholtz
NW Quadrant Leader:	Randy Thompson
SW Quadrant Leader:	Sam Elkin

The election will be at the April NUNA General Membership Meeting. Nominations from the floor will be accepted then.

The NUNA website is back online! There is also an online payment option available for members or soon-to-be-members. An announcement for "It's My Park Day" cleanup in Adams/Hemphill Park on March 4, 2023 (9 a.m.) was given.

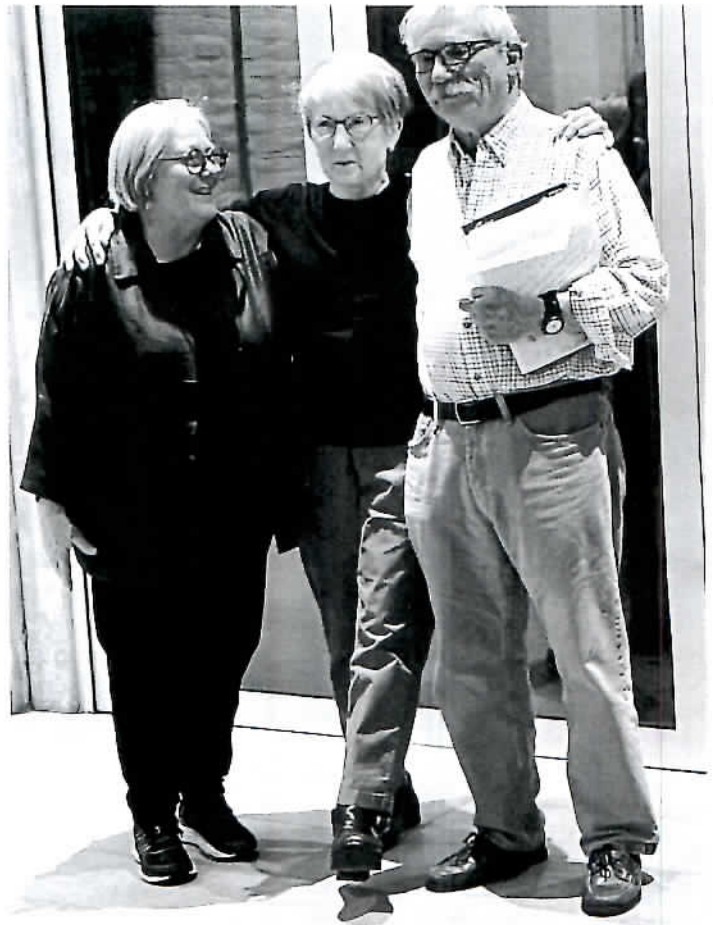
Neighborhood Matters followed the reports:

- Adams/Hemphill Park advisory Group was having a meeting at the same time as the NUNA meeting. No report was given at this NUNA meeting.
- 3000 Duval (the old Double Dave's Pizza site, re-named Outlaw Pizza Project) has filed for an administrative site plan. Anyone interested in becoming an "interested party" for that administratively reviewed plan must fill out the required form and satisfy the criteria, either residing within 500 feet of the site or as an officer in the neighborhood group or on the contact team.

Finally, Jerry and Barbara Buttrey were honored by the neighborhood for their service. Jerry delivered a few remarks about their 50+ years as residents and participants of the neighborhood association.

The meeting was adjourned at 7:20 PM.

Minutes approved at the March 6 Executive Committee meeting.



NE Quadrant Leader Mary Ingle with Barbara and Jerry Buttrey

MOVERS AND SHAKERS!

At the February meeting, NUNA, with great regret, said *bon voyage* to Jerry and Barbara Buttrey as they sailed off for a simpler life in a different kind of neighborhood a hop, skip, and a jump away.

These two have been an integral part of NUNA and the North University Neighborhood since they arrived here in the 1960s. They have been shaking things up on behalf of the neighborhood ever since. Their good cheer and neighborly perspective will be missed.

ADAMS PARK DETENTION PONDS

THE GUADALUPE STREET FLOOD RISK REDUCTION PROJECT

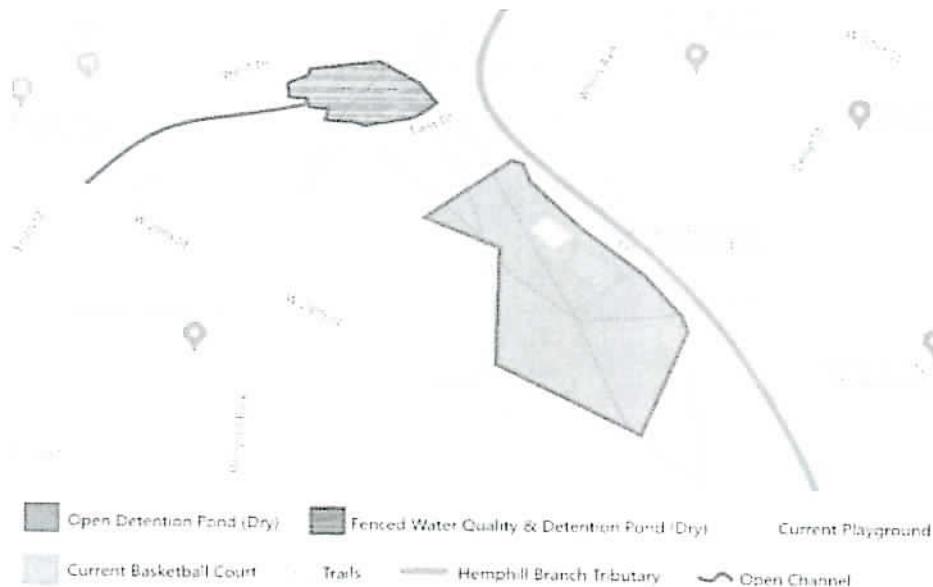
Engineer Hanh Thai, Project Sponsor with the Guadalupe Street Flood Risk Reduction Project, has been invited to present more on this project at NUNA's June 5 meeting (6:30 p.m. at Sparky Park).

This city project proposes to put two stormwater detention ponds in Adams Park. The project website states that this would "help protect more than 117 structures from flooding in the Hyde Park neighborhood on and near Avenue A during a 100-year storm." To implement the plan, two detention ponds would be located in the grassy area of Adams Park.

Adams and Hemphill are both very popular neighborhood parks, and a number of NUNA members and other residents of North University Neighborhood are taking part in the Community Advisory

Group. Not surprisingly, people still have unanswered questions about the actual purpose and functioning of the

ponds and the impact they would have on the use and enjoyment of the park and on the area's flora and fauna.



"Do my neighbors know they can choose a title company right next door?"

Next time you buy, sell or refinance a property, request your trusted neighbor, Douglas Plummer, with his Midtown office. Before signing your contract, please ask your real estate agent to request Doug's office.

Conveniently located in your neighborhood, and with years of qualified experience, the Midtown office of Independence Title, will make sure you have a smooth closing.

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Ishmael Law Firm, PC
an attorney fee office of Independence Title

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3009 N. Lamar Blvd. | Austin, TX 78705

But, since we heard nothing back, we'll leave it there for now and hope that the City responds soon. I'll let folks know.

THE CITY OF AUSTIN DISCOVERS...

I hope readers will agree that the information I have imparted so far in this article is interesting and worth knowing. I think that is the case, but nonetheless I may have committed a journalistic sin.

That's because I'm afraid that I buried the lead. Sure, the City may have been a little less than totally forthright by not showing the full size of the ETODs on what they presented publicly. And, they were really busy, so we have to wait to see later how they respond about "turning down the volume" on certain folks. But, there is some good news people.

... A POTENTIAL BREAKTHROUGH FOR AFFORDABILITY

The City of Austin and Capital Metro have found a way to "secure affordability" and a way of "ensuring affordability" in and around the ETODs. Hallelujah.

It's through something called "sensitive development." The City staff working on ETODs — along with their partners at Capital Metro and all the consultants who worked on the ETOD Policy Plan — are so excited about the concept that they used the term "sensitive development" 70 times within the ETOD Policy Plan. The only problem is that not a single one of those 70 uses of the term includes a definition.

Instead, as the staff goes through the "typologies" for the various "stations," they promise that they will either: "Secure affordability with sensitive development" (26 mentions in the Policy Plan); "Enhance protection for low-income households and communities of color while ensuring affordability through sensitive development" (20 mentions); or "support sensitive development" (24 mentions).

Readers may have noticed that, in the City's telling, "sensitive development" also appears to be a way to "enhance protection for low-income households and communities of color;" or is at least connected to that. So the City of Austin may have discovered a way to both "secure affordability" while at the same time enhancing "protection for low-income households and communities of color."

That would be truly good news. And, for people like me, who have been involved in these sort of issues for a long, long time, it makes one wonder, "why didn't we think of that?"

But, we can't know what we failed to think of until the City provides a definition and explains at least a little bit on how this will work. So, I asked a few questions about those things too — along with my questions about "turning down the volume." I mean I'm excited about the potential of "sensitive development," but I think it's necessary to get the answers to those questions.

That way we can hopefully be assured that the ETOD team didn't just frame the subject with a lot of forceful language about race and then use an undefined buzz phrase 70 times to

explain how they will achieve the noble goals they list. With answers from staff we can hopefully be assured that the ETOD team didn't just frame the subject with a lot of forceful language about race, and then use an undefined buzz phrase 70 times to explain how they will achieve the noble goals they list.

I mean, certainly a team of City of Austin and Capital Metro staff and their consultants would not be so cavalier, or so sloppy, on an issue of such historically tragic proportions; and on something that, in the present day, would change the zoning and land use regulations for tens of thousands of Austin residents and homeowners — including members of "Austin's BIPOC community, lowincome (sic) earners, people with disabilities, non-English speakers, transit users and elderly residents."

But, the City hasn't been able to respond to any of those questions yet either. So once again, I'll wait a while longer to hear from them before I speculate on what they might mean.

Yes, let's be patient even though it's not like the City only has one or two people to answer these questions. The "Acknowledgements" section of the ETOD Policy Plan notes the work of "City of Austin, CapMetro, and Austin Transit Partnership staff who reviewed drafts of the policy tools and contributed key information on local context and implementation considerations." The report also thanked "especially the Community Advisory Committee working group members (chaired by Awais Azhar, a Ph.D. student in Community and Regional Planning at The University of Texas at Austin School of Architecture) and Community Connectors who put in countless hours engaging their networks and advising staff over the course of a year." Plus, "We [the ETOD team] could not have completed the ETOD Policy Plan without the hard work of our consultant team, including HR&A Advisors, Nelson\Nygaard, Perkins & Will, Asakura Robinson, Cultural Strategies, and Movitas Mobility."

As, I noted earlier it would be a real shame if all these folks participated in a plan that promised it could bring racial equity and affordability, but they were only using buzz phrases without bothering to explain, or even define, what they meant.

AN AMAZING CONFLUENCE

In closing, there's still one more amazing, and almost miraculous, aspect of the ETOD Policy Plan. I'm afraid that I buried the lead on this one

As we have seen, the ETOD team worked hard to increase the participation of "Austin's BIPOC community, lowincome (sic) earners, people with disabilities, non-English speakers, transit users and elderly residents."

The amazing result I'm referring to here is that this collection of folks appears to have come to the exact same conclusions, and recommended the same approach, favored by: the staff at the City Housing and Planning Department; the previous Mayor and Council majority that directed staff to launch the plan; developers that want to be turned loose on existing single family areas; and potentially a majority of the new Council.

Continued on page 11

Perhaps we will learn more about how that occurred when we get answers to our questions back from the City.

WE'LL HAVE TO CHANGE THE LAND DEVELOPMENT CODE

Since those answers aren't available yet, I will close with a quote from Mayor Kirk Watson, made while he was campaigning last year to win the office again, 25 years after he first won it. Speaking of the Land Development Code and related issues like affordability Watson said at a KUT candidate forum, "We're going to have to change the Land Development Code." He added that it can't be done with an "all or nothing" approach. He said that's the way the City had been doing it and "ended up pretty much with nothing."

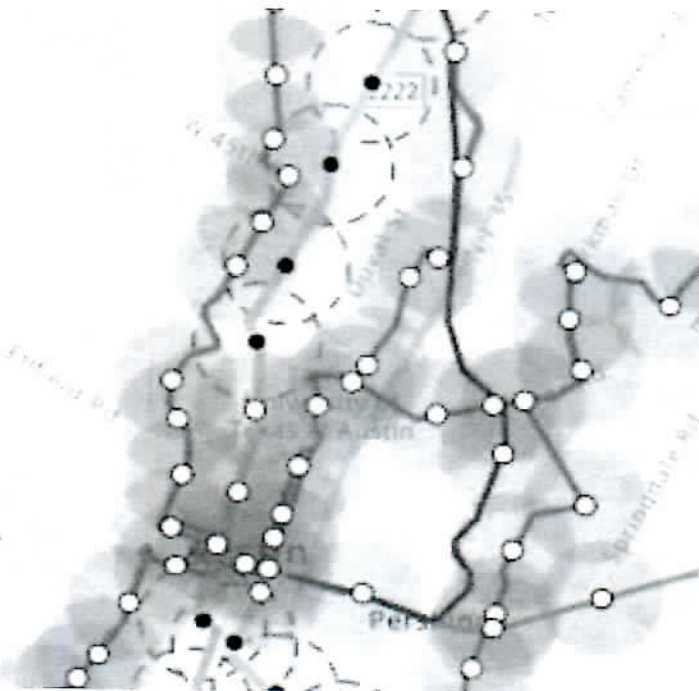
TRUST HAS BEEN BREACHED WITH THE PROCESS...

Watson concluded, "It's going to take a while to do it, whether you want it to or not, because trust has been breached with the process we've had over the last ten years."

Daryl Slusher retired in 2020 after twelve years as assistant director for environmental affairs and conservation at Austin Water. From 1989 through 1994, he was the witty, opinionated, and astute Politics Editor at the Austin Chronicle. He then served on Austin's City Council from 1996 to 2005. He is now the editor and main writer for the online Austin Independent, which he runs with his wife Adela Mancias. He graciously gave permission to run this important account of ETOD's and what they may mean for Austin's neighborhoods.

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Each blue circle at a bus stop is one mile in diameter



And what's this plant?



Commelinantia anomala – False Day Flower

This eye-catching spring ephemeral can be seen all around North University right now. Botanically, it is *Commelinantia anomala*, commonly called False Day Flower, False Widow's Tears, or, very locally, Yosemite Sam Plant. It is endemic to the calcareous areas of the southern parts of the Edwards Plateau, with a few disjunct populations in a few other counties. It grows no place else on the globe.

It is an annual, putting up light green foliage in early spring topped with dusty blue flowers that sometimes tending toward lavender, as with some populations on Mount Bonnell. It is a marvelous succession plant for early spring and will grow in light to heavy shade. It is especially lush this year in the neighborhood. This lovely native is easily propagated from seed.

Mockingbirds, cardinals, and other seedeaters relish the small seeds and are sometimes spotted staring intently at a seed pod far above their heads, then leaping straight up from the ground to grab a pod and pull it down.

Hey Wordsmiths !

If you would like to write for or otherwise contribute to the NUNA newsletter, email us at nunaatx@gmail.com or call Lynn Marshall at 512.478.5243. Opportunities abound.

HYDE PARK, HANCOCK & NORTH UNIVERSITY



105 WEST 33RD STREET

The Parlin House, a City of Austin Historic Landmark property built in 1922. 3,260 SF with 4 BR, 3 LIV, 2 DIN, oversized yard with pool & spa, patio, courtyard. List price: \$2,450,000



3102 HEMPHILL PARK

Private oasis in Central Austin overlooking beautiful Hemphill Park. 2,479 SF with 3 BR, 2.5 BA, 2 LIV, 1 DIN. Listed for sale at \$1,600,000, but owner will also consider 6-9 month lease.



3306 HARRIS PARK

Charming 1930s duplex completely renovated and within walking/biking distance to UT campus. 2 BR, 1 BA, 1 LIV, 1 DIN. Available August 1st at \$2,500/month.



429 TOWNE PARK TRAIL

Recently updated one-story townhome in Hyde Park's Towne Park Trail community. 2 BR, 2 BA, private open air atrium, fenced patio and attached 2-car garage. Community pool.

Hyde Park, Hancock and North University neighborhood homes are in strong demand! Properties are selling quickly and at record high prices. Call Suzanne, your neighborhood expert, today for a complimentary market analysis and customized marketing plan for your property. Check out new listings for sale on [Instagram](#) @hydeparkrealtor .

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