

Zilker association

1-30-86
The Zilker Neighborhood Association will meet Monday at 7 p.m. at the Texicalli Grille, just off South Lamar on Dickson.

Carolyn Kelly from Parks and Recreation will show her finished proposal for the improvements to be made to the Zilker School Playground.

Also, David Dobbs, a transportation specialist, will discuss the proposed Austin Transportation Study and will address problems particular to this neighborhood.

Mrs. E.R. Edwards will bring a zoning change request for her property at 1711 Kinney Ave., next to Kinney Avenue Baptist Church. She is asking the city for a change from SF3 (single family) to MF1 (multi-family) and is seeking support from the neighborhood association.

Zilker Association

2/11/86

About 35 Zilker residents met at the Texicalli Grille Feb. 3 for a lively neighborhood association meeting.

In keeping with a goal of the association to keep single family dwellings along Kinney Avenue, the group voted to disapprove the request brought by Mrs. E.R. Edwards to change the zoning at her property at 1711 Kinney Ave. from SF3 to MF1 (multi-family).

Mrs. Edwards was asked to return to the group with a proposed site plan for the property.

After a talk given by transportation expert and strong opponent of the Austin Transportation Study, David Dobbs, the group voted to send a letter to members of the ATS expressing their opposition to the plan and their support for a central corridor light rail system.

There was also considerable discussion of what neighborhood residents would like to see happen along South Lamar Boulevard as changes come about as a result of the proposed widening of that major arterial.

Some suggestions made included height limitations on buildings (currently 60 feet), buffer zones between commercial buildings and residential areas, sidewalks, and sign limitations.

A motion was also passed voicing opposition to the resubdivision request of Walter Meyer, owner of 1.25 acres of property in the 2600 block of Rae Dell known as Elm Forest. Meyer is asking a resubdivision of one lot into five lots.

The group voted to write a letter to the Planning Commission stating the following reasons for not granting the request: traffic would be increased on a very dangerous curve; many of the large trees on the lot would have to be cut down for such intense development; a variance would be needed from the Barton Creek Watershed Ordinance; it would go against the plat restriction.

Residents criticize Lamar widening

Road median among plans drawing fire

The June 30 public meeting concerning the proposed widening of South Lamar Boulevard which was held at Faith United Methodist Church at 2701 S. Lamar, drew a standing-room-only crowd of more than 150 people.

Answering questions from a mostly hostile audience were Robert Wunderlich from the Department of Urban Transportation and Jim Berry, assistant director of the Department of Public Works.

In 1980, the Austin Metropolitan Area Roadway Plan designated South Lamar from Ben White to Barton Springs Road as a major arterial which should be upgraded to six lanes.

The 1984 bond issue, which passed, included funds for a Capital Improvement Program project for the widening, but the funds are not enough to complete the whole project.

According to Berry, the construction will take place in several stages probably starting at the Barton Springs Road end of South Lamar.

The widening of the Lamar Bridge will not begin for several years.

It is expected that construction on South Lamar will begin in the fall of 1987.

The proposal which was presented at the meeting met with anything but middle of the road approval.

The engineers have suggested that there be a continuous median with the only breaks being where there are currently traffic lights. There are lights at Barton Springs Road, Treadwell, West Mary/Hether, Oltorf, Bluebonnet and Barton Skyway/Manchaca.

U-turns would be permissible at each of the median breaks.

It was the median proposal (a safety measure for a six-lane roadway) which drew the most fire from the audience. Business people, property owners and residents of the neighborhood all expressed their opposition to the lack of left turn opportunities along the three-mile stretch.

Residents said that there are no convenient parallel streets on either side of Lamar on which to approach businesses which would be cut off.

The Rev. Floyd Vick, pastor of the 600-member Faith United Methodist Church congregation, expressed the concern of his parishioners.

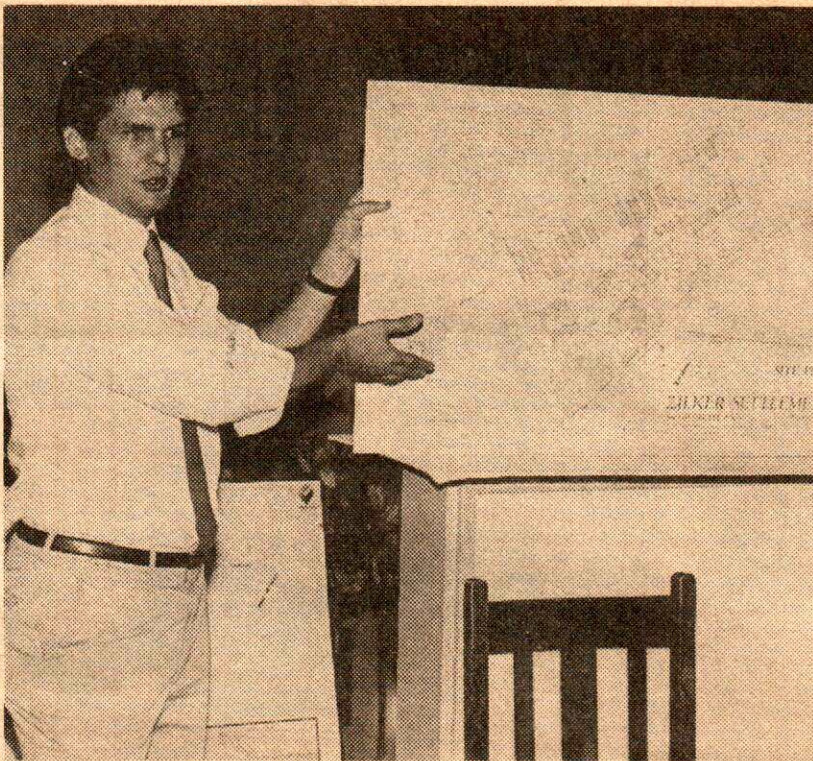


Photo by Pat Oakes

Architect Gordon Bohmfalk, representing builder Joe Gilbreth, made a presentation to the Zilker Neighborhood Association of the proposed Zilker Settlement, to be built on Melridge between Bluebonnet and Rabb/Robert E. Lee.

ing the right of way required for the widening.

Berry assured the audience that an independent appraiser would be hired by the city who would use a comparable market analysis approach and would recommend a price to the city.

A city property agent would make an offer to the owner and would negotiate with every owner for the fair market value.

If a price cannot be agreed upon, the standard eminent domain procedure would follow.

At this point in the discussion several people suggested there should be an economic impact study done on the effect of the widening on South Lamar.

Plaster contractor Ray Bolieu was particularly concerned about the right-of-way issue as the proposed plan showed the right-of-way line coming behind his building which contains not only his business, but several other offices at 708 S. Lamar.

Arthur Russell, 905 S. Lamar, is living in a residence which has been in his family since 1927. Under the proposal the right-of-way purchase would come to his front porch.

Robert Wunderlich, speaking for Urban Transportation, reminded the unhappy audience that, "This is a plan for the future, not just for today."

Greenspace, the city entity which protects area trees, has not given approval yet for the new plan since they felt that more trees would be lost by building 20 separate units than by building four large units.

All other city departments have given their approval for the new plan.

The site is bordered by a usually dry creek which drains into Barton Creek. The area adjacent to the creek bed would be an approximately 100-foot buffer zone.

After much discussion among members of the association it was agreed to form a committee which would draw up a letter of concerns for discussion with Gilbreth.

Some of them were what kinds of trees are on the property and where are they located, will there be sidewalks, could there be a way to arrange to garages so that there will be less impermeable cover.

Committee members are Robert Coe, Dr. William Turpin, Gary Reynolds and Danny Young.

Also at the meeting were Ginger Ward, an engineer with the Department of Urban Transportation, and Celeste Cromack with the city Public Information Office.

Ward discussed plans for traffic control in the neighborhood and Cromack answered questions about the proposed widening of South Lamar.



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Barton Creek

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Residents said that there are no convenient parallel streets on either side of Lamar on which to approach businesses which would be cut off.

The Rev. Floyd Vick, pastor of the 600-member Faith United Methodist Church congregation, expressed the concern of his parishioners.

"Eighty-five percent of our members live south of the church," Vick said. "They would have no trouble getting to church, but they would have no way to get home without crossing several lanes of traffic northbound and making a U-turn at Bluebonnet."

Jay Johnson, owner of The Corners retail center and a former neighborhood resident said, "I am opposed to what you are doing. We can no longer afford a yard in the middle of the street. The use of medians is an idea whose time has passed.

"We have spent more money removing medians where they haven't worked than we have in installing them. It took us 20 years to get a turn lane in South Austin and now you are taking it away from us," he said.

A representative from First State Bank said that the bank had paid the city for a turn lane in front of the bank (located in the K mart center) and wanted to know why it was not being taken away.

Lee Duffy of Kenpo Karate, 2708 S. Lamar, expressed her frustration as she said, "If this median stays in it will close our business. I have been trying for more than a month to find out who to talk to about changing the plans and I keep getting shifted around."

Other concerns were addressed including the procedure for purchas-

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Jim Berry encouraged people to provide their input on the proposed improvements to South Lamar and to write him at P. O. Box 1088, Austin, 78767.

Zilker Settlement

The Zilker Neighborhood Association held a well-attended meeting last week at the Texicalli Grille to discuss several issues of importance to the neighborhood.

The first item under discussion was a presentation by architect Gordon Bohmfalk representing area builder Joe Gilbreth.

Gilbreth is seeking neighborhood approval of the Zilker Settlement which is to be constructed at 2006-2100 Melridge Place (where Bluebonnet, Melridge, Rabb and Robert E. Lee come together).

The 20 single-family units on four acres are to be constructed in a bungalow style to match style of many of the homes constructed in the Zilker area in the '30s and '40s.

They will be approximately 1,200 square feet with two bedrooms and two baths and garages with a possible price range of \$100,000 to \$125,000.

The floorplans will be varied because the terrain is not level.

Gilbreth had previously received City Council approval for 20 condominiums built in four large buildings.

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The site is bordered by a usually dry creek which drains into Barton Creek. The area adjacent to the creek bed would be an approximately 100-foot buffer zone.

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Also at the meeting were Ginger Ward, an engineer with the Department of Urban Transportation, and Celeste Cromack with the city Public Information Office.

Ward discussed plans for traffic control in the neighborhood and Cromack answered questions about the proposed widening of South Lamar.

Volunteer spirit builds Zilker

Donated labor stretches funds for park equipment, landscaping

The person who coined the phrase "sweat equity" must have had in mind the folks who were working away in the hot summer sun these past two Saturday mornings at the Zilker School Playground at 1900 Bluebonnet Lane.

About 25 volunteers showed up, shovels in hand, to help plant shrubs, spread pea gravel, put in a timber curb and to assemble the new play equipment. There was lots of sweat, but also a lot of conversation and accomplishment. The park is jointly owned by the city and the Austin Independent School District.

Carolyn Kelley, a landscape architect in planning and design for the Parks and Recreation Department, was supervising and working alongside the volunteers.

"The most exciting thing about this is the volunteer involvement. I haven't worked with volunteers before. It's really wonderful, fun and exciting," she said.

"For a school park, we only have about \$30,000, which is a really small budget for everything from design through labor and equipment purchase," she said. "Just the playscape itself costs about \$10,000 without the labor. With the volunteer labor we are going to be able to get some extras for the park — some benches and tables and some other things."

By now, the installation should be nearly complete and the fun and games can really begin. One of the children who will enjoy the improvements to the park in the future will be 5½-month-old Marjorie Ogorzaly, who was there supervising her mother Mae Song and father Bob. "We are getting a lot of on-the-job training," Bob said as he wielded his shovel.

John Hamilton was there working away, too. He has a particular interest in the project, not only as a Zilker neighborhood resident, but as president of the Friends of the Parks group which is using the Zilker playground as a pilot project for organizing volunteers citywide to help with the parks.

"I'm really enjoying this," he said. "It is a good way to meet the neighbors, too."

Zilker alumnus and O. Henry student Carlos Barrera, 13, said, "I thought this would be a great thing to do for the school." Max Gonzales (13, a Zilker alum and an O. Henry student) continued, "It's a great idea. I went six years to Zilker. I always thought the playground could use some improvements. A long time ago they took out the merry-go-round which I really liked. Now I think they are putting in a castle kind of thing — the kids will really like it."

Max's brother Jason, 16, chimed in, "My mom heard about this project and thought it was something we could do together. Actually, I guess we are having as much fun as you can have doing work."

Seven-year-old Benny Gonzales, who was busy shoveling and picking up nails, allowed that it was "pretty fun." Harriet, their mom, was busy planting a shrub and said that in addition to wanting to fix up the playground that she really liked gardening.

Another family looking to the future was the very appropriately named Parks family.

Louise and Sarah, 3, were there



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Barton Creek

giving Steve moral support. Steve said, "It is really a good idea and fun to do. Besides, Sarah will go to school here one day."

Lars Stanley and his wife Eleanor McKinney were also working up a sweat. Eleanor, a student in landscape architecture at Texas A&M University, was very enthusiastic. "I was living in New York City when their budget started to collapse," she said. "Neighborhood groups there made contracts with the city to do the labor and work necessary to save the parks. I think it could work here in Austin."

Larry Akers, who organized the effort and drafted the labor, and his wife Carol Stall had been hard at work since the early hours. Carol said, "These shrubs (along Bluebonnet next to the sidewalk) are going to keep people from falling off the edge and will create a barrier between the street and the park."

Digging away in the dry soil, Gary Givens decided it was time to lobby for a sprinkler system. He was looking forward to having the park look better as was Al Oeltjen.

Both men felt it was a most worthwhile project to give their time. Paulette and Richard Gravois were there, too. Paulette was enjoying being directly involved in the project because she has worked with the PTA at the school on the ideas for improvements there and their children enjoy using the park.

Richard, the former president of the Zilker Neighborhood Association, grinned and looked appreciatively at all of the neighbors working together and said, "It's just wonderful — this speaks for itself."

builds Zilker school playground



Photo by Pat Oakes

There were lots of volunteers these past two Saturdays working on Capital Improvement Program improvements at the Zilker School Playground. Everyone brought shovels and enthusiasm and got the job done.

City program aims at neighbor

By Bertha Delgado
American-Statesman Staff

The city plans to establish a pilot program early next year that will attempt to ease traffic in neighborhoods inundated by cut-through non-local traffic.

Though funding for a Neighborhood Traffic Management Program was denied under this year's capital improvements program, the city's Urban Transportation Department has developed a less-expensive pilot project.

Allen Brecher, director of the Urban Transportation Department, said the \$150,000 request for the program was denied because City Manager Jorge Carrasco felt that establishing a pilot project first would be more effective. Carrasco felt that after the pilot project is studied, the program could be more strongly considered for funding.

The Neighborhood Traffic Management Program is designed to effectively manage traffic problems in residential areas. The program is aimed at neighborhoods plagued by

drivers who don't live in the area who are using the neighborhood's streets as short-cuts.

Techniques which may be used to reduce the traffic problems include regulatory measures such as traffic control signs or physically restrictive measures such as barriers or diverters, said Ginger Ward, an engineer with the Urban Transportation Department.

Brecher said the department is developing a process to be used in the selection of one neighborhood as the pilot project. The neighbor-

hood traffic tie-ups

hood will be selected early next year.

The project, which will be funded through the department's operating budget, will be used as a basis for future planning, Brecher said.

Neighborhood organizations will be asked to submit what they would like to have done in their areas, and the requests will be reviewed.

"We will do an analysis to determine what problems exist and why they occur, and then we will look at options that may mitigate the problems," Brecher said.

Ward said that it is important to have participation from the neighborhoods in order for the project to be successful. Although only a few neighborhood associations have shown interest so far, Ward said that could be credited to not very many knowing about the program.

The transportation department has been scheduling meetings with neighborhood associations, although Ward said they may begin meeting with city's sector planning

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Traffic

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groups instead because of the time limit.

So far, Ward has met with only the Zilker Neighborhood Association which she said showed a positive response towards the program.

"They were pretty enthusiastic about the program, and they wanted to know when we could get started on it and how they could get involved," she said.

Ward said the problems the Zilker neighborhood residents were experiencing with cut-through traffic on Kinney Avenue was a prime example of the problems the program could alleviate. Motorists use Kinney Avenue as a cut-through from Lamar Boulevard and Barton Springs Road in order to avoid the congested arterials, she said.

Although Brecher said the de-

partment has not determined who much will be spent on the pilot project, he said it would be a "relatively low-cost" project.

"It is unknown to us what it is going to cost us . . . but it's not going to be hundreds of thousands," he said.

KIDS + DRUGS = PROBLEMS



Photo by Pat Oakes

Helping to put the finishing touches on the preliminary Sector 12 planning report are, standing from left, city planner Tura Campanella Cook, Bouldin Creek neighborhood representative Miriam Blum, and Richard Gravois, Sector 12 chairman, and, seated, Jane Anderson, Barton Hills/Horseshoe Bend Neighborhood Association representative and Tom Fitzpatrick, representing South River City Citizens.

Sector 12 seeks comments

Community asked to help finalize plan for future

The first community-wide workshop for Sector 12 is set for Wednesday at 7 p.m. at Becker Community School at 906 W. Milton St.

Sector 12 is one of 24 sectors in the greater Austin area going through a similar planning process under AustinPlan, which is under the direction of the City of Austin Planning and Growth Management Department.

The boundaries of Sector 12 are Town Lake on the north, Barton Creek on the west, Ben White on the south and Interstate 35 on the east north from Ben White to Oltorf, east to Parker Lane, north to Riverside, west to I-35 and north to Town Lake.

If you live, work or own property in this area, you are needed to help define issues and opportunities in the area, to suggest alternatives, and to help formulate the sector plan dealing with land use, transportation, water and wastewater and other items concerning the area.

Tura Campanella Cook, a plan-



Pat Oakes

Barton Creek

meetings for the past 18 months has been Richard Gravois from the Zilker Neighborhood Association. He said, "I got involved through the Zilker neighborhood. I always felt we were in a reactionary posture — we would react to someone else's plans. Now we are setting up plans and I think we should. It will make development plans easier to have a framework. I think in Sector 12 it is especially important to develop a plan since we are immediately south of the central business district."

Other folks who have participated regularly in the planning process have been Larry Akers, Jean Mathier, James Pinedo, David Hamill

and other items concerning the area.

Tura Campanella Cook, a planner for the city who has worked with the Sector 12 planning council during the past 18 months of preliminary planning, said, "The city wants broad representation of all interests at this workshop. The Sector 12 Neighborhood Planning Council has worked very hard on proposals, but we also need to hear from business owners, property holders and other residents.

"Don't be shy about coming," Cook said. "The Sector 12 plan has not been written yet and we want your input."

A special concern of the neighborhood planning council is the fact that several areas in Sector 12 have not had formal representation on the council. The associations which have had regular representation on the council are: Bouldin Creek Neighborhood Association, Barton Hills/Horseshoe Bend Neighborhood Association, the South River City Citizens and the Zilker Neighborhood Association. The area south of Westrock from Lamar to Loop 360 to Barton Creek has been unrepresented.

The large triangular area formed by South Lamar, the Missouri Pacific Railroad tracks and Ben White has no neighborhood association nor does the area formed by Oltorf on the north, Congress Avenue on the east, Ben White on the south and the railroad tracks on the west. It is particularly important that folks from those areas attend the meeting Wednesday so that their ideas may be incorporated into the planning process.

Jane Anderson has been representing the Barton Hills/Horseshoe Bend area at the meetings. "It has been an interesting way to keep up with and become aware of projects which will affect our neighborhood and to have input about them," Anderson said.

Miriam Blum, representing Bouldin Creek, has spent hours at the computer putting in all kinds of data about the neighborhood. She said, with a mischievous grin, "Come to this meeting or forever hold your peace. This is our opportunity to shape our neighborhood's future. Otherwise a glue factory or a freeway might appear next to your house."

Tom Fitzpatrick from South River City Citizens explained why he got involved in the Sector 12 preliminary meetings. "I really started coming because of traffic in my immediate neighborhood," he said. "I came to find out what was being done or could be done in terms of planning for our area. Two main problems which keep coming up for the sector and for our area are inappropriate traffic and pressures for denser development coming from attempts to expand the central business district."

Chairman of the Sector 12

ed regularly in the planning process have been Larry Axers, Jean Math-er, James Pinedo, David Hamill and John Houghton.

John has served in the extra capacity as Sector 12's representative to the AustinPlan council. The encourage you to come on Wednesday give your views on what should or should not happen in our area

NEIGHBOR

Serving South Austin,
Manchaca, Onion Creek,
Kyle and Buda



newspaper

Thursday, October 22, 1987

Austin American-Statesman

Neighborhood group opposes Aqua Fest plan

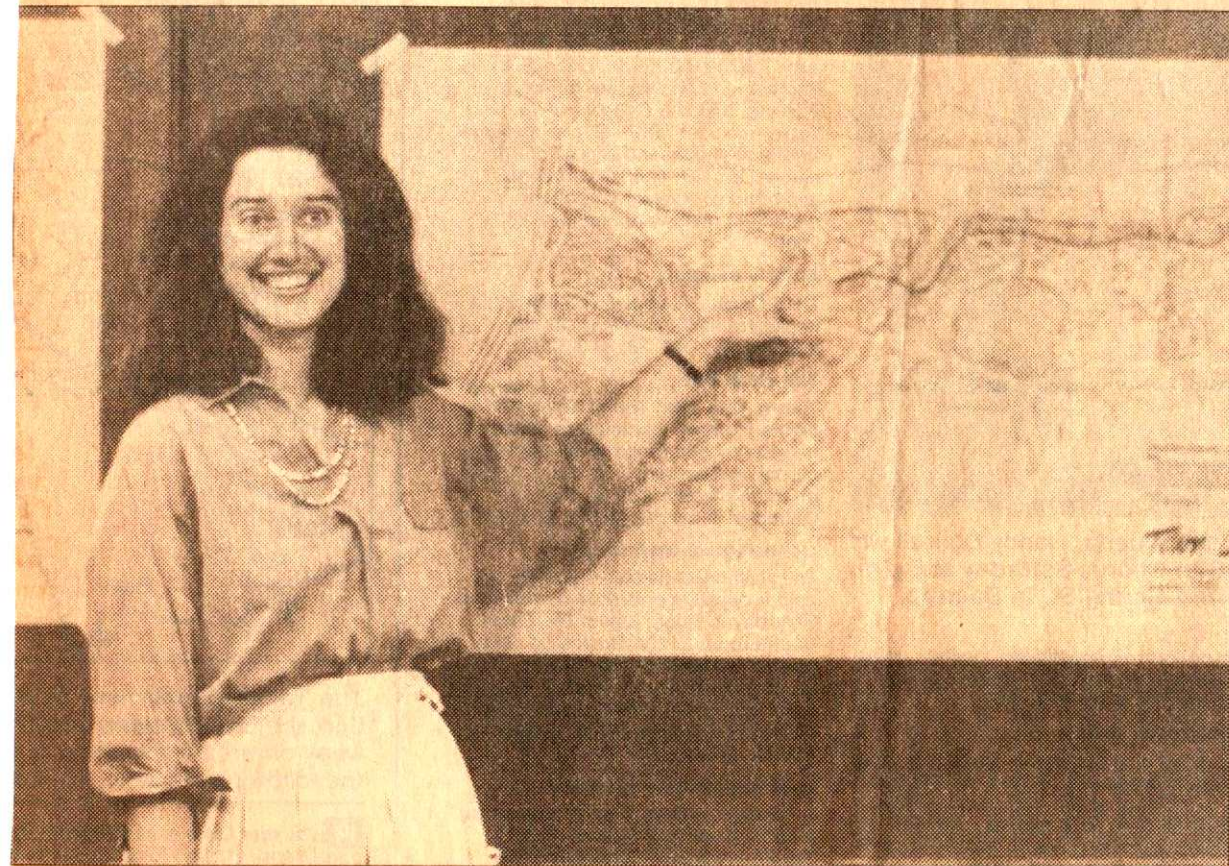
Members of Zilker association object to Butler Park facilities

By Brenda J. Breaux

American-Statesman Staff

Residents of the Zilker neighborhood said this week that utilities for the Austin Aqua Festival should not be phased into the Town Lake Comprehensive Plan because it would disrupt their neighborhood.

About 30 members of the Zilker Neighborhood Association attended a Monday meeting where they were shown three "conceptual" plans for including provisions for



Staff photo by Brenda Breaux

Carolyn Kelly, a city landscape architect, discusses the plan with Zilker neighborhood residents.

group opposes Aqua Fest plan

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About 30 members of the Zilker Neighborhood Association attended a Monday meeting where they were shown three "conceptual" plans for including provisions for the annual summer event in the long-term development of the lake area.

The comprehensive plan includes an intensive upgrading plan for both sides of Town Lake and the Colorado River from Red Bud Isle to the Montopolis Bridge and two individual plans for Zilker Park and the 54-acre City Coliseum and Palmer Auditorium tract.

Aqua Festival officials last month asked the City Council to allow them to explore the feasibility of including permanent facilities for their event in the Town Lake plan. The festival has traditionally been held on the southern bank of Town Lake near Palmer Auditorium.

The three conceptual plans shown to the group Monday would spread festival activities over more than one area and would stress shuttle use to avoid parking problems.

Possible sites in addition to Auditorium Shores include Butler Field east of Barton Creek, an area east of the train tracks near Bouldin Creek and parts of Zilker Park.

"The areas would look like regular park land, except they would have electricity, water and wastewater to allow for easy temporary set-up during events," said Carolyn

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Kelly, a landscape architect with the city Parks and Recreation Department.

Residents attending the Monday meeting opposed the three conceptual plans and cited three major reasons for opposing Aqua Festival's inclusion in the comprehensive plan — noise, parking problems and litter. Most of the residents said they did not want parking or traffic from the festival in their neighborhood.

"We voted to send Aquafest away. Why do we have to have this discussion again?" asked Zilker resident Kay Trybus. "We did not move to this neighborhood for noise. Noise is pollution and we do not want it in our neighborhood."

Two years ago voters approved dedicating 135 acres of parkland at Lake Walter E. Long east of the city for the Aqua Festival. Financial problems have put the festival's planned move to Lake Long on hold.

Resident Phillip Wright said, "Aquafest invites people to come in and trash out our neighborhood." Resident Larry Aker suggested that festival officials use already existing sites along the shore.

"Aquafest officials think they have a formula for success, but there's no site on the lake that can withstand the large amount of people who attend the event," he said. "The backbone of the festival is music and that's the thing that makes it work for them, but that's the thing we don't want."

Some residents supported inclusion of Aqua Festival in the comprehensive plan, but suggested that concerts be set up so noise travels toward the water instead of the neighborhood. Kelly said that was a possibility.

Jonathan Steinbeck, who moved to the neighborhood four months ago, said the 1,800-resident neighborhood was inadequately repre-

sented by the people attending the meeting.

"I didn't see anybody from my street at the meeting. We've got 30 people here out of the more than 1,000 people who live in the neighborhood. Their vote is not representing me or most of my neighbors. I'm probably the youngest person here and I like the Aquafest activities," he said.

Glenna Balch, neighborhood association president, said more than 1,800 flyers about the meeting were distributed in the neighborhood.

The neighborhood association voted 15-4 to oppose a permanent facility in the Butler Field area. Although group members criticized the entire Aqua Festival plan, they confined their vote to Butler Field because development there would directly impact their neighborhood.

They also added two amendments to the motion. One cited the group's disapproval of what it termed a "last-minute" attempt to phase Aquafest into the Town Lake plan and the other suggested that Aquafest officials consider spreading events around at existing shore sites instead of upgrading new sites.

The three conceptual plans contain different combinations of sites. One plan would spread festival activities among four sites — Auditorium Shores would be set up to accommodate up to 12,000 people, an area east of the train tracks near Bouldin Creek would hold 6,000, Butler Field east of Barton Creek would hold 3,000 and an area in Zilker Park could hold between 18,000 to 20,000.

"Because there are four sites, the capacity at each site would be decreased," Kelly said.

A second plan would eliminate the Zilker Park site but retain the other three. The capacity of the Auditorium Shores site would be increased to between 18,000 to 20,000 people and the Butler Field area would be enlarged to hold 8,000.

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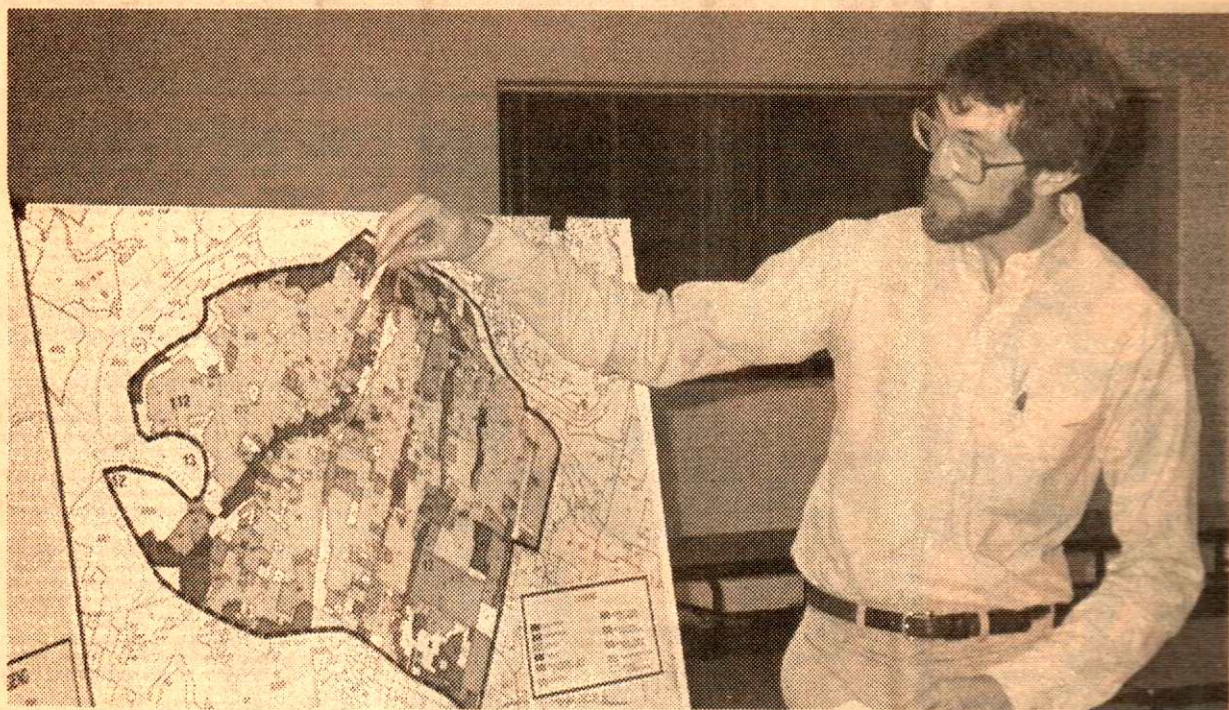


Photo by Mary Howard

Sector 12 President Larry Akers explains recommended land use proposals for the major arterial streets in the Sector 12 area at a Nov. 17 forum intended to elicit opinions from the area business community.

Controversy over road plans swirls at Sector 12 meeting

More than 200 businesses within the Sector 12 boundaries were invited to present their opinions Nov. 17 regarding roadway and transportation plans being considered for the area. Only two businessmen attended. But there was no shortage of controversy between neighborhood activists and members of the business community present at the meeting at Becker Elementary School.

According to Larry Akers, Sector 12 president, the purpose of the meeting was to hear the business community's reflections on what Sector 12 has done and to elicit plans and reactions before Sector 12 is ultimately worked into Austinplan.

"Sector 12 has the inclination to



Mary Howard

Barton Creek

velopment. According to Cook, if it were a planned new development, the arterials would be commercial with multi-family residences serving as a buffer between the commercial strips and the single-family residences in the interior of the neighborhoods.

Proposals to alleviate the park-

boards, the use of mass transit, and full compensation to businesses forced to move because of road improvements.

Also presented at the meeting were land use proposals for the South Congress, South First Street and South Lamar areas. For the most part, the proposals included specific recommendations regarding current and future intensity levels for commercial strips, and multi- and single-family areas.

Copies of the land use proposals or more information about Sector 12 may be obtained by calling Miriam Blum at 444-2636.

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According to Larry Akers, Sector 12 president, the purpose of the meeting was to hear the business community's reflections on what Sector 12 has done and to elicit plans and reactions before Sector 12 is ultimately worked into Austinplan.

"Sector 12 has the inclination to preserve the integrity of core neighborhoods and a real concern for existing businesses on borders of the neighborhoods because the businesses serve the neighborhoods," Akers said. "The streets' major function is serving the Sector 12 area, not as a funnel from downtown to the outskirts."

M.H. Crockett and Mike Poulson were the business advocates present. Crockett was representing his business interests along Riverside Drive and Congress Avenue. Poulson, past president of the South First Businessman's Corridor Association, was primarily concerned with South First Street.

Disagreements centered on long-term plans for the expansion and widening of the area's major arterials: South Lamar Boulevard, South First, South Congress, Oltorf Street, Barton Springs Road, and Riverside Drive.

Both business and neighborhood representatives seemed to support widening of South Congress Avenue. Current proposals, however, recommend the elimination of angled parking along the street.

Crockett maintained that in order to provide adequate parking, and to meet city requirements for parking, set-back and landscaping, businesses must be allowed to expand the depth of their operations from the road toward the neighborhood.

Neighborhood opposition to such expansion was vehement. Neighborhood representatives expressed fear that parallel streets adjacent to arterials would lose their residential character if businesses were allowed to expand to the residential street behind.

"They (neighborhood residents) don't want you to buy another lot behind you so you can make your own parking, and then they take away the angled parking, and you kill the business," Crockett said. "If it's going to be a six-lane arterial, it's unrealistic to have single-family housing within 150 feet of Congress Avenue."

Miriam Blum, Sector 12 secretary and representative from the Bouldin Creek Neighborhood Association, advocated the neighborhood viewpoint to limit the commercial properties to the arterials.

Akers noted the dilemma of wanting six lanes on Congress to accommodate more traffic, but not wanting to adversely affect single-family houses behind the arterial. "Something has to give and it's going to be parking. I have real misgivings," he said.

Howard Robinson represented the Barton Hills Neighborhood Association. "I think the city should allow room enough to expand business and provide a decent parking lot or they shouldn't allow business there," said Robinson.

Richard Gravois of the Zilker Neighborhood Association noted that residents and business people located close to a city center should expect frustrations and some higher costs due to zoning restrictions and regulations.

Tura Cook, City of Austin liaison to Sector 12, pointed out that the Congress Avenue situation is difficult because it involves rede-

velopment. According to Cook, if it were a planned new development, the arterials would be commercial with multi-family residences serving as a buffer between the commercial strips and the single-family residences in the interior of the neighborhoods.

Proposals to alleviate the parking problem were put forth from those in attendance. Proposals included allowing expansion a block deep but with traffic access to arterial streets only, limiting expansion to only half a block deep, and providing a parking lot for each block. Crockett proposed zoning a block deep on Congress to allow for parking. Mike Poulson proposed making specific exceptions, block by block, for expansion back from the street where there is a specific need for parking.

Poulson also noted that the Congress Avenue parking issue is not new. "The businesses have been fighting people trying to get rid of angled parking for 40 years," he said.

Poulson presented two uncontested proposals to the Sector 12 committee. "I'd like to see a recommendation to extend the Armadillo (bus service) to the whole area," he said. Poulson also proposed formalizing the recommendation that parking South First Street be eliminated. "You can legally do it now except during rush hour," he noted.

Poulson took exception to the proposal from Tom Fitzpatrick of South River City Citizens (Travis Heights) to exclude from the area

what Fitzpatrick termed "dirtier" types of industrial uses, such as auto repair and vehicle storage and maintenance. "I can't picture anything that is inappropriate there," said Poulson. "They (the city) changed us from C to CS zoning already. We've been changed once and it sounds like you want to tone it down some more. I'm not in favor of it. CS took some of the use away at that time," he said.

Fitzpatrick stressed the area should not continue to accept spill-over development from downtown. "Across the board, we would like to put an end to the types of CBD (central business district) uses that have already dotted South Congress and Barton Springs Road. There is already a traffic problem," he said. "The area can't serve intensity of this level."

Regarding South Lamar, Akers noted that the original proposal to widen South Lamar to six lanes with a relatively continuous median has been modified. "The original widening proposal didn't take into account the viability of existing small businesses," he said. "If a widening proposal significantly chews up their lots, there will be real problems for many of the businesses."

"But there is enough land on one side or the other so businesses can survive the widening project. It is absolutely mandatory they take a block-by-block consideration of the impact on existing businesses," he said. "A median is desirable but it must be broken at all street intersections and as necessary to accommodate business needs on a block-by-block basis."

Akers also noted that Sector 12 recommendations to widen South Lamar are on hold because the southern extension of MoPac Boulevard reduced traffic on South Lamar more than expected. Akers also said no funds are available.

Other transportation and roadway proposals endorsed by Sector 12 include the burial of utilities, the prohibition or limitation of bill-

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