

HYDE • PARK

June 2014

hydeparkhouston.org

Hyde Park Civic Association

Letter from the President – June 2014

Dear Hyde Parkers,

2014 has been a strong year for Hyde Park to date - we have more volunteer support than in recent history, new members who are both new residents AND long-time residents, and more engagement on a variety of community issues. This means that we have a stronger representation and voice as a neighborhood, which is crucial during a time when we also have more real estate development in the works and in the near future, than in decades prior.

Our Facebook page membership is also growing steadily, at 185 members now. This has been a very successful way to keep us connected. You can join at <https://www.facebook.com/groups/HydeParkUnited/>.

As a reminder, anyone can attend our monthly association meetings. AND, any resident is eligible to join the civic association and become an official member for just \$30 a year. We are not a homeowner's association, so leasers and renters are welcome and encouraged to get involved, as are local businesses.

Speaking of development, I want to extend special recognition to our Deed Restrictions Chair **Diana Mobley**, along with **Divya Chandrasekhar** and **Finis Cowen**, who serve on the Deed Restrictions Committee, for their ongoing outstanding efforts this year. Diana alone has spent an average for more than 20 hours a week working to monitor the activities of homeowners, developers and agents buying and selling property in our boundaries.

This is the only way we can ensure that our deed restrictions are enforced and that action is taken when there are violations. And, this is the single most important way we can protect our community from the risks of over-development, including infrastructure, traffic, drainage, street, parking issues and population density problems.

Thank you Diana and team - keep it up! If any resident would like to join this committee in their efforts, please contact president@hydeparkhouston.org.

I hope to see you at our next meeting on Monday, June 2 at 6:30 p.m., where we will discuss some of the topics presented in this newsletter and others of shared concern.

Sincerely,

Macy Bodenhamer, President

Residents Voice Concern Over Proposed Nine-Story Building In Hyde Park

By Diana Mobley, PE

The Flats on Fairview is a proposed nine-story structure at the intersection of Fairview and Commonwealth that has garnered significant attention from residents in recent months. Recently, the project was covered in the Houston Chronicle (link page 2).

On May 7, two concerned Maryland Street residents and a representative from the HPCA met with Councilwoman Ellen Cohen and the Butler Brothers to discuss the project. On May 22, the full HPCA board met with the developers to gain additional information about

Continued Page 2



New Lamar Park Signage
See Park Update on Page 4

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LAMAR PARK
Rodney Morris and Dean Emmons
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Seeking Block Captain for Montrose Blvd.

Contact: vicepresident@hydeparkhouston.org with interest

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Brandon Bartee 832-866-1426

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Volunteer Sought

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Lori Corwin 832-582-6520

Vermont

Sharon Lord 713-522-9427

Waugh

Will Martin 405-361-2523

Welch

Scott and Lina Rigrod 713-528-2791
Cliff Jones 713-524-3055

West Drew

Mike McKann 713-526-6777

West Gray / Hazel

Sherry Waddell 713-252-3968

Willard

Delia Isabel Cuellar 832 819-0813

Yoakum/Van Buren

Macy Bodenhamer 713-201-5810

Block captains: Notify
vicepresident@hydeparkhouston.org of any changes in contact information.

Proposed Building (Continued)

the project, share concerns from the community, and to request specific follow-up items about the project in order to update the Hyde Park community.

This will be the first multi-family undertaking for the Butler Brothers, who have experience with single-family home and townhome projects. The structure will include seven levels of condos above a two-level parking structure. The expected height above ground will be approximately 90', and the garage will extend 5' underground. The structure will stand at the maximum height allowed by city ordinance for a mid-rise and have a 5' setback from the property line. Per the proposed timeline, permitting will begin in 3-5 months and will take approximately two months. According to the developers, construction is estimated to take 18-24 months.

One of the largest concerns voiced by residents is the general appropriateness of such a large structure for the neighborhood. Currently, the largest structure in Hyde Park is the Legacy clinic, a four-story, 55' tall commercial property near Westheimer. The Flats will stand over 60% taller than the clinic. Furthermore, there is also concern that the project might encourage other high-rise developers hoping to develop small lots. These concerns were discussed but no plan to mitigate them has been proposed by the developer.

There is also concern that a deep foundation with large piers, coupled with a five-foot setback, could cause structural damage to nearby properties. Additionally, the probable excavation of 90% of the lot up to a depth of 6'+ could potentially increase the risk, not only to surrounding structures, but to several large trees on adjacent deed-restricted lots. The board has requested that the developer fund a structural impact study and a pre-construction survey

for surrounding properties to assure residents that structures are not at risk. An arborist-approved plan to ensure the safety of nearby trees was also requested.

In addition, traffic and parking continue to be a major concern. The developers have committed that during construction, crews would avoid damaging brick roads, such as Maryland. However, the developer did indicate that the project will require closing part of Fairview to through traffic at various times during the construction phases. The exact time frame and duration is uncertain, but a permit will be sought for 24 months. To lessen parking issues during construction, the contractor has been requested to bus in workers. Visitor parking remains a concern, as there are only 1-2 guest spaces in the garage planned for the 14-unit property. The board has requested a thorough traffic study to determine the impact of lane closures and parking within the neighborhood.

The developer has indicated that they have engaged in a community communications plan on prior projects and would anticipate doing so for this project. The board has requested a letter from the Butler Brothers that can be shared via the newsletter to outline the project and to share plans for ongoing communication with the community.

Recent meetings with the Butler Brothers will be discussed in more detail at the upcoming HPCA meeting at Rudyard's on June 2.

Butler Brothers:

www.butler-brothers.com

Specific Project Details:

flatsonfairview.com

Houston Chronicle Link: <http://blog.chron.com/primeproperty/2014/05/upscale-residential-builder-developing-mod-midrise/>

California Pizza Kitchen Fundraiser A Big Success For Hyde Park!

By Susan Ellis

When the total sales from 65 participating tables were added up, we raised over \$500 for Hyde Park Civic Association. Due to the success of this collaboration we are considering doing it again for three days in the Fall of this year. Look for notices in upcoming newsletters. It was fun running into so many neighbors while we were dining out for a great cause. Thank you to everyone who participated.

Single Stream Recycling Fully Expands To Hyde Park Area

By Macy Bodenhamer

Hyde Park households not part of the initial single stream recycling roll out last year have now received a new 96-gallon green automated cart, similar to the black automated garbage cart they already have. Single stream recycling is more cost effective and robust, as it allows for automated collection, versus manual, and the addition of glass collection.

The first cart collection will occur on Monday, June 23. Until then, residents with the smaller green bins should continue to put out those bins for collection. The last day for Dual Stream recycling is June 9. Small bins will be collected and taken away by the city on this date. See Single Stream Recycling dates going forward.

When a Monday collection day is a city holiday, collection will take place the next day, Tuesday.

Recyclable items that can be placed in the new green carts include: newspapers, magazines, office paper, junk mail, cardboard, paperboard, paper bags, glass bottles and jars, aluminum cans, tin and steel cans, and plastics # 1 - 5 and 7.

This expansion included the addition of 62,000 homes to the City's automated curbside recycling program, which brings the service to more than 72% of all Houston homes serviced by the city. For more information about the City of Houston Solid Waste Management Department and its services, residents may visit www.houstonsolidwaste.org.

GENERAL MEETINGS

Rudyard's (upstairs) at 6:30 p.m. **June 2, July 1, Aug 5**

TRASH/RECYCLING

TRASH PICK-UP: MONDAYS

SINGLE STREAM (large wheeled bin)

June 2, 16, 30; Jul 14, 28; Aug 11, 25

DUAL STREAM (small bin, no glass)

June 9, 23; Jul 7, 21; Aug 4, 18

TREE WASTE: Jul 2; Sep 3; Nov 5

HEAVY/JUNK: Jun 4; Aug 6; Oct 1

NEWSLETTER: newsletter@hydeparkhouston.org

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Lamar Park Update

By Rodney Morris & Dean Emmons

We met with 2 representatives of the Houston Parks Board (HPB) and 3 representatives of the Houston Parks & Recreation Department (HPRD) to review tree/shrub maintenance in Lamar Park. All tree /shrub maintenance must be approved by both HPB and HPRD prior to any activity. Following is an overview of our meeting:

- The one tree near the DogiPot damaged after wind storms has been removed as approved by HPRD due to safety concerns. The stump will be removed late Fall with costs being covered by HPRD.
- Post-hurricane Ike tree cables will be removed - they are no longer needed as the trees are firmly established.
- Full removal of the overgrown Japanese mulberry shrubs that are impacting various tree growth is recommended. HPRD provided HPB the permit for the removal. **Jean Garwood** stated that the large cluster of Japanese mulberries were originally planted to hide two dumpsters.
- They are now replaced with the high-end apartments - the original intent of the park was to provide



wide open green space with soaring trees rather than impeded views by the shrubs.

- The Japanese Mulberry stumps will be ground up, leveled and sodded. Other low spots in the main park area will also be filled and sodded. The existing irrigation system will be sufficient for the newly sodded area.
- The trash can now hidden by the shrubs will be moved closer to a main sidewalk. The meter that is now hidden by the shrub cluster will get new Cordia or Fringe shrubs for cover.
- The trees in the main park will also be pruned - desired result from is to have the tree limbs start no higher than 10-12 feet from the ground.
- HPB has approved the landscape company for the park project work and HPB will manage the project.

Removal of any shrubs may cause some concern among residents; however, the Hyde Park Civic Association is charged with keeping our local park in working order as well as maintaining its original intent to provide wide open green space for the enjoyment of area residents. HPRD has approved the removal of overgrown shrubs that are impacting the tree health.

Please Note: Costs identified above are the responsibility of Hyde Park. The Committee secured an additional \$3k for tree maintenance this year on top of the standing \$5k we generously receive each year for monthly landscape maintenance (not weekly mowing which is paid by your annual membership fees to Hyde Park).

PIP Meeting Notes

Houston Auto Thefts and Burglaries Up in 2014

By Peter Bujosa

Sargent Tracy Hicks of the Houston Police Department's Auto Theft Division was generous enough to speak at the recent PIP meeting. A 21-year HPD veteran, Hicks has spent the last seven years in the auto theft division - which is comprised of 50 officers and funded by two dollars out of your regular auto insurance premiums.

Motor vehicle burglaries are up in 2014. One auto theft ring - dubbed the "felony lane gang" - is based in Florida and targets Houston. These well-dressed thieves blend right in - they step off the plane, rent a nice vehicle and get to work.

They like to target residential parking garages - like all the new apartment complexes have - where they disable the emergency 911 box by the entrance gate, steal a car, and then park it in another apartment garage

nearby. They steal another car and drive that one to the next garage, and so forth. They continue "leap-frogging" like this until they have enough cars.

They leave these cars parked in the garages for several days or weeks. Thieves later return and scoop up whichever cars have not been recovered by anti-theft tracking devices. They have stolen as many as 75 cars in a two-week trip to Houston operating in the early hours (2 a.m. to 6 a.m.) of Monday, Tuesday and Wednesday nights, in complexes between Washington and Richmond avenues.

A popular technique thieves have been using involves financial crime and is called "sliding" - where they slip into unlocked cars while the driver runs into the gas station, and make off with valuables inside it or with the car

itself. They like to target middle-aged women with purses. They will sell the stolen IDs and credit cards to other criminals who then clean out the victims' bank accounts.

"Sliding" is lucrative, with the potential to steal \$5,000-\$15,000 a day. A professional athlete was a recent "sliding" victim, having a large amount of cash stolen from his vehicle.

The person who is going to steal from you is already in the parking lot, and you are already a target when you pull in, says Sargent Hicks. Deter thieves by not leaving ANYTHING in your vehicle, not even a gym bag. Hicks has the "Low-Jack" (anti-theft tracking device) in his car and personally recommends it.

Thanks again to Sargent Hicks for such an informative talk!

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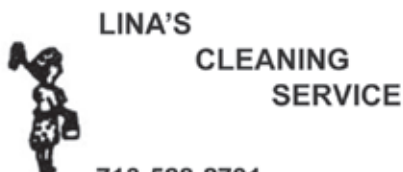
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March Crime Activity By Rick Wannall

Activity	Street/Block	Name	Date	Time
Agg. Assault	2500-2599 Commonwealth	Rd/Street/Sidewalk	3/25	18:00
Agg. Assault	1000-1099 Gray	Rd/Street/Sidewalk	3/11	05:00
Agg. Assault	2200-2299 Waugh	Rd/Street/Sidewalk	3/27	02:00
Agg. Assault	1300-1399 Westheimer	Other	3/28	21:00
Auto Theft	1100-1199 Fairview	Driveway	3/21	23:00
Auto Theft	1300-1399 Westheimer	Rest./Cafe Parking Lot	3/23	00:00
Robbery	1400-1499 Hyde Park	Apartment	3/12	21:00
Robbery	1300-1399 Welch	Apartment	3/30	06:00
Theft	1700-1799 Commonwealth	Bar/Club Parking Lot	3/27	20:00
Theft	1000-1099 Missouri	Rest./Cafe Parking Lot	3/15	08:00
Theft	1500-1599 Missouri	Apartment	3/24	07:00
Theft	1100-1199 Peden	Driveway	3/24	22:00
Theft	1200-1299 Welch	Residence/House	3/29	15:00
Theft	900-999 Westheimer	Comm. Building	3/12	13:00
Theft	1000-1099 Westheimer	N/A	3/16	22:00
Theft	1100-1199 Westheimer	Rest./Cafe Parking Lot	3/4	21:00
Theft	1100-1199 Westheimer	Comm. Parking Lot	3/16	21:00
Theft	1100-1199 Westheimer	Rest./Cafe Parking Lot	3/21	16:00
Theft	1100-1199 Westheimer	Bar/Club Parking Lot	3/21	21:00
Theft	1300-1399 Westheimer	Rest./Cafe Parking Lot	3/16	12:00

Hyde Park Civic Association Annual Membership

(Due each January, no proration)

Individual - \$30	Couple - \$60	New or Renewal (circle one)
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Each \$30 membership is per person, not per household.

Date Paid:	___/___/___	Amount: \$	Check No.:
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You can also join or renew online at hydeparkhouston.org using PayPal.



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JUNE 2014



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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Hyde Park Meeting 6:30 PM Rudyard's	3	4	5 First Quarter	6 D-Day	7
8	9	10	11	12 Full Moon	13	14 Flag Day
15 Father's Day	16	17	18	19 Last Quarter	20	21 First Day of Summer
22	23	24	25	26	27 New Moon	28
29 Ramadan Begins	30					

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