

STRATUS PROPERTIES PROPOSES DEVELOPMENT

On 75 Acre Tract at 45th and Bull Creek

During the 2011 Texas Legislative session, the State of Texas created the Partnership Advisory Commission to encourage Public-Private partnerships in the development of state owned lands.

Comprised of Legislators, this Commission is responsible for determining “the highest and best use” for these “underutilized” parcels. However, what is considered “the highest and best use” for the state may not necessarily be the best use for the surrounding neighborhoods. The impact on communities must be considered and surrounding residents should be actively involved in the development process.

Although there are several parcels of land under review, the 75 acre tract of land located at 45th and Bull Creek is being actively pursued by developers. To date, one unsolicited bid from Stratus Properties has recently been made public.

The Stratus proposal for the 75 acre tract includes two 750 unit apartment buildings, two 3-story office buildings, an HEB with a gas station, an Alamo Drafthouse style movie theatre, and other retail (see conceptual plan).

With recent traffic counts for area intersections close to capacity, the surrounding neighborhoods will see



Proposed Development Plan for 45th and Bull Creek submitted by Stratus Properties

a tremendous increase in traffic if the proposed development is approved.

With more and more drivers choosing Balcones Drive and Perry Lane to avoid congestion on Mopac, our neighborhood would also see a dramatic increase in traffic. And while the Stratus proposal is only a conceptual plan that must still be reviewed

and approved by the state, this parcel of land will most likely be developed.

Surrounding neighborhoods are currently working on a procedure for deciding how to respond to the possibility of development as well as determine what they want for the space.

Neighborhoods actively involved to date include Allandale, Rosedale, Oakmont Heights, Ridgelea, Westminster, Brykerwoods, and our own Highland Park West Balcones Area. Leaders are working with members of the Travis County legislative delegation to insure that area residents are included as substantive stakeholders in the design and development process.

To ensure coherent progress, neighbors have formed the Bull Creek Road Coalition, with representatives from all neighborhoods joining together to develop a common vision. Tasks include coalescing around a general position, communicating this position, and encouraging affected neighborhoods to collaborate by way of a coordinating organization.

Interested parties should contact Donna Edgar at donna.edgar@sbcglobal.net to help with the effort or voice your opinion on the matter.

Highland Park West Balcones Area

IMPORTANT NUMBERS

Austin Citywide Information Center 974-2000 or 311
Emergency Police 911
Non-emergency Police (coyote sighting, etc.) 311
Social Services (during work hours) 211
Wildlife Rescue 24 Hour Hot Line 210-698-1709
APD REP. - Officer Darrell Grayson 512-974-5242

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The HPWBANA Board meets on the third Monday of each month except December. Please go to HPWBANA.org for our current meeting location or contact president@HPWBANA.org.

HPWBANA is bordered on the north by 2222, on the south by 35th St., on the west by Mt. Bonnell Rd., and on the east by MoPac and by Bull Creek Rd. between Hancock Dr. and 45th St. Mail your membership dues to HPWBANA, P.O. Box 26101, Austin, Texas 78755

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Join The HPWBANA Yahoo Group

The HPWBANA Yahoo Group is a neighborhood listserv intended for discussion and announcements of interest.

It is also the best place to find out about activities in the neighborhood, lost or found pets, crime, & recommendations.

Membership is free...to join, go to

<http://groups.yahoo.com/group/HPWBANA/>

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Highland Park West Balcones Area

NATIONAL NIGHT OUT *is Oct. 2nd !*

Although the official National Night Out is October 2nd, take advantage of the cooler weather any night this fall and host your own block party. It is a wonderful opportunity to bring your neighbors together to share food and friendships while strategizing about ways to make your 'hood safer and more connected. You can find a tip sheet on how to get started at www.hpwbana.org.

Top 10 Reasons To Host A Neighborhood Night Out Block Party: (drum roll)

1. Make community connections
2. Discover your neighbor's hidden talents (line dancing, guitar playing)
3. Learn about your neighborhood history
4. Start a tradition
5. Create a neighborhood email list
6. Share crime prevention and safety information
7. Increase the sense of belonging in your neighborhood
8. Organize a Watch program on your street
9. Meet your neighbors
10. HAVE FUN!



See this project on the
Austin NARI Tour of Remodeled Homes

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FALL FAMILY FITNESS FESTIVAL & SCOTTIE STROLL TO CURE DIABETES *Sunday, October 7th, 2012*

Highland Park Elementary is bringing students, families and neighbors together for a great cause: family fitness, curing diabetes and raising money for the school!

The Scottie Stroll to Cure Diabetes is a festive walk through the neighborhood, starting at 1:00 in the Perry Park parking lot. All neighbors are welcomed to participate as we march to cure this difficult and increasingly common disease. Proceeds go to the Juvenile Diabetes Research Foundation, with a portion going to Highland Park Elementary.

Then it's time for the 2nd Annual HP Fall Family Fitness Festival! Children and their parents will be challenged at various fitness stations at the school. All kids who complete the stations will get a prestigious Festival t-shirt! Don't miss this afternoon of fun family fitness.

We are seeking businesses to donate funds or raffle items for the Festival. Sponsors will receive VIP treatment and a personal tour of the event!

SCOTTIE STROLL 1:00 – 1:30
FAMILY FITNESS FESTIVAL 1:30 – 3:30

*Festival Contact – Coach Jim DeLine jim.deline@austinisd.org
JDRF Scottie Stroll Contact – Ellen Ray therays@austin.rr.com*



9/11 Memorial Climb at Mount Bonnell

On September 11th, over 60 people including 23 veterans and 6 firefighters in full gear participated in the Second Annual Bigger Faster Stronger Training's 9/11 Memorial Climb at Mount Bonnell.

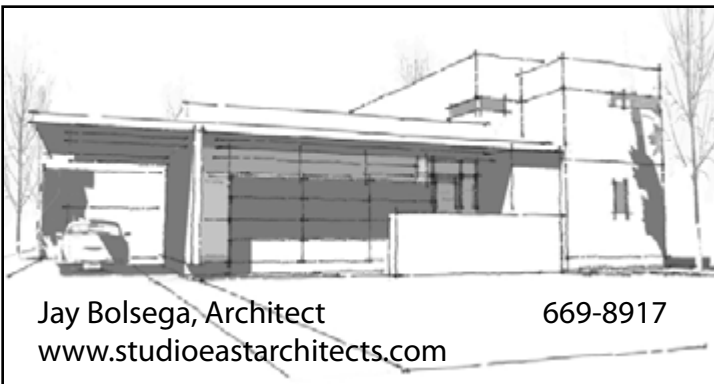
Mike O'Hara of Team Red, White, and Blue (Team RWB) organized the event to pay tribute to the brave men and women who lost their lives in the Sept. 11 attacks and to support the efforts of Team RWB, a Veteran support organization that aims to transform the way wounded veterans are reintegrated into society. Team RWB hosts athletic events such as this one to build awareness, fundraise & inspire others to join in their support of America's Veterans.

O'Hara came up with the idea last year, just a few weeks before the 10th anniversary of the attacks. He wanted participants to challenge themselves by climbing the same number of stairs in each of the Twin Towers combined, which O'Hara determined to be equivalent to 44 trips up and down the 99 stairs of Mount Bonnell.

I happened to be at Mount Bonnell that day and was so inspired that I signed up and joined the climb. I had not planned to do all 44 laps when I started, but I was able to push myself beyond what I thought was possible that day and look forward to participating in this event next year. For more information on Team RWB and other events, contact mike.ohara@teamrwb.org



2nd Annual Bigger Faster Stronger Training's 9/11 Memorial Climb at Mount Bonnell.



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Highland Park West Balcones Area

Upcoming Events at Camp Mabry

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October 6-7 2012

POC: Jeff Levine @ (512) 750-6570

**GREAT PROSTATE CANCER CHALLENGE DASH FOR
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October 27, 2012

<http://greatprostatecancerchallenge.com/races/austin/>

HOT ROD REVOLUTION CAR SHOW

November 3, 2012

<http://www.motortexas.com/events/detail.aspx?event-id=6>

CLOSE ASSAULT 1944

November 10-11, 2012

Information will be forthcoming at
www.texasmilitaryforcesmuseum.org/

FALL DAISY 5K

November 11, 2012

www.austinrunners.org/daisy

HOOD'S TEXAS BRIGADE REENACTMENT SEMINAR

November 15-17 2012

POC: Jeff Hunt (512) 782-5770, jeff.hunt@us.army.mil

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Beat West Nile with the Four Ds

Due to the recent rains and a relatively mild winter, the mosquitos have been out in full force over the last month. Once considered just an annoyance, these bloodsucking pests are now spreading the West Nile virus throughout Travis County, with at least one reported case in our neighborhood. In Travis County, there have been a total of 68 human WNV cases and 3 deaths reported from Jan. 1 to Sept. 12, 2012.

Approximately 20 percent of people who become infected develop mild, flu-like symptoms including:

- Fever
- Headache
- A skin rash on the trunk of the body
- Swollen lymph glands

Although we should all be taking precautions, it is important to remember that most people who are infected with the West Nile Virus will not have any type of illness. Regardless, you can reduce your risk of exposure by following the four Ds:

DUSK AND DAWN: Stay indoors at dusk and dawn when mosquitos are most active.

DRESS: Wear pants and long sleeves when outside.

DEET: Apply insect repellent that contains DEET.

DRAIN: It takes just a teaspoon of water for mosquitoes to breed, so periodically examine your yard for standing water. Common sources include flowerpots, clogged rain gutters, birdbaths and buckets. It is also important to screen rainwater harvesting cisterns to exclude mosquitos, and use mosquito dunks (*Bacillus thuringiensis israeliensis*) in rain barrels and permanent bodies of water.





POWERED BY THE SUN

“If I Installed Solar, How Much Electricity Would It Generate and How Much Would I Save?”

By Chris Lee

For those of us living here in Austin, we're all acutely aware that the sun is a plentiful, if not unrelenting, source of heat and sunlight (okay, the heat is really a byproduct of the intense sunlight). And for many of us I bet that we've thought, "Gosh, if I could harness just some of that free sunlight...." The harder part is trying to answer the obvious questions about installing a solar array or solar panel system on the roof of your home - "How much electricity would it generate and how much money could I save on my electric bills?"

Without having to know much about solar or needing to contact a solar installer or solar company, you can easily get those estimates at your fingertips. The National Renewable Energy Laboratory (NREL), which is operated by the US Department of Energy, has created a website allowing anyone to calculate the amount of electricity a PV (photovoltaic) system (aka: solar panel array system) would generate. Here's the website (notice that it already takes into account that you're in Austin): <http://rredc.nrel.gov/solar/calculators/PVWATTS/version1/US/Texas/Austin.html> (Shortened: <http://goo.gl/H9a8y>)

Once on the website, for your initial estimate, you can use the default information presented and just click on "calculate" at the bottom. On the results page you will see that in Austin, a South facing solar panel array (which means the Array Azimuth = 180 degrees) that's built for 4 kW of electricity generation, would generate 5450 kWh in a year and save you \$528.65. To give you a better estimate, there are 3 settings you can go back and change:

1. **Array Azimuth in degrees.**
2. **DC Rating in kW.**
3. **Cost of Electricity in cents.**

ARRAY AZIMUTH:

If you're considering placing your solar array on the side of your roof that gets the most sunlight and that part of the roof faces due South, then the Array Azimuth would be 180 degrees. If your proposed solar array will be facing Southwest, the azimuth would be 225 degrees. Southeast would be 135 degrees. And so forth. The more accurate your submission, the more accurate your estimate will be.

DC RATING:

The DC Rating (in kW) default is 4 kW in the calculator. This would be the "size" of electricity generation by your solar array - basically, by adding (or subtracting) more solar panels to your proposed system, the DC Rating would increase (or decrease). Makes sense - if you add more solar panels to your array, you'll increase the amount of electricity generated and therefore increase the amount of money saved.

COST OF ELECTRICITY:

The default is the Texas state average of 9.7 cents per kWh. For those of you with an electricity provider with higher (or soon to be higher) rates, you should change the rate accordingly to get a more realistic estimate.

So that's it, an easy way to determine what you would be generating with a solar array on the roof of your home. This is a simple but fairly accurate way to determine the benefit of installing solar on your home. Of course, YMMV (your mileage may vary) but by getting a fairly accurate estimate of the amount of electricity generated and the money saved, you can better determine whether or not installing a solar array on your roof would make financial sense for you and your family. If you have any questions, please ping me at leec89@gmail.com.

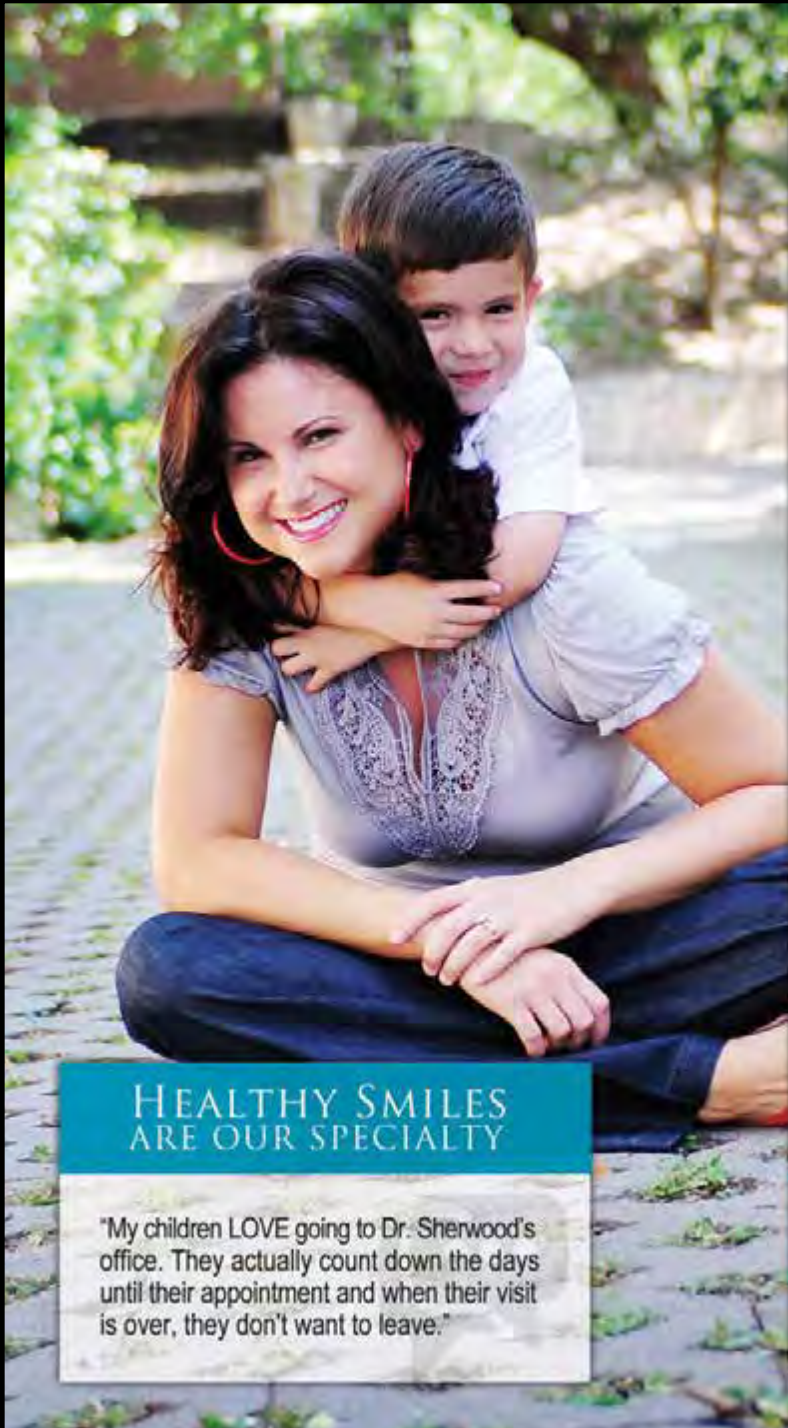


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