



THE HPWBANA NEWS

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www.hpwbana.org

An Update on the Proposed Development at 45th and Bull Creek Road

by Donna Edgar

Hopefully many of you who are reading this have seen the recent invitations on our neighborhood listserv to follow the Bull Creek Road Coalition's, of which our neighborhood association is a member, Facebook page (facebook.com/bullcreekroadcoalition), and join in the

conversations about the proposed Grove development on our google.group, bcrc_neighbors, by

sending an email request to Michelle Cheng (mcheng@nationaltriallaw.com).

The over-arching goal is to arrive at a development which is both good for the developer and good for the neighborhood. Although many hoped for a City of Austin purchase leading to parkland, it did not happen that way. The tract was privately bought and will be developed. We all understand that, but hope to be able to negotiate a development plan that works for the developer and for the surrounding residents, leading to neighborhood endorsement of such a plan. What follows is a brief chronology of the activity to date:

Three and a half years ago, in 2012, a group of neighborhood associations was formed, Bull Creek Road Coalition, foreseeing that the legislature's action to sell surplus state-owned lands to generate additional revenue would lead to the sale of the TxDOT tract at 45th and Bull Creek Road. Comprised of people with a broad range of backgrounds, one of its first efforts was to produce a "Design Principles Document." A survey was constructed and over 700 residents among the coalition neighborhood associations responded. When TxDOT officially put the land up for sale, they thought so highly of the survey and Design Principles that they asked to include these in the information packet that went out to every potential buyer.

Early in 2015, Milestone Developers purchased the TxDOT tract. CEO Garrett Martin held several public meetings to publicize his

proposed development plans in the spring timeframe.

Bull Creek Road Coalition continued to meet, weekly by early summer, and responded to the public presentations done by MileStone with a letter and associated feedback points. These were expressing appreciation where the coalition felt there were positives, and expressing serious concerns about the density proposed, with associated traffic, flooding and incompatibility with surrounding neighbors issues cited. Insufficient greenspace was also cited as an issue. While MileStone documents a 12-13 acre legacy park, it includes considerable unusable land (creekbed, 20-foot eroded cliff down to Shoal Creek, flooding mitigation structures) so that the actual usable parkland is probably in the 5-7 acre range in size.

MileStone did not respond to BCRC's request to sit down and negotiate at this time, so the coalition's members did an informal charette and developed the "Alternate Vision" plan. It was presented in late July first to MileStone and to HPWBANA residents at the August HPWBANA board/neighbors meeting (the plan is available on the BCRC Facebook page). The Alternate Vision plan included low-income housing and "missing-middle" housing. Interestingly, although to date (mid-August) MileStone has not yet met with BCRC concerning the Alternate Vision proposal, they have adopted the proposal to include low and middle-income housing and publicized it widely in the media. A mid-September date has been set for a MileStone/BCRC meeting. BCRC hopes this will mark the beginning of serious negotiating – the first of many meetings to work together to arrive at a PUD proposal that all can support. In the coming weeks, there will be an opportunity for those concerned about traffic, flooding and commercial density on the site to write letters.

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The HPWBANA Board meets on the first 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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HPWBANA JOINS OTHER NEIGHBORHOODS IN THE CITY'S PROHIBITION OF FRONT OR SIDE YARD PARKING

by Pieter Sybesma

Keeping the neighborhood attractive. That is a primary goal of the Highland Park West Balcones Area Neighborhood Association. With the pressure of redevelopment and increased density, we have heard more neighbors concerned about the emergence of stealth dorms, short-term rentals and the increased traffic and pressure on parking.

In order to keep our neighborhood from declining in attractiveness and value, the HPWBANA Board approved the submittal of an application to the City of Austin for our neighborhood to be included under the provisions of the Restricted Front and Side Yard Parking Ordinance. On June 4, 2015, the Austin City Council approved our application along with the application of the Southeast Combined Neighborhood Planning Area. We now join 80 other Neighborhood Associations or Planning Areas that have requested and been approved for coverage by the Ordinance.

Notices were sent by the City to property owners and utility customers who are within the boundaries of HPWBANA in early July advising of the Council's action.

Enforcement of the prohibition of Restricted Front and Side Yard Parking is done by the Austin Police Department through the District Representatives. To report a violation of the Restricted Front and Side Yard Parking Ordinance, please contact our APD District Representative: Officer Gary Griffin at 512.974.8392 or gary.griffin@austintexas.gov.





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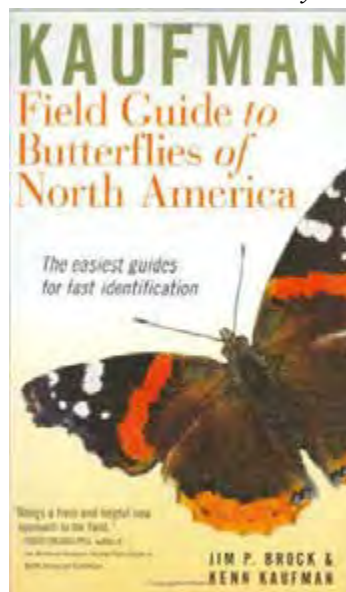
Rebecca@RebeccaGetsResults.com

September Nature Notes: THE IMPORTANCE OF FIELD GUIDES

by Peter English

This Summer has been a scorcher, but for some reason has been really great for dragonflies - we are seeing them all over the place. My kids have expressed an interest in learning more about the dragonflies, and butterflies as well, and so that put me down a path of learning about things I know virtually nothing about. It has been fun, and I would encourage everyone to pick something you see all the time and get a field guide.

Picking the correct field guide is actually a difficult task if you just go to a bookstore. Luckily for me I have friends who know a



great deal about both butterflies and the Odonates (Dragonflies and Damselflies), so I got the perfect books for us to learn. Not too much detail, not too little, easy for the beginner to make fewer mistakes.

For butterfly identification, there was consensus that the Butterflies of North America book that is part of the Kenn Kauffman series (ISBN: 978-0618768264) is the place to start. The drawings are great and the maps help narrow things very quickly for us newbies. I was amazed a few weeks ago when I saw a yellow butterfly with my six year old daughter and she said "Daddy, that is most likely a sulphur." Apparently she has been slowly soaking up the information in the field guide and is now the family expert on butterflies.

Our progress on Odonates has not been as stellar, but we have the books. Both are written by Austinite John Abbott. John is a nationally recognized expert on Odonates and is the director of Wild Basin preserve. He has one field guide on Dragonflies of Texas (ISBN: 978-0292714489) and one on Damselflies of Texas (ISBN:



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978-0292714496). Thus far we have identified a total of one species of dragonfly, but we now know the difference between dragonflies and damselflies! Dragonflies have a hindwing that is thicker at the base where it emerges from the body and sit with their wings open. Damselflies have hindwings that are shaped just like the forewing and sit with their wings closed.

Field guides are incredibly cheap for the amount of effort that goes into making them. I have known all of the authors I mentioned here, and their dedication is amazing. Pick up

a new guide and try to identify just one of the things you see. And leave those guides out for your kids to see - you never know what will inspire them to get outside.

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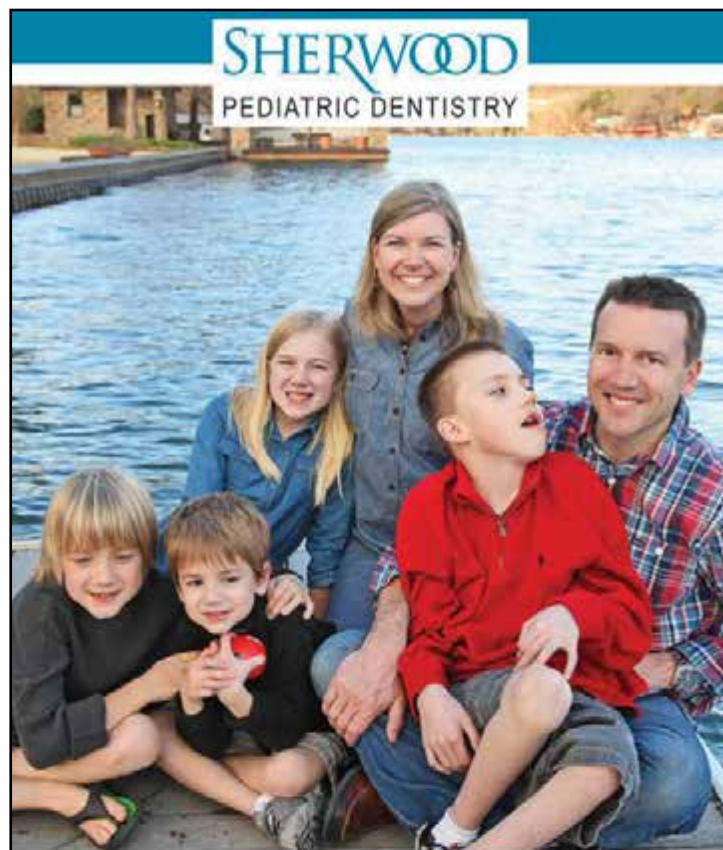
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WHAT IS HAPPENING AT CAMP MABRY?

by Paul Mancuso, MAJ, CAV, Garrison Command - Camp Mabry

With the added security of military facilities around the nation, tenant units have increased the security posture of Camp Mabry. The added security keeps the post open to the community but requires 100% identification checks when accessing the installation. As a reminder, we still have the running track that is open to everyone from sun up until sun down with the proper ID. We also have the TXMF Museum, pond, picnic areas, the AFEES Exchange and a Subway that are available for tenants as visitors.

Interesting item: I was unaware of this until I was assigned as the Garrison Commander but the AFEES Exchange is available to everyone for purchasing consumables. Consumables are things like sandwiches, drinks, and (strangely enough) cosmetics, soaps, and shampoos. The Exchange is open Monday -Saturday from 9:00 AM - 6:00 PM and on drill weekends (varying weeks) Sunday from 9:00 AM - 4:00 PM. Come in for a drink after your run if you have time.

Key events on Camp Mabry:

Utility Construction - 42" water transmission line is still under construction through the parade field. The contractors believe they will begin installation of the pipe in Aug - Sep and the bore under MOPAC into October. As construction continues, there will be some added construction vehicles using the 35th and 45th street gates.

Law Enforcement Training - As part of our interagency relationships, Camp Mabry allows law enforcement agencies to conduct training on the installation. What this means to you is that periodically you might hear gun fire but that is the simunitions used for training. Simunitions are wax pellets fired

out of the service weapons with a very short range so there is no danger to anyone in the neighborhoods.

September Events

12 Sep - The Texas V Club Muscle Car Show - There is a Muscle Car show on the parade field on 12 September. The public is welcome and proceeds go to a number of charitable organizations. Impact will be added visitors and tenants on 12 September. The 45th Street gate will open to reduce congestion.

13 Sep - 9/11 Heroes Run - A private non-profit is hosting a 5K on 13 Sep on the parade field. There are 1500 people projected to attend so anticipate congestion in the morning around the run. The 45th Street gate will open to help reduce congestion.

20 Sep - Autism Speaks 5K Walk - A non-profit organization is hosting a 5K walk on 20 Sep which donates to Autism research. There are 800 people projected to attend so anticipate congestion in the morning around the run. The 45th Street gate will open to help reduce congestion.

26 Sep - Lupus Foundation of America Walk - The Lupus Foundation is hosting a 5K walk on 26 Sep. There are 1000 people projected to attend so anticipate congestion in the morning around the run. The 45th Street gate will open to help reduce congestion.

27 Sep - National Ovarian Cancer Coalition Run/Walk - The coalition is hosting a 5K walk on 27 Sep for 1500 people projected. Anticipate congestion in the morning around the run and we will open the 45th Street gate to help reduce congestion.

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Perry Art Park

The Friends of Perry Park is very happy to announce that work on the Perry Art Park began on August 5! The entire project is expected to be completed by the end of the year.

You may have seen workers pouring the concrete pad. This is where the sculpture "Dayton" by Jim Huntington will be placed.

The next step is to build a sidewalk connecting the sculpture to the existing sidewalk on Balcones Dr. This work is scheduled to begin in late September. After the sidewalk is installed, the sculpture will be placed on the pad. The final part of the project will be to build a circular plaza around the pad using neighborhood volunteers.

This project is made possible by the generous support of neighbors, HPWBANA, Highland Park Elementary PTA, Austin Parks Foundation, Austin Parks and Recreation Dept, and The Contemporary Austin. We deeply appreciate their support.

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SCHOOL START SAFETY

by Pieter Sybesma

Big changes are occurring at Highland Park Elementary with the construction this summer of new drainage improvements and the beginning of the new Multi-Purpose Room construction. Construction activity will continue around the school after classes are dismissed each day, so construction equipment will continue to be at the school. In preparation for the first day of school on Monday, August 24, School Zone and No Parking Signs were checked, teachers prepared for the first day of school, and school buses practiced their routes for Highland Park Elementary.

Since we do not have enough sidewalks in the neighborhood, it seems most children are brought to school by their parents with resulting very heavy traffic on Fairview Drive and the intersecting streets. School Crossing Guards are at the busy crossings for the safety of pedestrians. Some of the street area on the north and west side of Highland Park Elementary is signed as No Parking, Tow Away Zones to allow adequate street area for the large buses and cars to safely get by. However, there are often times when parents either do not see or ignore these No Parking Areas and needlessly place pedestrians and traffic at risk with the much reduced street travel area. These traffic control signs and No Parking signs have been installed for student safety. And for the start of this school year there will continue to be further congestion because of two homes that continue to be under construction near the school: 3201 Sunny Lane (at Valley View), and 3208 Sunny Lane.

AISD's Department of Transportation encourages drivers to reduce their speed when driving near schools and follow posted signs that require drivers to slow down to 20 miles or less when lights are flashing. Police officers will be enforcing reduced speed limits from approximately 45 minutes before school opens, during lunch periods, and for 30 minutes at the end of the school day.

Failure to yield to pedestrians in crosswalks or stop when school bus lights are flashing for students boarding or exiting the bus, and speeding through school zones when lights are flashing could result in a fine of up to \$400 dollars.

Calling All HPWBANA Dogs!

Hi neighborhood dogs. Can you please remind your owners to make sure you are being walked on a leash at all times? When you are not in an off-leash dog park, you have to be on a 6-foot leash at all times, per city ordinance. If not, your pup parents could face up to a \$500 fine. Yikes!

And don't forget to make them pick up behind you. You know how much they love your little gifts.

We have so many responsible dog owners in the neighborhood already! Let's make sure it's safe and clean for everyone.

Best Time to Sell Your Home in Highland Park, Balcones Park and Area Neighborhoods

By Rebecca Wolfe Spratlin

When deciding to sell your home, a key question is, "When is the best time of year to sell my house?" Many people define "best" as when they can get the highest prices, others define "best" as the shortest time span in which they can sell their homes...and most sellers want to know when they can sell their homes for the best price AND the shortest amount of time on the market.

In exploring these critical questions, I pulled the data from the HPWBANA area for 2014. While the data is pretty skinny in some months (with only three houses newly listed in a month), the data does provide pretty clear answers, with just a few anomalies.

Refer to the graphs, below. Homes listed during the peak buying/selling season, April – August, also have the longest average selling times, and median selling times (with the exception of June and July). This is the period in which the greatest number of homes are put on the market and the greatest number of buyers are in the market.

Many sellers are hesitant to put their homes on the market at the beginning or end of the year, believing that the "buying season" is over. The statistics, however, tell a different story. Homes put on the market between September and March actually have shorter times on the market and the sold prices as a percent of list prices remain high.

While it is true that there are more buyers in the summer months, there is also a lot more competition. Homes continue to sell quickly

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Healthy Real Estate Market: Allandale is a Great Place to Stay Fit and Remodel Homes

by Kinan Beck

The sun is shining down on Allandale, and as I stop cycling for a moment to drink some water, two joggers pass by and I catch a few words of their conversation. I hear “We just added a new deck...” or “We’ve completely revamped the kitchen...” and immediately wonder which homes they are talking about, as there are many new rebuilds and remodels going on in the area. I start riding again, paying close attention to some of the fantastic remodels happening as I make my way through the tree-lined streets.

It is the summer triathlon season, and right now I’m really focused on training for upcoming races – that means lots of intense biking, running and swimming. I do a lot of cycling along the loop from Shoal Creek to Anderson Lane, which has some really decent hills. Spending time outdoors in this neighborhood definitely adds another dimension to my training. As I bike and run, I have the chance to appreciate the beautiful setting, as well as the fact that so many of the houses in the area have recently been redone; there are an incredible number of new rebuilds going on right now.

As a realtor, I find it very satisfying to watch the transformation of homes, and to keep track of the weekly, and even daily progress of the remodels and reconstruction projects. I especially enjoy watching a brand new construction project come to fruition, from the initial framing to the spectacular finished product. This gives me something special to look forward to as I train, and I feel a sense of pride when a beautiful home is finished.

When it comes to running, I also choose to train close to home, and enjoy watching the progression of new development at a bit slower pace as I run through the neighborhoods. I’m definitely not the only fitness and health conscious person who appreciates living in Allandale! I often see other joggers and cyclists hitting the trails, which really motivates me as an athlete. Being

surrounded by other people who are focused on health and fitness is a really positive experience...it builds up a good synergy for when I’m training for a race.

Another benefit to living and training in this area is the Northwest Municipal Pool, which is located just off Shoal Creek Boulevard. It’s a real bonus having an Olympic-sized pool so close, and this one is the perfect pool for swimming laps, with at least five lap lanes set up at all times, so there’s never a wait.

There are so many great places in Allandale that have become a part of my triathlon training, from the extensive hike and bike trails, to the local places I pop in to at the end of a particularly intense workout. If I need to replenish my carbs after a long ride, I’ll stop by Russel’s Bakery for a quick bite to eat, or when it’s really hot outside I’ll end my workout at Amy’s Ice Creams off Burnet and treat myself to a refreshing fruit ice.

From the shady streets to the many fitness-minded residents, this neighborhood has a really positive atmosphere for training in; you just can’t make this stuff up! As a triathlete, I’m outside training almost every day in the summer. As an agent, I am proud to sell real estate in this area, but I also live and train here and am pleased to call Allandale my home.

COMMENTS FROM THE NEIGHBORHOOD EXPERT



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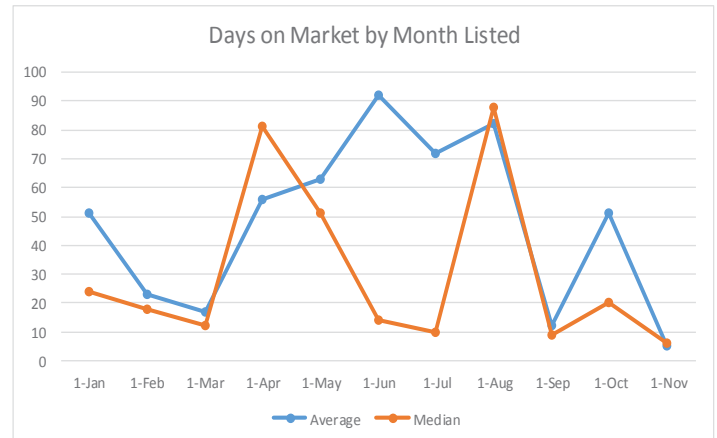
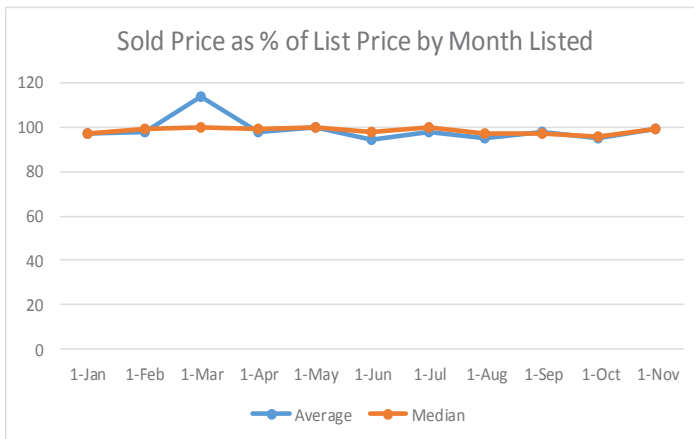
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Highland Park West Balcones Area

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and at very high percentages of listing prices in the “off seasons” because people have to buy and sell homes throughout the year based on job changes, marriages, divorces, kids coming and going, retirement and a myriad of other reasons that do not follow the seasonal trends.

Based on this information, selling your home anytime during March, July and November can maximize your sale price while having your home on the market for the shortest period possible. Overall, there is no “bad time” to list your home to have it sell for a very high percentage of the asking price.



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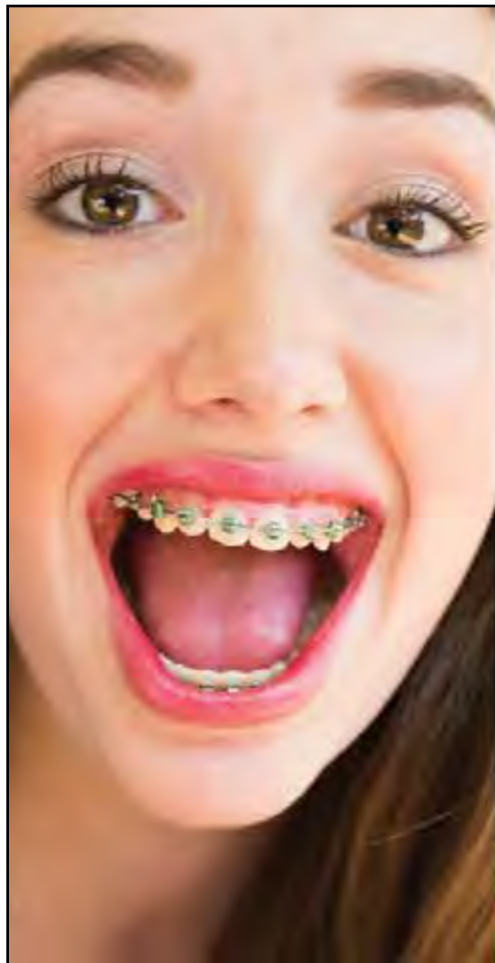
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