



HPWBANA

HIGHLAND PARK WEST BALCONES
AREA NEIGHBORHOOD ASSOCIATION

THE HPWBANA NEWS

Volume 11, Number 12

December 2015

www.hpwbana.org



Happy Holidays from HPWBANA
Nothing sets the mood for the holiday season
like the Houser's traditional message!

Highland Park West Balcones Area

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APD REP. - Officer Darrell Grayson 512-974-5242

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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.

HWPBANA 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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Pedestrian walkway along Balcones drive

Perry Art Park Update

Exciting times for Perry Park--our long-awaited Art Park is finally taking shape, with the path completed, and the art installation to be completed soon. Take a look as you drive by, and envision a future art park with the beautiful backdrop of the quarry treeline and Austin skyline beyond. Fun fact: this portion of the project (the walk) was funded with an Austin Parks Foundation-Austin City Limits grant that Friends of Perry Park pursued. ACL contributes to a fund for grants for APF and those funds are available via grants to improve our parks.

We will be building the plaza soon with community help. If you'd like to help build the plaza, contact us at friendsofperrypark.org.

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in the neighborhood,
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Highland Park West Balcones Area

TX DOT Bull Creek Road Property “The Grove” Update

The following is excerpted from an update provided by City Council Member Leslie Pool’s Office regarding developments at “The Grove”. This information is provided as a general update to HPWBANA neighbors. The update below was provided during November, and because meetings among the city, the developer, and the concerned neighbors (Bull Creek Road Coalition and others) are ongoing, some information provided below may be outdated.

City staff met with neighbors from the affected areas in a series of meetings recently to discuss a number of unresolved issues related to the Grove. Below are summaries of these meetings.

Transportation

The discussion focused on the impact of the proposed development on the transportation network in the area, including:

- **Traffic.** Currently, there have been two traffic impact analyses (TIAs) performed and a third will be released soon with the scope expanded to include a number of additional areas. Also, as part of the development, the developer is required to provide a certain level of traffic improvements. The developer has proposed phasing these improvements in as he completes the development, while the city and the neighbors advocate for having all traffic improvements completed on the front end of the construction.
- **Proposed Driveway.** The developer has previously acquired land at 2627 W 45th St. with the intention of turning it into a driveway to serve the development. Neighbors are concerned that there are issues with the proposed driveway not being wide enough for cars to safely navigate in and out. Staff is still reviewing this proposal.
- **Intersection at 45th and Bull Creek.** The developer has proposed adding dedicated turn lanes at the intersection of 45th and Bull Creek. However, in order to make this plan work properly, the city would need to use city-controlled area alongside the street (known as “right-of-way”) and acquire land from an adjacent homeowner. Neighbors are concerned about use of eminent domain. Staff is still reviewing this proposal.
- **Walking and Biking Path.** Neighbors and city staff voiced interest in a trail for bicycles and pedestrians that would provide access from Shoal Creek Boulevard to the park on the development. Part of this trail would be on state-owned land. Outstanding elements of this proposal include: the need for a bridge to cross the creek and getting the state to authorize use of their land for the trail.

Affordable Housing

This discussion mainly focused on how to calculate how many affordable housing units the developer should offer. Normally, city staff calculates this number based in part on the pre-existing zoning on the property. However, the Grove tract is currently unzoned – which has complicated this calculation.

Right now, the developer (ARG/Milestone) has offered to build 180 affordable units (half for rental and half with the opportunity to own) out of 1,515 units total (there are senior living units that may add to this total). City staff from the Neighborhood Housing and Community Development (NHCD) have said they would prefer

to follow the traditional calculation for affordable housing units, which would require the city to first establish a baseline zoning for the Grove property. Additionally, the developer has asked to be paid ahead of time for the affordable housing units (roughly \$4 million), rather than the standard practice of the city reimbursing developers after the units are constructed.

Environmental/Heritage Trees

This discussion mainly focused on heritage trees and the placement of detention ponds, aimed at helping to mitigate flooding in Shoal Creek. The developer wants to put the detention ponds very close to the heritage trees. Digging the holes with large equipment, laying pipes, and leaving water in the pond to change the moisture of the ground can all severely damage the trees if not kill them. Neighbors were concerned about saving as many heritage trees as possible and not damaging the site’s wetlands. City staff said they would take all precautions to save as many trees as possible and protect the wetlands. The developer has promised to save 75 percent of the heritage trees on the property, though neighbors are still concerned that development could damage remaining trees in the area.

The city’s Environment Review staff said that this 75 percent level is sufficient to earn the developer a “superior” assessment from his department; a division within the Watershed Department has already given a “superior” assessment. Since the developer is proposing the Grove as a PUD, it needs to earn a “superior” rating from the Planning and Zoning department in order to be recommended by staff – and the Planning and Zoning department incorporates the assessments of other departments when making their decision.

Zoning/Land Use and Site Plan

This discussion focused on a number of topics, including:

- **Proposed land uses.** Neighbors were concerned that the developer has not yet submitted a visualization identifying where each single-family, multi-family, office, and retail structures would be located. Currently, city code does not require the developer to submit that information until the site plan stage – though, at that point, the site plan would be able to be approved administratively without a public hearing.
- **Intensity of uses.** Neighbors were concerned that this development would be more intense per acre than the developments at Mueller, Crestview Station, and the Triangle – but without the transit resources needed to support new residents. City staff said they will review the developer’s resubmitted design standards to ensure they comply with compatibility standards.
- **Level of city control over final development.** The project is currently using a “bucket” approach, in which the developer could rearrange his development’s layout and design, as long as he meets his requirements broadly. So, for instance, as long as he meets certain levels of impervious coverage, height, and affordable housing (among other things), he could distribute those as he chooses. Neighbors have expressed concerns about this approach.

(Continued on Page 5)

(Continued from Page 4)

Drainage/Water Quality/Floodplain

Neighbors were very concerned about mitigating flooding in the area, especially after the flooding that occurred earlier this year. There are a number of ways the developer may choose to address drainage issues in the area.

Current city code only requires that, at a minimum, the developer address the impact that the development will have on existing run-off issues. City staff is trying to move toward requiring developers to use a more modern system that is more effective at retaining water, mitigating flooding, and releasing retained water over a longer period of time.

The developer has proposed using the current method (with a slight increase over the existing requirements), though staff has asked the developer to use the more modern method. At this point, the developer has not yet responded to staff's request.



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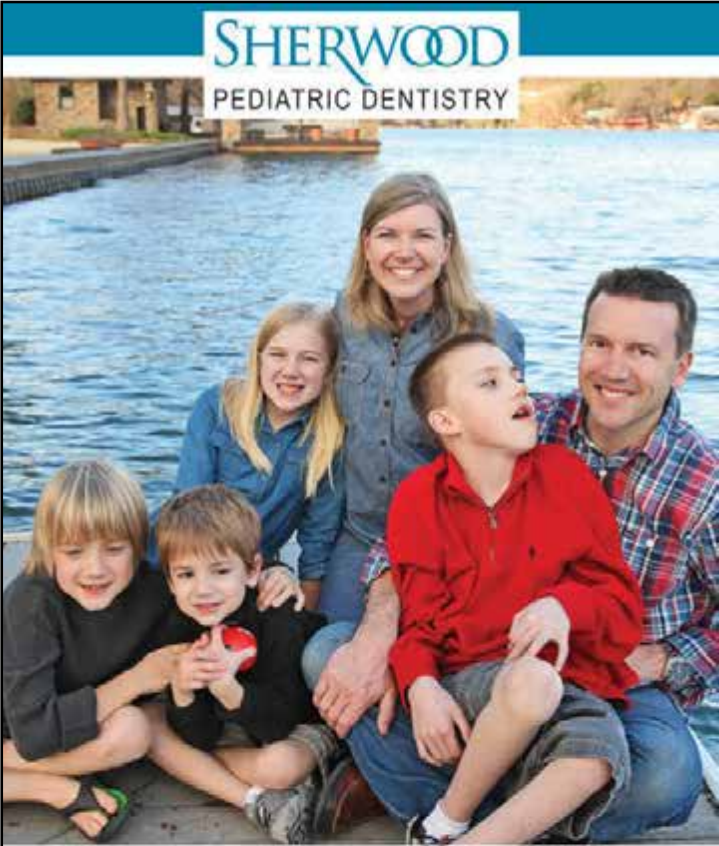
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Office Grayson Returns to HPWBANA

Senior Police Officer Darrell Grayson has returned as the APD District Representative for Baker 4 area effective November 9, 2015. Officer Grayson can be reached at darrell.grayson@austintexas.gov or (512) 974-5242. If you have safety concerns about the neighborhood that you would like to be addressed, please submit those concerns to Officer Grayson. He has a large area to cover, but he does his best to respond to neighbors. (Baker 4 area is generally west of MoPac from the Lady Bird Lake Bridge along Lady Bird Lake and Lake Austin to Loop 360 to US 183 to MoPac and also includes the Davenport Ranch area.) Officer Gary Griffin has been covering both Baker 1 and Baker 4 since March and our thanks are extended to him for his efforts on traffic safety.

HPWBANA Membership Drive Starts Soon

Neighbors, please watch for your HPWBANA membership mailer coming in your mailbox in January! The neighborhood association will send a letter to you outlining how the membership dues are used, and asking for your support for 2016! Many people offer additional financial contributions and the board is grateful for all the financial support you offer.

The more neighbors that contribute to the association, the better. Listed below are our monthly meeting dates for 2016. Mark the dates on your calendar now and plan to attend!



Bringing Smiles to Our Community

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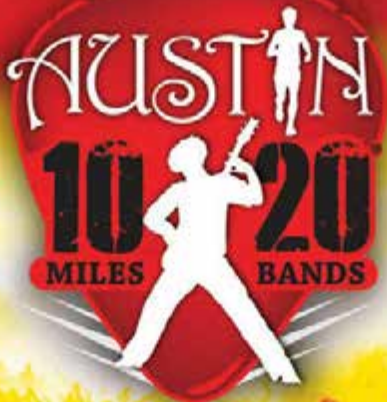
WE WANT YOU

Volunteer in 2016

If you have thought that you might want to become more active in the neighborhood associatin activites, this is a perfect time to contact a board member and let them know of your interest. Volunteers are always needed to help with events such as the Perry Park Egg Hunt, the July 4 Celebration and Movie in the Park.

There is an immediate need for a newsletter editor! If you are interested in helping—or just finding out more about what is needed—email Piet Sybesma at president@hpwbana.org

Don't Miss Our 5th Anniversary Race!



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Austin 10/20 - April 3, 2016

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Rebecca's Listings



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Cottage: 1 Bed, 1 Bath, Full Kitchen, 420 Sq.Ft.
Huge Private 0.73 Acre Lot
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GIVE YOUR CHRISTMAS TREE ANOTHER LIFE

Neighbors are encouraged to recycle Christmas trees by leaving the trees out on your regular trash and yard trimmings collection day. Trees over 6 feet tall should be cut in half. You can also drop your tree off at 2304 Rollingwood Drive on specific dates. (See the City of Austin website for details)



2016 Meeting Schedule

Mark your calendar! The HPWBANA Meetings will be held on the following dates, the first Monday of each month, except July and September due to holidays. HPWBANA meetings are held at the Yarborough Library.

Monday, January 4, 2016
Monday February 1, 2016
Monday, March 7, 2016
Monday, April 4, 2016
Monday, May 2, 2016
Monday, June 6, 2016
Tuesday, July 5, 2016
Monday, August 1, 2016
Tuesday, September 6, 2016
Monday, October 3, 2016
Monday, November 7, 2016



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ups and downs.


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Located at south entrance of St. David's North Austin Medical Center

Scoop the Poop and Keep it With You

Please be a considerate pet owner and do the following: (1) Pick up your dog's poop (2) Don't leave the bagged poop on the street, and (3) don't throw it away in someone else's trash can. There have been a lot of complaints in the past month of these exact problems—people not picking up dog waste, people picking it up, but leaving their bags on the street (probably intending to return later to retrieve them, but forgetting,) and people throwing the dog waste away in other folks' trash cans. We all love our dogs, so please be a considerate pet owner.



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TENNIS TIPS

*By USPTA/PTR Master Professional
Fernando Velasco*



HOW TO EXECUTE THE FOREHAND VOLLEY

In previous newsletters, I offered tips on how to hit a forehand groundstroke, a two-handed backhand and a one-handed backhand. In this issue, I will give you instructions on how to execute a forehand volley for a right hander. This stroke is used whenever the player is forced to hit a ball in the air. In these pictures Grey Rock Tennis Club player, Camille Palafox, demonstrates the proper form and technique. Photos by her husband Charlie Palafox.

Step 1: Ready Position: The body is facing the net. The right hand is holding the end of the racket in a forehand grip position and the left hand is next to the right hand. The left hand is holding the racket slightly tighter than the right hand. Feet are a shoulder width apart and the body is in equal balance. For beginners it is okay to use the forehand and backhand grips for the forehand and backhand volleys. As the player gets stronger and the balls come at a faster speed, it will be best to use the continental grip for both volleys.

Step 2: Back Swing: Since the volley is usually executed when a player is close to the net and there is very little time to react to the incoming ball, the back swing is very short. The right arm should take a short turn and the head of the racket should align to the flight of the ball. The right wrist should be “cocked” back slightly and the head of the racket should be above the wrist. Eyes are still focused on the incoming ball. Here I am helping Camille to feel the hand on the racket to tilt back and still keep the head of the racket above her wrist.

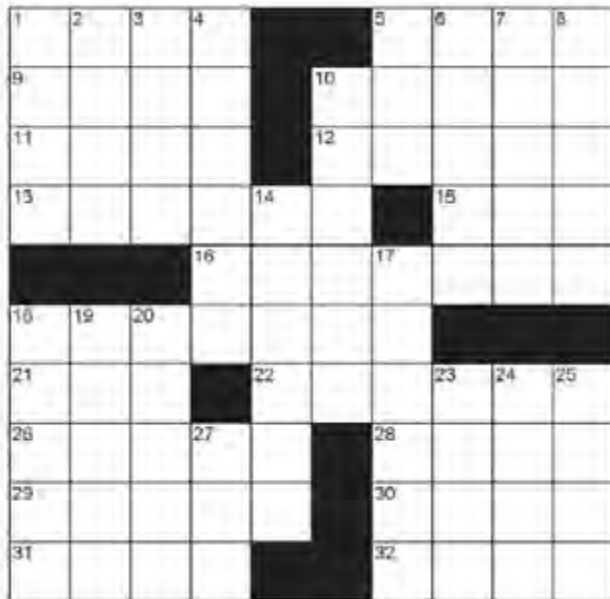
Step 3: Point of Contact: The right foot is now taking a step forward and the racket is making contact with the ball. It is important to keep the left shoulder closed and not rotate the right hip too early. Flexing the right knee will allow more flexibility to find the proper point of contact and give power to the ball.

Step 4: Follow Through: Once the racket has made contact with the ball, the follow through is very short to allow the player to immediately get back to the ready position. The left arm should be close to the body.

Look for in the next Newsletter: The Two-Handed Backhand Volley



CROSSWORD PUZZLE



ACROSS

1. Catch in nylons
5. Speed
9. Station
10. Scoop out
11. Healing plant
12. Colder
13. Geneve
15. Consume
16. Collective Israeli farm
18. Chewbacca's partner (2 wds.)
21. Card game
22. Legume
26. Coding system
28. Portend
29. Induct
30. Look
31. Loch __ monster
32. Opp. of yeses

DOWN

1. Male deer
2. Large African river
3. Long time
4. Mediterranean island dwellers
5. IBM Competitor
6. Adios
7. Sports shoe projection
8. Hz
10. Apt
14. Purplish color
17. Candy
18. Woman
19. Negative battery terminal
20. Averages
23. African nation
24. Bored
25. Dregs
27. Bro.'s sibling

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