



Kevin Koym | 14 ▶

Co-founder of business incubator Tech Ranch Austin, discusses war, martial arts and how they apply to entrepreneurs



City to begin camera surveillance program at Rundberg and I-35

Officials hope to reduce high crime rate by keeping an eye on the troubled intersection

By Sara Behunek

The Austin Police Department is getting ready to test-drive a new program to digitally patrol high-crime areas, starting with a North Austin intersection.

In July, police will install four surveillance cameras at Rundberg Lane and I-35; 29 cameras will be installed downtown by the end of the year.

"Statistically, Rundberg [at I-35] has been a problem for years," said Michael Schultheis, a senior police officer who spent three years on a street-level narcotics and gang suppression unit in North Austin. "People go there

from all over Austin because they know that's where they can get drugs."

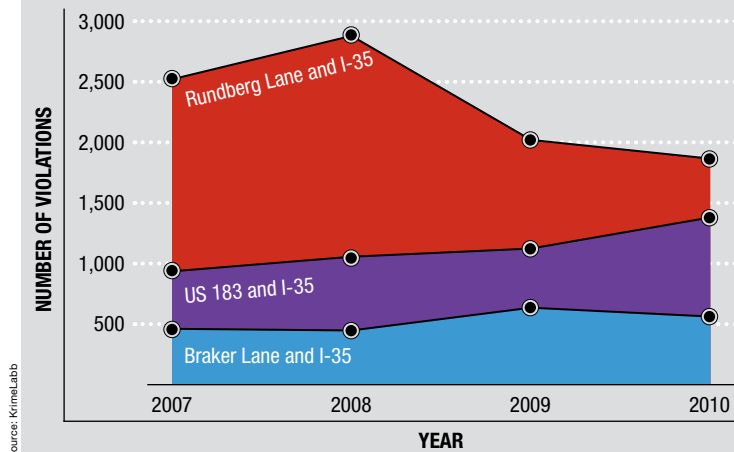
In the one-year period ending June 1, police recorded 1,959 violations in the approximately half-mile radius around the junction, nearly four times the amount recorded at Braker Lane and I-35, located nearly 2 miles north.

Crimes included aggravated assault, robbery with a deadly weapon, prostitution, possession of a narcotic, kidnapping, rape and even murder.

Mary Rudig, neighborhood watch captain for Gracywoods and a watch coach for several

Comparative crime rates

The intersections of I-35 and Rundberg Lane, Braker Lane and US 183 are similar in composition with gas stations and discount hotels dominating the landscape; however, the crime rates in the half-mile radius surrounding the junctions vary dramatically.



other North Austin neighborhoods, contends that one of biggest problems with the Rundberg intersection is the threat it poses in the future.

"The city is growing north and right in the middle is an area that could easily become downtown slum space. What is this going to look like in 20 to 30 years if

we don't do something?" Rudig said. "I really don't think this is a North Austin issue. I think this is an Austin issue," she said.

Finding a solution

Lt. Patrick Cochran, who is heading up the initiative for the police department, said the idea

See **Crime** | 15

Development, job growth continues with incentives

By Bobby Longoria

In its most recent incentive agreement with a Northwest Austin company, the Austin City Council approved a 10-year, \$1.2 million economic incentive proposal to expand eBay's Parmer Lane facility by 1,000 employees with average salary wages of \$122,576 per year.

With 13 economic incentive deals under the city's belt, Austin is relatively new to the concept of giving city funds to large companies in exchange for jobs and regional investment. Other Texas cities such as Plano and Dallas have agreed to more than 80 economic deals in the same span of time.

But city officials say that economic incentives are vital to the area's growth, having directly created 2,500 new jobs in Austin since 2009.

Brian Gildea, city economic development manager, said the city is in discussions with biotechnology and green energy companies for potential incentive agreements, but he could not go into detail as a result of

See **Incentives** | 19



The 61,308-square-foot space at Anderson Arbor shopping center that used to be an Albertsons grocery store will be split in half for a Sears Outlet and a Gold's Gym.

Sears, Gold's Gym to occupy former Albertsons

The Anderson Arbor 'eyesore' has been vacant for nearly five years

By Amy Deis

Construction is under way to transform the former Albertsons at US 183 and Anderson Mill Road into a Sears Outlet and Gold's Gym, a long-awaited development that many area businesses hope will boost foot traffic and beautify the Anderson Arbor shopping center, at which the grocery store was an anchor tenant.

Since Albertsons closed nearly five years ago, Anderson Arbor turned into somewhat of a "ghost town," said Marissa Peterson, general manager of nearby Pak Mail.

See **Albertsons** | 17



City payments to companies under active incentive agreements



Brian Gildea | 23

The city's economic development manager on the benefits of Austin's economic incentive program and why it is important for the city to attract national companies



Game Over Videogames | 20

David Kaelin gives gaming enthusiasts a place to gather, bond over Atari

Fourth of July Guide | 24 ▶

A round-up of things to do to celebrate the birthday of red, white and blue



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Emerson leaving NW Austin

The automation technology corporation will move to the Frontera Vista office complex in Round Rock
more.impactnews.com/13341



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Publisher / Chief Executive Officer
John P. Garrett, jgarrett@impactnews.com

Associate Publisher
Claire Love, clove@impactnews.com

Northwest Austin

General Manager | Travis Baker
Market Editor | Sara Behunek
Reporter | Amy Deis
Senior Account Executive | Melissa Edwards
Account Executive | Chris Sumner
Lead Designer | Jason Suarez
Staff Writers | Kate Hull, Bobby Longoria,
Joseph Olivieri
Editorial Intern | Idan Englander
Contributing Writers | Marcus Funk, Katie
Gutierrez Painter
Photography Intern | Ryan Criswell

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General Manager's Note



When a large retailer opens up shop, it is usually a great thing for the surrounding community. Not only does it provide jobs and tax revenue for the city, but it also brings in

more people to nearby businesses.

On the flip side, when a large retailer closes, it can be more than just an eyesore—it can hurt the surrounding businesses, too.

I think we have all seen this before: The large building that once housed something you visited often, such as a grocery store, now sits empty.

Filling the void takes another large retailer, or a business in need of a large area. However, operations of this

magnitude are in short supply, which can leave the property on the market for a long time.

In Northwest Austin, a few of these instances come to mind. One in particular is the former Albertsons at Anderson Arbor shopping center. Fortunately for area businesses and the surrounding community, that property is in the midst of getting a major face-lift as two new tenants prepare to move in.

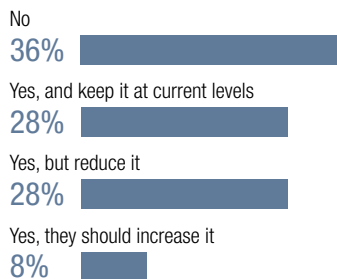
Vacant storefronts are increasingly being filled, and I hope this upward trend continues so that the city's look and feel is restored to brighter, more economically sound days.

Travis Baker

Travis Baker
tbaker@impactnews.com

Community poll

Should local government offer property tax exemptions to historic properties?



Results from an unscientific web survey, collected 5/27/11–6/20/11

Corrections – Volume 5, Issue 4

On Page 21, a business profile incorrectly called named the subject of the article The Bridesmaid Store. The shop is called The Bridesmaid's Store.

We at *Community Impact Newspaper* recognize the need to help out with disaster relief, especially in those states recently besieged with flooding, tornadoes and wild fires. We would encourage our readers to help, also. It is times like these when we realize that the world has become a global community, and we can all help our neighbors in need. Your gift to the American Red Cross will support disaster relief efforts throughout this country and around the world.



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April employment trends

Central Texas unemployment—**6.5%**

Down from 6.8% in March

State unemployment—**7.7%**

Down from 8.1% in March

National unemployment—**9.0%***

Up from 8.8%* in March

In Austin-Round Rock-San Marcos, the leisure and hospitality sector increased by 2,500 jobs. Trade, transportation and utilities added 2,200 jobs. Education and health services increased by 700 jobs.

Sources: U.S. Bureau of Labor Statistics, Texas Workforce Commission
*Seasonally adjusted numbers

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Grand Opening!



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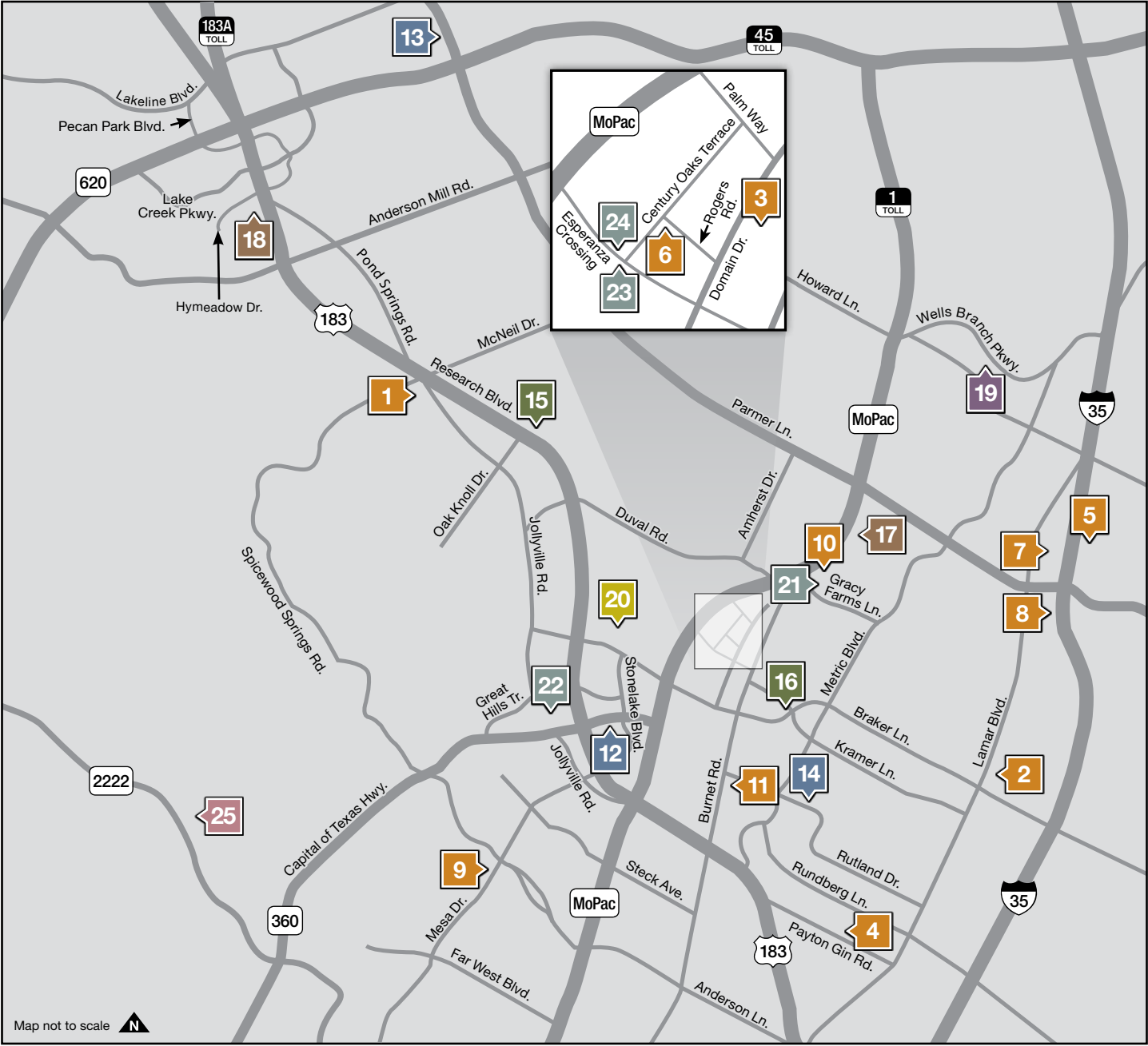
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IMPACTS



Now Open

- 1** Jozito George, owner of Indian grocery store Apna Bazaar, opened **Maharaja Indian Cafe** on May 14. The restaurant, located at 8650 Spicewood Springs Road, Ste. 119, near US 183, serves a variety of dishes from throughout India, including George’s hometown of Goa, where fish curry rice is popular. Other plates include fish fried with semolina, fish cutlets, tandoori chicken and naan. 249-9122
- 2** Jimmy Huynh opened **California Cuts**, 11331 N. Lamar Blvd., Ste. E, on March 1. He offers haircuts, colors, perms and highlights, as well as facial waxing, massages, manicures and pedicures. 491-8070
- 3** Jeff Vandelden opened **The Park at The Domain** on May 19. The restaurant is located on the ground floor of the Aloft Austin Hotel, 11601 Domain Drive, Ste. 200. The Park’s menu includes burgers, sandwiches, salads and entrees such as mahimahi tacos and grilled pork loin chops, as well as a selection of specialty

- cocktails. The restaurant serves weekend brunch and hosts bingo and karaoke nights. 478-7275, www.theparkdomain.com
- 4** **Paint Me Pottery Studio** opened May 7 at 1000 Payton Gin Road, Ste. M, across from Lanier High School. At Paint Me Pottery, customers may paint pottery or a T-shirt. Owners Ata and Sarwat Rahman are offering week-long, half-day summer camps. They also accept reservations for parties. 614-2447, www.paintme-pottery.com
- 5** **Souper Salad** opened in June at 12901 N. I-35, Ste. 1830, in The Shops at Tech Ridge. Souper Salad Inc., signed a franchise agreement with Pflugerville resident and real estate investor Denise Jordan to open the 3,800-square-foot restaurant, which features a variety of fresh-cut salads, homemade soups and baked breads served in a buffet format. www.souper salad.com
- 6** **Outrageous Gallery** opened May 27 in The Domain, 11401 Century Oaks Terrace, Ste. 109. The gallery, owned by George Hakimeh, sells handmade

- glass art, including kaleidoscopes and paperweights, and 14- and 18-karat gold jewelry, all crafted by American artists. 614-2470, www.outrageousgallery.com
- 7** Scott Stolle and Dave Gore opened **French Quarter Grille** on May 3 at 13000 N. I-35, Ste. 600. Previously the site of Mama Roux, the restaurant serves New Orleans-inspired food, including fried green tomatoes and catfish gumbo. 832-9090, www.frenchquartergrilleaustin.com
- 8** **Tech Ridge Dental** opened June 20 at 12400 N. I-35, Ste. 131. Owners Sean Ma and Minnie Nguyen Ma provide family dentistry and dental implants. The couple has been practicing dentistry for four years. 821-2394, www.techridgedental.com
- 9** Food trailer **Sweet Caroline’s Snow Shack** opened for business June 7 in the parking lot of the Mesa Drive Shopping Center, 8000 Mesa Drive. The Snow Shack, owned by David Mebane, serves New Orleans-style snow cones known as

snowballs. Syrup for each of the 54 flavors, including several cream flavors, is shipped from New Orleans. Sweet Caroline’s was named after Mebane’s daughter. 535-4883, www.sweetcarolinessnowshack.com

Always Best Care Senior Services of Northwest Austin began offering in-home care and assisted- and independent-living services in May. Owner Abha Sethi also provides non-medical services such as companionship, bathing, medication reminders and clothing and meal preparation for seniors in Round Rock, Georgetown and Northwest Austin. 518-3979, www.greaternorthwestaustin.alwaysbestcare.com

10 Houston-based **Alonti Catering Cafe** opened its second Austin location June 6 at 12001 Burnet Road, Ste. C. Alonti is a delivery-only cafe that serves breakfast and lunch sandwiches, salads and box lunches. The cafe also carries hot plate meal options such as pecan-crusted chicken. 614-2938, www.alonti.com

11 ViTina Whalon opened **512 exSALONce** on May 10 at 2521 Rutland Drive, Ste. 350. She specializes in hair extensions and treating damaged and over-processed hair and also provides haircuts and hair-coloring services for women. Whalon said she would extend her services to men in the near future. Coupons and specials are available on the company’s website and Facebook page. 402-2009, www.512-exsalonce.com

Coming Soon

- 12** **Fast Forward**, a skateboard and apparel store, will open its second location at 9901 Research Blvd., Ste. 150, in the beginning of August. Co-owners Brandon Batton, Gerry Anderson and Jeff Veale originally opened Fast Forward in 1984 but sold it to another retail operation in 2006. They bought back the rights to the name about a year ago. Fast Foward’s other location opened in November 2010 in San Antonio. www.fastforward.com
- 13** Grocery store **MGM Indian Foods** will open its second location, which will be called **MTM Indian Foods**, at the Parmer Crossing shopping center, 9225 W. Parmer Lane, Ste. 102, by the end of July. Owner Jolly Varghese’s other location is on Burnet Road in the Rich Creek Plaza. www.mgmindianfoods.com
- 14** Catering company **Tulare Ventures** is opening in July at Quail Point Plaza, 1934 Rutland Drive. Mike Kever is the owner.

Relocation

15 **Emerson** announced June 17 that it planned to move its Northwest Austin

process management operation, located at 12301 Research Blvd., to Round Rock. The company will move into the mostly empty Frontera Vista property, 1100 W. Louis Henna Blvd. Emerson, headquartered in St. Louis, will move 750 employees to Frontera Vista. 835 2190, www.emerson.com

16 Nature's Treasures of Texas, a metaphysical gift shop located at 2307 Kramer Lane, will merge in July with its Central Austin location, 4103 N. I-35. The shop, owned by Karen Richards, has been in Northwest Austin for eight years and is attached to Texas Office Products & Supplies. Richards had previously planned to move in March. 472-5015, www.naturestreasures.tx.com

Under Construction

17 Land/Creek Development is developing the **Plaza North office building**, 12319 N. MoPac. Sixth River Architects designed the three-story, 36,000-square-foot mixed-use medical and professional office building. Construction is scheduled to be completed Oct. 1. Wildflower Dermatology, Austin Urology Institute, OB GYN North and Austin Ear Clinic have committed to leasing space. 619-1846, www.landcreek.com

18 Austin Canyon Corporation is constructing a 19,000-square-foot, two-story medical/dermatology building at 13642 Research Blvd. The building was designed by Round Rock-based Spencer Group Architects Inc. and is scheduled to be completed in August. **Spicewood Dermatology** will occupy 7,500 square feet on the first floor with the rest of the space available for lease. 331-7300, www.spicewooddermatology.com

Under New Ownership

19 Robbie Huynh took over **Super Care Cleaners**, 2113 Wells Branch Parkway, Ste. 200, in early April. The dry cleaning business has been open for 17 years. 990-1421

Anniversary

20 Texas Orthopedics, which has a location at 4700 Seton Center Parkway, Ste. 200, is celebrating its 25th anniversary July 1. The company was founded by two orthopedic surgeons and one physical medicine and rehabilitation specialist and now has 21 physicians and six locations in Central Texas. 439-1000, www.txortho.com

Closings

21 Maggie's Cafe, 12001 Burnet Road, Ste. J, recently closed after one year in operation. The restaurant, which served Southern-style cuisine, opened in spring 2010.

22 Salon 505 at the Arboretum, 10000 Research Blvd., Ste. 141, closed in early June.

23 Viva Chcolato!, a dessert cafe, wine bar and chocolate shop, located at 3401 Esperanza Crossing, Ste. 104 in The Domain, recently closed. Viva Chcolato! opened in 2007.

24 A second Domain store, **Orange Cup Yogurt**, a soft-serve yogurt shop located at 3400 Esperanza Crossing, Ste. 100, also recently closed.

In the News

25 The year-old **Samsung Austin Research Center** is moving into 30,000 square feet of office space in Building I in the Ladera Bend development, 7300 FM 2222, in July. The research center is housed within Samsung's manufacturing complex in Northeast Austin. The center employs about 80 microchip designers who work on front- and back-end chip design. Samsung said it would hire 30 microchip designers this year.



Amy Deas

Outrageous Gallery, a new tenant at The Domain, sells American-made, hand-crafted jewelry and glass art, such as kaleidoscopes and paperweights.



Amy Deas

Sweet Caroline's Snow Shack owner David Mebane serves 54 snow cone flavors, including several cream flavors.



Rebecca LaFlure

Scott Stolle (left) and David Gore serve New Orleans-style cuisine at the recently opened **French Quarter Grille**.



Amy Deas

The Park at The Domain serves burgers, sandwiches, salads and entrees such as mahimahi fish tacos and grilled pork loin chops.



Amy Deas

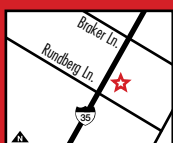
Co-owner Ata Rahman displays the handwork of his customers at **Paint Me Pottery Studio**, which opened in May.

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CALENDAR

June

26 Kansas City and Texas BBQ technique class

Williams-Sonoma is hosting a barbecue technique class on how to prepare Kansas City- and Texas-style brisket using wet and dry rubs. Space is limited, so reservations are encouraged. • 11 a.m.–noon • Free • Williams-Sonoma, Arboretum Market, 9722 Great Hills Trail • 231-1813, www.williams-sonoma.com

28 Intelligent Conversations with Game Salad

Austin Women in Technology is hosting a discussion with Game Salad, an Austin-based gaming company that helps people without any coding experience create their own mobile gaming applications. Breakfast will be provided. • 7:30–9 a.m. • \$15 for AWT members, \$25 for non-members • 9600 Great Hills Trail • www.awtaustin.org

30 Skin cancer education and screening

Seton Family of Hospitals is hosting a skin cancer awareness and early detection presentation followed by a skin cancer screening. Topics include risk factors, common types of skin cancer and how to do a self exam. Lunch will be provided. Reservations are required. • Noon–1 p.m. • Free • Seton Northwest Hospital, Classroom B, 11113 Research Blvd. • 779-4889 www.seton.net

July



1–3 Classic Game Fest

Game Over Videogames will host its fourth annual festival, which will feature retro video game tournaments, live music shows, costume contests, trivia, guest speakers and more. All events are free, family-friendly and open to the public. Check website for event schedule. • Game Over Videogames, 911 W. Anderson Lane • 454-4263 www.gameovervideogames.com

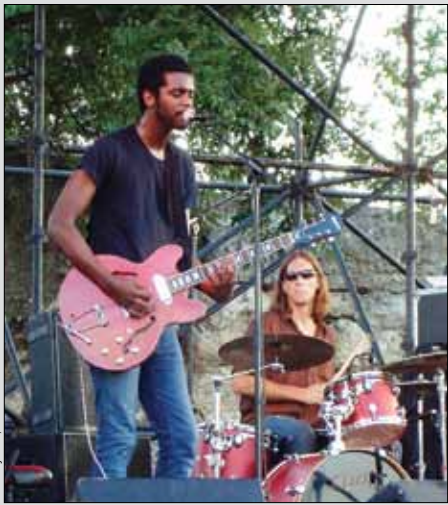
2 Children's party cookbook signing

Texas author Barbara Beery will sign copies of her newest cookbook, “Barbara Beery’s Pink Princess Party Cookbook.” Beery will bring cupcakes for children to decorate. 2 p.m. Free • Barnes & Noble at the Arboretum, 10000 Research Blvd. • 418-8985 www.barnesandnoble.com

Worth the trip

4 July Fourth Frontier Days Celebration

The July Fourth Frontier Days Celebration includes a parade and other family-friendly activities. The parade begins at 10 a.m. in downtown Round Rock, and the festival starts at noon at Old Settlers Park. • 10 a.m.–11 p.m. Free • Old Settlers Park 3300 E. Palm Valley, Round Rock • 218-5540 www.roundrocktexas.gov



6, 20 Blues on the Green

The outdoor music series, hosted by KGSR, features live blues music every other Wednesday. Singer and pianist Marcia Ball headlines July 6; July 20’s featured artist is still to be determined. Blankets, lawn chairs, dogs on leashes and children are all welcome. Concerts begin at 7:30 p.m. • Free • Zilker Park, 2100 Barton Springs Road • 974-6700 www.kgsr.com/blues

7–9 Judah Friedlander at Cap City Comedy Club

Stand-up comedian Judah Friedlander, best known for playing Frank on NBC’s “30 Rock,” performs for three nights at Cap City Comedy club. Friedlander is also a regular guest panelist on VH1’s cable show “Best Week Ever” and has appeared on HBO’s “Curb Your Enthusiasm,” as well as 20 films. • Thu. 8 p.m.; Fri. 8, 10:30 p.m.; Sat. 8, 10:30 p.m. \$18 for general admission, \$21 for reserved seating • Cap City Comedy, 8120 Research Blvd., Ste. 100 • 467-2333 www.capcitycomedy.com

Worth the trip

7 Nature Nights: Wildlife Tracking

Capital Area Master Naturalists guide children and parents on an exploration of Central Texas plants, animals and ecology. The evening features interactive presentations and craft making for kids of all ages. • 6–9 p.m. • Free Lady Bird Johnson Wildflower Center, 4801 La Crosse Ave. • 232-0100 www.wildflower.org

9 Movies in the Park

University Federal Credit Union and Wells Branch MUD present “Shrek Forever After” as part of their Movies in the Park series. Attendees may bring blankets and chairs. Pre-movie activities, such as music and games for children, start at 8 p.m., and the movie starts at sundown. Concessions will be available. 8–11 p.m. • Free • Katherine Fleischer Park, 2106 Klattenhoff Drive • 251-9814 www.wellsbranchmud.com

11–15 Computer Programming Camp

Austin Community College hosts a computer programming camp taught by faculty from ACC’s Computer Information Systems Department for youths ages 14–16. Students write animated programs with easy-to-grasp software. Completed projects will be posted online. Students interested in the program need to apply at www.austincc.edu/youth/summermeritprogram. • 9 a.m.–5 p.m. • Free ACC Northridge • 11928 Stonehollow Drive 223-5210, www.austincc.edu

Anderson Mill MUD mini triathlon



Between 50 and 75 racers complete the Anderson Mill MUD mini triathlon each year.

July 23

By Amy Deis

The Anderson Mill Municipal Utility District mini triathlon is a summer tradition that has drawn a crowd of “regulars,” or participants and spectators that come every year, since the event started 20 years ago, said Jamee Stewart, Anderson Mill MUD aquatics and fitness supervisor.

“The goal is to get people out and involved in fitness and not be afraid of it,” she said.

Individuals or relay teams of two to three people swim 300 meters, bike 2 miles and then run 1 mile. All ages are welcome to participate.

So far, the youngest racer was a 4-year-old and the oldest was age 74, Stewart said. The triathlon usually takes about 30 to 45 minutes to complete.

After the race, Anderson Mill MUD hosts breakfast and provides everyone with an award for finishing.

Those interested in participating may register for \$6 at the Anderson Mill Community Center, 11500 El Salido Parkway. The race starts at 8 a.m., with check-in at 7:30 a.m. Call 258-4104 or visit www.amld.org.

12 Summer Crime Wave film series

The Austin Public Library Milwood branch is hosting the final movie of the Summer Crime Wave film series 2011 season with a showing of “Raising Arizona.” The 1987 dark comedy was directed by Joel Coen and stars Holly Hunter and Nicolas Cage. The library will serve free popcorn. Outside food is not permitted. • 6:30 p.m. • Free • Milwood Library • 12500 Amherst Drive • 974-9880 www.austintexas.gov/library

16 Natural Fitness Super Show

Natural Fitness Productions presents a day of flexing with two bodybuilding contests, a fitness transformation contest, a model search and a health and fitness exposition. 9 a.m.–1 p.m., 6–11 p.m. • \$20 morning show, \$35 evening show, free expo • Round Rock ISD Performing Arts Center, 5800 McNeil Drive • 507-1418 www.naturalfitnessproductions.com

19 Networking mixer

The Austin Asian American Chamber of Commerce is hosting a networking mixer for its members and guests. The event is an informal come-and-go mixer for people to make business connections with others working in or supporting the Asian community. The event includes free appetizers. Attendees may purchase drinks at the cash bar. • 6–8 p.m. • Free for members, \$5 for guests • Freda’s Seafood Grille, 10903 Pecan Park Blvd. • 407-8240 www.austinaacc.org

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ARC Anderson Mill, 10401 Anderson Mill Road, Ste. 110-B • 250-5571

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Online Calendar

Find more or submit Northwest Austin events at www.impactnews.com/nwa/calendar.

For a full list of Central Texas events visit www.impactnews.com/austin-metro/calendar.

To have Northwest Austin events included in the print edition, they must be submitted online by the second Friday of the month.

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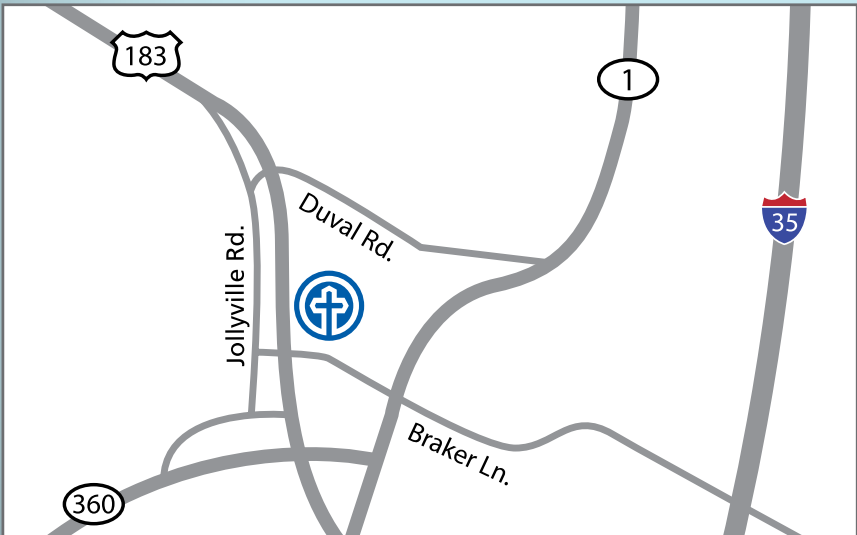


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PARKS AND RECREATION

Austin delays construction of North Walnut Creek Trail

City official: Future of 3.2-mile hike and bike trail is 'not clear'

By Sara Behunek

Construction on Phase 1 of North Walnut Creek Trail, part of a 12.25-mile trail system that would connect Northwest Austin with Govalle Park in Southeast Austin, has been temporarily put on hold.

"We have taken a pause in the plans and are still working through them," said Richard Duane, project manager with Austin Public Works.

On June 13, the city notified Westar Construction of Round Rock, which was hired to build the trail in 2009 for \$3 million, that it had pulled the construction contract and that crews were to disassemble some work that had been completed, said Lamont Navarrette, project manager at Westar.

The first phase of the project—3.2 miles that would extend from Balcones District Park to Walnut Creek Metropolitan Park—was to be completed in April. Duane said he expected construction to resume in July and be done by July 2012.

Phase 2, which has not been formally drafted, would pick up where Phase 1 left

off and extend the walkway 1.7 miles to I-35 between Braker Lane and Parmer Lane, according to preliminary sketches.

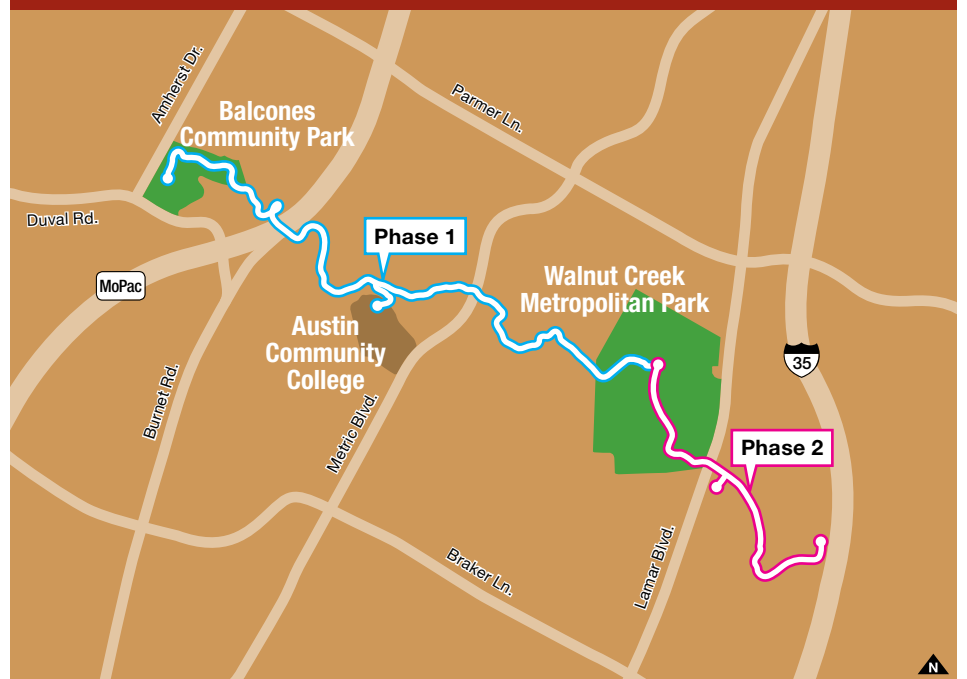
Plans for the trail have been in the works for nearly a decade. The Austin City Council contracted Austin-based architecture firm Larson, Burns & Smith for design and construction preparation services of Phase 1 in January 2002.

Archeological findings and "unanticipated environmental protection requirements" delayed execution of the plan, according to City Council records, and in 2008, the council awarded Larson, Burns & Smith another \$117,796, on top of the original \$364,932, to adjust the trail.

In 2009, the project was marked for nearly \$2 million in economic stimulus funding, provided by the American Recovery and Reinvestment Act, and the city tapped Westar, which had built several trails for Williamson County.

The North Walnut Creek Trail would be 10 feet wide and made of concrete with a 2-foot-wide grass shoulder. Westar was also contracted to build trailheads,

Walnut Creek Trail Phase 1 and 2



low-water crossings and pedestrian bridges.

The company broke ground in May 2010 but was unable to progress very far because of problems with the plan, Navarrette said.

"The design plan was confusing, conflicting, erroneous, missing items," he said.

In March 2011, City Council approved \$416,420 to be paid to Larson, Burns & Smith for additional redesign work.

"All we do is hike and bike trails and this [plan] is the craziest thing we've ever seen. It's been a nightmare," Navarrette said.

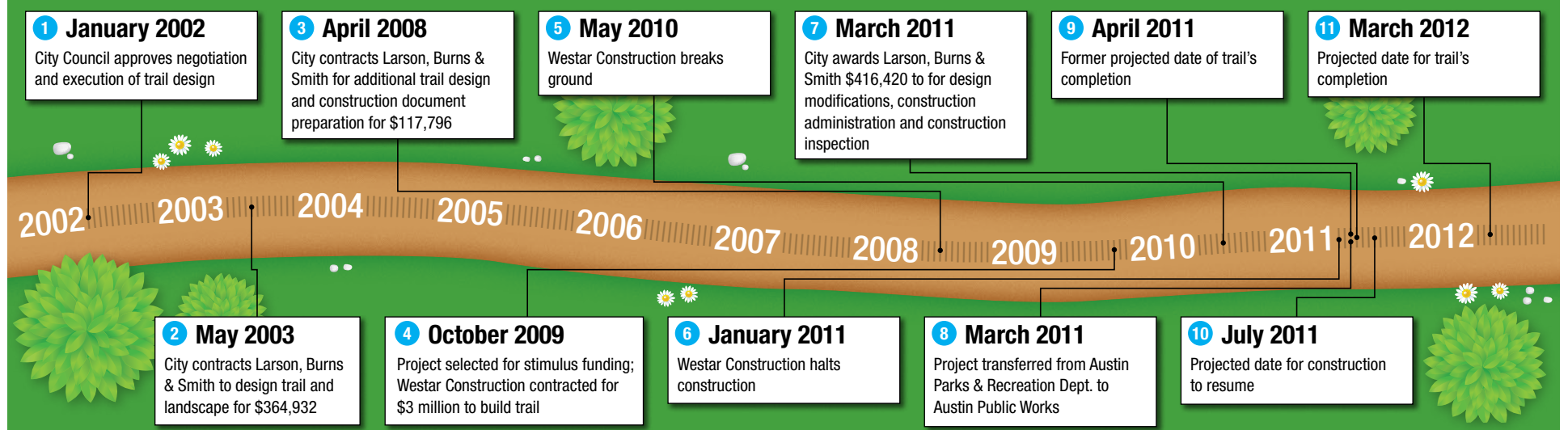
When asked whether the city would look for a new construction or design firm, Duane said: "That's not clear."

He declined to comment further.

Brad Burns, project manager at Larson, Burns & Smith, referred comments to Austin Public Works.

➔ Comment at more.impactnews.com/13379

Construction timeline





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Travis County

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Wendy Rubick

The department will hold budget hearings on Aug. 25 and Sept. 1.

The publicly traded company, headquartered in Washington, D.C., seeks to establish an Austin-based software center that would create at least 239 jobs with an average salary of \$90,000 a year 10-year period.

Fire Marshall Hershel Lee said that the county was experiencing an exceptional-grade drought—the highest classification.

Formula 1's total contribution will be

track in Del Valle, said the Austin track would hire 300 full-time positions and



Bobby Longoria

as many as 4,000 people would work on major race days.

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AT THE CAPITOL

County targeted in congressional map

By Marcus Funk

Travis County could soon be carved into five congressional districts under a plan approved by the Legislature, making left-leaning Austin ground zero in the latest hyper-partisan battle among state lawmakers. The map has also put Rep. Paul Workman, R-Austin, Travis County's only Republican in the Lege, in the position of voting for maps that split the same community in dramatically different ways.

Several weeks ago, Workman voted for a new state House map that allowed Austin's five Democrats to retain seats that could have easily been drawn around them, as well as arguably making the seat held by Rep. Donna Howard, D-Austin, more Democratic. At the time, Workman said the state map and its 5-1 Democrat-to-Republican ratio "probably accurately reflects the populace of the county."

That same populace is represented very differently in the new congressional map, which passed the state House and Senate without a single Democratic vote. Austin is split into five seats, up from three currently, and each stretches hundreds of miles into San Antonio, Bryan and suburbs of Fort Worth and Houston. Three are currently held by Republicans, and the district between Austin and I-10, currently held by Rep. Lloyd Doggett,

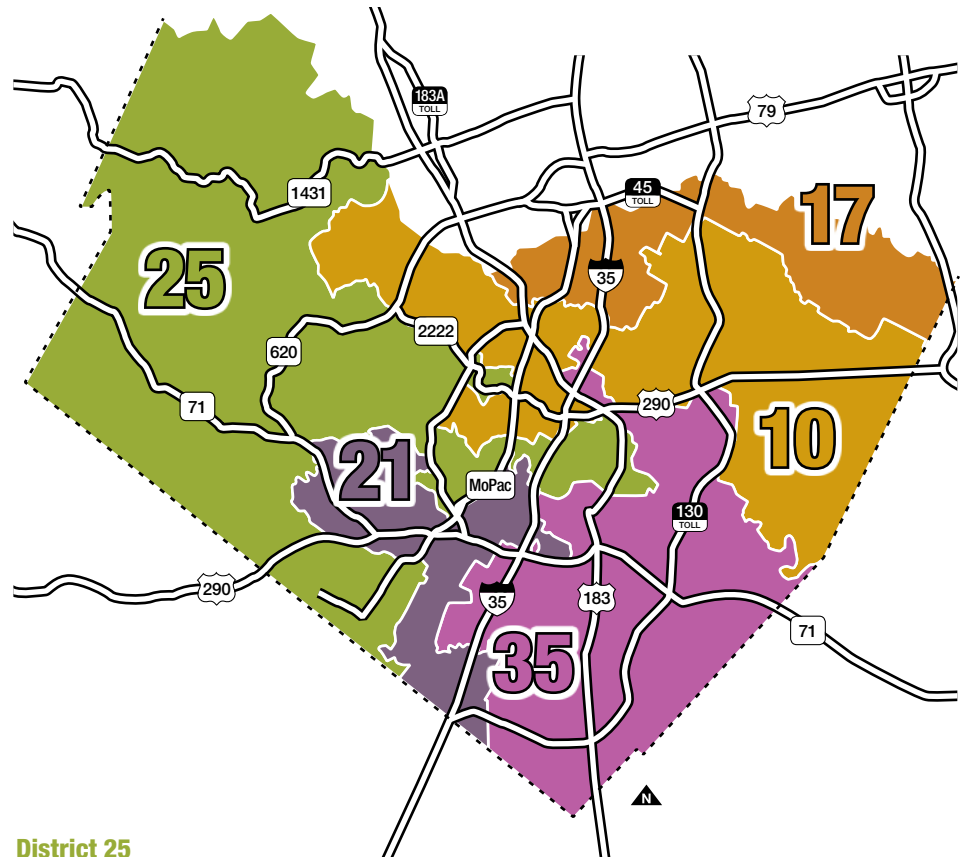
D-Austin, has been flipped north into the Hill Country and now stretches to the Tarrant County line. State Rep. Elliott Naishtat, D-Austin, said the GOP deliberately targeted Doggett; other Democrats, like Rep. Dawnna Dukes, D-Austin, and Donna Howard, D-Austin, have said the new map dilutes minority voters across the state and will likely face a challenge in federal court.

Workman said he voted for the bill because it was vetted, analyzed and supported by the House Redistricting Committee, not because of a headcount of possible Republican gains or losses, or to racially manipulate districts. He was not a member of the Redistricting Committees, which drew the boundaries, so he could not speak to the committee's logic or motivations.

"You could argue that having multiple congressmen that impacted the same area could be beneficial, because if you get consensus among those congressmen, you theoretically would have more influence in Washington," Workman said. "On the other hand, it does fractionalize the community among a number of seats. Do I think it's bad? Not necessarily. Do I think it's good? Not necessarily. I think it remains to be seen how it turns out."

➔ Comment at more.impactnews.com/13377

Proposed Travis County map



District 25
Lloyd Doggett, D-Austin

District 21
Lamar Smith, R-San Antonio

District 35
Proposed district

District 10
Michael McCaul, R-Austin

District 17
Bill Flores, R-Bryan

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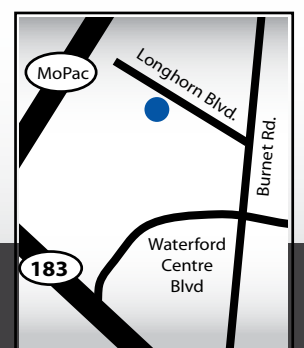
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HIGHER EDUCATION

Austin Community College braces for budget cuts

By Joe Olivieri
Austin Community College expects to lose about \$10 million in state funding for next year's budget, said Neil Vickers, ACC's associate vice president of finance and budget. This could mean increased class sizes and higher tuition for students.

"The state budget is still a little in flux," he said. "While the Legislature has technically passed its budget, it has not passed key bills that affect higher education."

That said, the college anticipates losing slightly more than 15 percent, or about \$10 million of its current \$60 million in state funding.

The college has been preparing for this with backup plans to compensate for a range of cuts.

While there was nothing the school could have done to weather 2012 consequence-free, "the steps we started taking two years ago will greatly minimize the impact of this," Vickers said.

"Those include reductions in technology outlay, reductions

in facility build-outs, minimal increases in staffing and salaries," he said. "We've held our belts in the last couple of years."

As the college develops its 2012 budget, administrators have collected feedback and requests from managers, directors and deans.

The board of trustees, along with the president, are scheduled to adopt the budget in July.

"Conditions from the state continue to worsen for ACC," Ben Ferrell, executive vice president of finance and administration, told the board of trustees in April.

On June 6, the college's board of trustees reviewed updated budget information.

According to budget documents, the board of trustees "does not intend to eliminate positions or impose furloughs, which would be counterproductive to meeting the growth demands of the region."

The district will not raise property taxes, as "tax rolls are

projected to be flat and the rate is capped."

The documents offer several options for making up for lost funds.

The biggest way to raise revenue is to increase tuition by \$15 per credit hour, which would generate \$13.25 million.

The college has phased in tuition increases by \$5 per credit hour increments during the past few semesters.

On July 5, the board is expected to increase tuition again by \$5 per credit hour for the spring semester.

"No one likes increasing tuition, but the board went many years without increasing it," Vickers said. "We are going to continue to meet the needs of students."

From there, the school may make up the difference by raising out-of-district tuition for \$4.08 million in savings; restructuring lab fees, estimated at \$4 million in potential cuts; and increasing the average class size by one student per class for \$3.5 million in savings.

ACC has other options on the table as well, such as reducing administrative spending by 10

How ACC could close possible budget shortfalls

PERCENTAGE OF AID LOST:	15%
SHORTFALL TO COVER	ABOUT \$10 MILLION
POSSIBLE SOLUTIONS	
Tuition increases	\$13.25 million
Out-of-district tuition increases	\$4.08 million
Restructure lab fees	\$4 million
Increase class sizes	\$3.5 million
Limit funds set aside for grants	\$1 million
Tuition for early college students	\$750,000–\$500,000
Cut administrative costs by 10%	\$500,000

Source: Austin Community College budget manual

percent, reviewing courses with low enrollment and across-the-board reductions in noninstructional/student services budgets.

Reductions are not news to college officials who have watched state funding dwindle during the 2000s, Vickers said.

"What we are seeing is the continuation of a longer-term trend," he said. "State funding has gone from 41 percent [of the school's budget] in 2001 to 23 percent in 2011."


"Over the last two years, the state has cut our funding mid-year."

The cuts arrive at a time when the college's services are in great demand, he said.

"We are the primary provider of training and retraining in the workforce," he said. "With unemployment concerns and enrollment growing so much, we are where the people go when they need new skills."

Alexis Patterson, media relations coordinator, said ACC has about 45,000 students taking credited courses and another 15,000 taking non-credit adult education classes.

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School administrators respond to AISD master plan, add timeline

By Joe Olivieri

At its May 23 meeting, the Austin Independent School District board of trustees approved a timeline to finish its facility master plan by November and work toward a possible May 2013 bond referendum.

Under the timeline, district staff will spend this summer analyzing reports, proposals and data before making an official recommendation to the AISD board of trustees in September.

The board approved the timeline 7-0, with trustee Annette LoVoi abstaining and trustee Christine Brister absent.

The board advised Superintendent Meria Carstarphen to consider school closures only after all other options—such as changing student transfer policies and attendance areas—are exhausted.

The facility master plan provides guidelines to meet community needs and achieve the district's educational goals.

The trustees accepted a final draft of the plan from a task force in March.

The May 23 meeting was a chance for administrators to respond to that draft and begin crafting their own recommendations, Carstarphen said.

By Aug. 12, staff will implement summer

projects such as reducing the number of portable classrooms and finding cost savings and energy efficiencies, she said.

"We still need to clean up the data," Carstarphen said. "I am going to walk the sites and see everything myself with my own eyes. Still, I'm aware there are issues and concerns that need to be addressed."

The superintendent sought the board's advice on how to proceed.

Trustee Vincent Torres said the facility master plan needed to be a guiding document or a formula that could impart the district's values on a campus level.

"I would focus how you define vision for the master plan and remain true to that definition," he said.

Trustees spent time discussing the merits of the Facility Condition Index and whether data collected using that system was helpful for decision making. They were also divided on the timeline's 10th and final step—scheduling the next bond election with other districts.

Torres said not including a bond election at the end of the timeline would be "like not planning for graduation at the end of 12 years of school."

Trustee Lori Moya said she was glad the 10th step was included and it was



Trustees Sam Guzman (left) and Tamala Barksdale listen during an AISD board meeting.

good to coordinate with other entities.

Trustee Robert Schneider said that for him to support a bond, the facility master plan "would need to be a long way from where we are right now."

LoVoi said she would have trouble voting for any bond without seeing "a grand plan."

"I would like to see science and technology implemented across the district," she said. "The facility master plan is a tool. Academics is why we're on the board."

Torres noted that academic programming was scheduled to influence capital

improvements during step six of the timeline, around January and February 2012.

The district would convene a citizens bond advisory committee in March 2012, plan and implement summer projects by Aug. 10, 2012, and determine and implement boundary changes as appropriate.

"We are trying to get things underway in 2014," Carstarphen said. "We found that, working backward from 2013 to get a reality check on how much time we have, we don't have a moment to waste."

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TECHNOLOGY REPORT

Tech Ranch technology incubator fuses principles of warfare, martial arts

By Katie Gutierrez Painter

For three and-a-half years, Kevin Koym traveled between Texas and Silicon Valley as a campus representative for Next Computer Inc., a company started by Steve Jobs after the Apple founder's resignation in 1985. Working under Jobs fundamentally shifted the way Koym thought about startups.

"I fell in love," Koym said. "I learned that it's possible for a handful of people to build something that changes the world."

Changing the world—and how the world does business—is the mission of Tech Ranch Austin, a private technology incubator founded by Koym and Jonas Lamis, a venture capitalist, in 2008.

The incubator blends Koym's fascination with technology entrepreneurship and his desire to support the community by fusing two seemingly divergent philosophies: Aikido—a Japanese martial art focusing on harmony and self-defense without undue force—and fourth-generation warfare, in which the agent is not the state but the citizen.

"When you look at insurgencies, they're independent, have a mission and can coordinate with other insurgencies. A positive

application of this theory is to interpret it for entrepreneurs," Koym said.

Tech Ranch provides services to entrepreneurs using what Koym calls a harvest pyramid. The base of the pyramid encompasses the "enterprise tribe" and consists of free programs that help entrepreneurs network and share their skills. The second tier provides paid programs called Pioneer and Venture Forth, and the third tier includes options for private office space and access to Tech Ranch staff and mentors. The fourth tier is composed of Tech Ranch's five portfolio companies, in which larger investments of time and capital have been made.

All the businesses incubating at Tech Ranch are categorically technology, but by no means are they all alike.

Paige Brown, who moved into Tech Ranch in June, is the founder and CEO of Tripeezy, an application that allows users to update all of their social media through one website, "minimizing time and effort."

Rod Walline is developing Ballotbook, a website that lets visitors follow elections early by accessing campaign information, news articles and social media feeds with



Co-founder Kevin Koym (right) and Dave Michaels, head of business development, have international plans.

one search.

Gary Johnson, CEO of Wandering Music Co., is creating a guitar amplifier that turns music game controllers, such as those for "Guitar Hero" and "Rock Band," into usable musical instruments.

"The human mind can come up with a process that's technology or a device that's technology," Koym said. "The key thing is that it's got to be human. I'm fascinated with what happens when you actually have a piece of technology that has a human impact."

Koym's vision for Tech Ranch is ambitious: international expansion and 100,000

entrepreneurs in action by 2018. In the past two years, 120 entrepreneurs have "graduated" the program.

"It's an open invitation to entrepreneurs and community leaders to get involved at the Ranch," Koym said. "We're nowhere near close to the vision of what I see as possible."

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Crime

Continued from I 1

of using cameras first came up about two years ago.

The department spent the next year looking at cities that had implemented similar programs, such as Denver, Memphis and Dallas, and each one had reported a drop-off of crime in surveyed areas by 10 percent to 40 percent.

"Austin has between 1.5 and two cops per thousand population. Dallas, Houston, San Antonio and Fort Worth have between 2.5 and 3.5 cops per thousand population," said Mike Levy, vice chair of the Public Safety Commission, a seven-member nominated board that formally recommended the use of camera surveillance system to Austin City Council in June 2010. "This is the only thing that can be done that can support the lack of officers. It's an extra arrow in their quiver."

In December, city council approved a \$569,629, 13-month contract with Avrio RMS Group of Easton, Md., for the purchase and installation of cameras for project H.A.L.O., standing for High Activity Location Observation.

That amount included a \$250,000 grant from the Downtown Austin Alliance, designated for the cameras that would go downtown. The council left it up to Cochran's team to pick the other areas for surveillance.

"We looked at East Austin, but [residents] didn't want them. We aren't going to force the cameras anywhere nobody wants them," he said.

Public meetings organized by neighborhood associations and police left little doubt about where many North Austin residents stood.

"We didn't get any negative feedback at all," Cochran said. "In fact, they want more."

Dusty McCormick, who owns a property on Sam Rayburn Drive, a residential street about a quarter-mile south of Rundberg and I-35 that is known for its high crime rate, would like to see cameras installed on his street.

"I am supportive of cameras anywhere there is a hotspot of known drug and/or

illicit activity," he said.

McCormick had his truck windows smashed in and his tires slashed while parked on Sam Rayburn Drive, what he thinks was retaliation for his participation in initiatives to reduce crime in the neighborhood.

Last year, the North Austin Coalition of Neighborhoods organized a cleanup of Sam Rayburn Drive and in 2007 and 2008, approximately 400 people shut down traffic on Rundberg Lane for the "Night Without Crime" march to draw attention to the area's problem.

"Because we did that and because we were supportive of the police and trying to get them the resources they needed, when they came out with these cameras, [Rundberg] was one of the first that they looked at," Rudig said.

She also thinks the marches and the cleanup helped make a dent in the crime rate. In 2009, recorded violations dropped by almost 30 percent, and then another 8 percent in 2010.

How it works

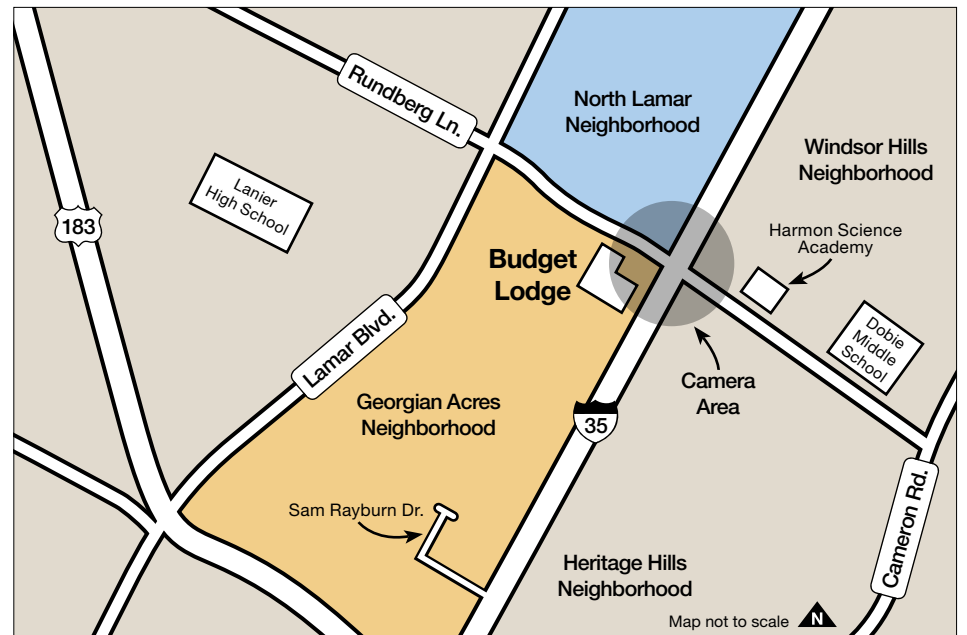
Rundberg and I-35 made sense as one of the first camera locations from a logistical standpoint as well, Schultheis said.

A wireless signal from the cameras are transmitted to the city's Department of Public Safety tower on North Lamar Boulevard, a straight shot from Rundberg, and then sent to police headquarters on Eighth Street and I-35, where three H.A.L.O. operators monitor street-level activity on computer screens.

Once an operator, typically an officer on light or limited duty, identifies what appears to be criminal activity, he or she will notify a response unit while the two supporting positions can scan databases for criminal records, police reports or any other kind of work-up required for an arrest.

The screens will not be monitored 24/7 (the department lacks the resources to do so right now), but Cochran hopes eventually to stream the video to the public.

"With video monitoring, you can't get someone to pay attention for more than a few minutes, so you let other people help you," he said.



The city vs. Budget Lodge Hotel



Budget Lodge Hotel, located on the southwest corner of Rundberg Lane and I-35, has long been viewed by many of its neighbors as a contributor to area crime.

In December 2008, Travis County district attorneys and City of Austin attorneys filed a joint lawsuit against the hotel's owner, Larry Hall, in an effort to shut down the facility.

According to the suit, police responded to 463 emergency and non-emergency incidents at Budget Lodge from 2007-08.

More than 100 of those incidents involved the buying and selling of illegal narcotics, prostitution, aggravated sexual assault of a child and aggravated robbery with a deadly weapon, among other violations, many of which were allegedly committed by employees of the hotel.

In July 2009, the lodge agreed to implement 20 measures to remain open. Those measures included the installation of surveillance cameras, removal of pay phones, the constructions of a fence on the perimeter of the property and more rigid background checks on potential employees. Residents and guests would also have to provide government-issued identification and the hotel could no longer charge by the hour.

According to hotel manager Ralph Gudbaur, Budget Lodge staff has complied with the measures and no further legal action has been taken.

The cameras have a block-out function and will have programmed hard stops so that private residences cannot be watched.

For now, topping Cochran's to-do list is simply getting the system infrastructure in place. Rundberg and I-35 is acting as a sort of pilot for downtown, with each corner hosting a different pan-tilt zoom camera. The cameras will be evaluated based on video quality and maneuverability, and results will determine the type of cameras that will be placed downtown.

The evaluation period is supposed to

last 90 days, according to the contract, but Schultheis hopes to shorten it to 30 days.

Once the system is functioning, Cochran plans to explore a way to plug into existing traffic cameras located at most intersections and operated by the Texas Department of Transportation. He would also like to give businesses a way to install cameras and hook them into the network.

"Looking at other cities that have done this type of system, it only grows," he said.

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Albertsons

Continued from I 1

“We needed a store there to draw people to the area.”

While grocery stores typically provide weekly or biweekly customers, Gold’s Gym could draw daily visitors and Sears customers are likely to be repeat shoppers, said Brad Smith, CEO of StoneCrest Investments, managing partner of the Anderson Arbor shopping complex.

Sears could be open as early as fall, and Gold’s Gym by the end of the year, although opening dates have not been set, Smith said.

Construction crews began retrofitting the 61,308-square-foot space into two stores in mid-May. Sears will lease 28,248 square feet for its outlet store and Gold’s Gym will occupy the remaining 33,060 square feet.

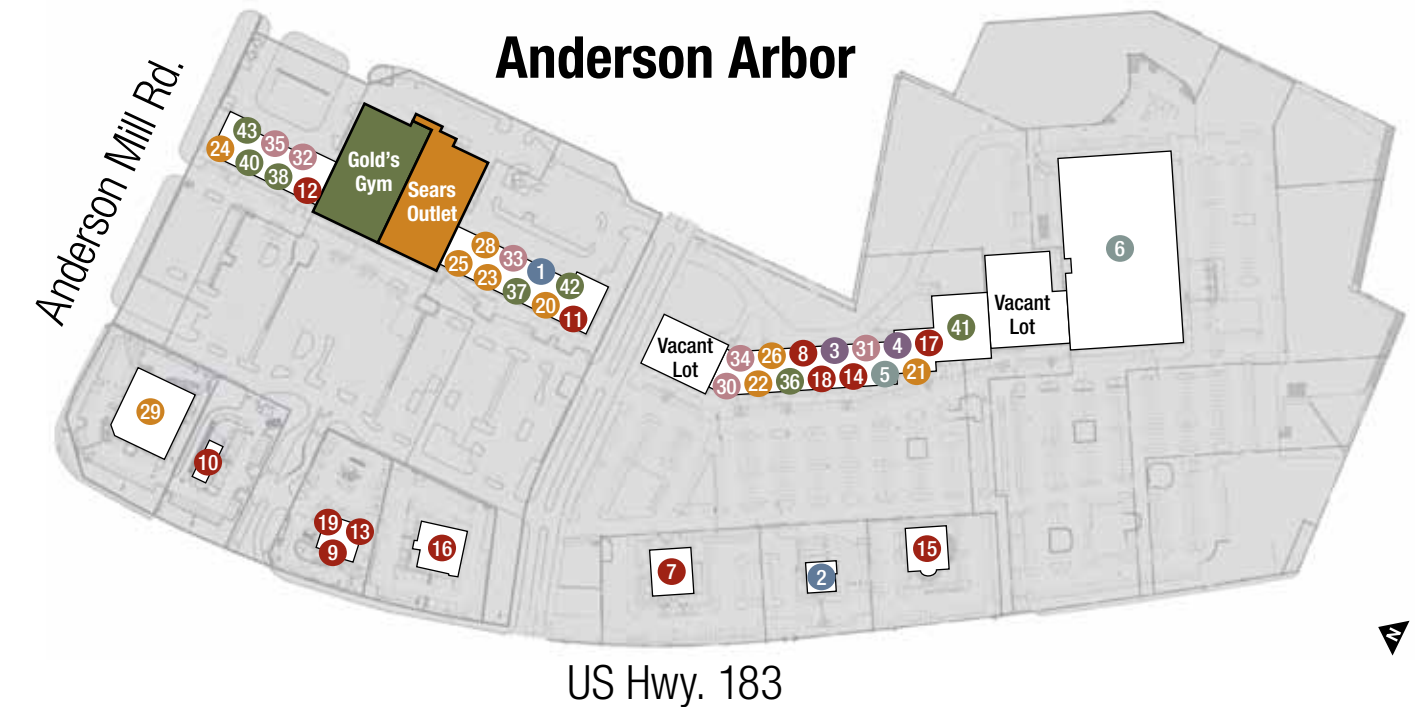
The right fit

More than 130,000 vehicles travel daily each way on US 183, providing high visibility for the 43 tenants of the Anderson Arbor shopping center. But with the former Albertsons’ dusty windows, unkempt front area and faded brick façade where a sign use to be, the building was what Liz Getterman, a sales associate at nearby Bentley’s Biscuits and Bones, deemed “an eyesore.”

Albertsons sold the building in 2008 to Walgreens, which agreed to buy it so it could build a location on the corner parcel at US 183 and Anderson Mill Road. Walgreens opened its 14,800-square-foot store in 2010.

Part of the delay in securing lessees for the former Albertsons was due to the tendency for anchor tenants to take longer to sign—from six months to a year, compared to the usual two weeks to four months for smaller stores—particularly if building a new store is involved, Smith said.

Anchor tenants are usually destination businesses that draw a larger group of consumers and provide repeat clientele. To find the right tenant, Smith’s team at StoneCrest takes into account the demographics of the area and narrows down a list of proposed tenants that do not have



Banking

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Miscellaneous

5. Arthur Murray Dance Studio
6. Main Event Entertainment
7. Cheddars Casual Cafe
8. Double Dave's Pizza
9. Jimmy Johns Gourmet Subs
10. Kentucky Fried Chicken
11. Kerbey Lane Cafe
12. Midori Sushi
13. Pei Wei Asian Diner
14. Quiznos
15. Red Robin Gourmet Burgers
16. Texas Roadhouse
17. The Melting Pot

Restaurants

18. The Whole Bite
19. Tutti Frutti Frozen Yogurt

Retail

20. Amish Furniture Store of Austin
21. Anthony & Sylvan Pools
22. Austinities
23. Bentley's Biscuits & Bones
24. Blockbuster
25. Discount Outdoor Kitchens
26. GameFellas

27. Sears Outlet
28. Soccer USA
29. Walgreens Pharmacy

Service

30. Anderson Mill Lock & Key
31. Bark 'N Bubbles
32. Great Clips
33. Pak Mail
34. Roosters Men's Grooming
35. Signature Cleaners

Spa/nutrition

36. Balanced Health & Beauty Med Spa
37. European Wax Center
38. GNC
39. Gold's Gym
40. MT Nails
41. Salon Republic
42. Skye Salon & Boutique
43. Tan Etc.

stores within a three- to five-mile radius, the typical distance companies allot between stores. StoneCrest attempted to negotiate a lease with Sprouts Farmers Markets, Smith said, but the natural grocer thought the space was too close to its 10225 Research Blvd. location.

The slow economy also elongated the Sears and Gold’s Gym lease process.

“National tenants didn’t do anything for two years” after the recession started, Smith said.

Even when major retailers began opening more stores, Smith said they were smaller in square feet, one reason that it made sense to split the Albertsons space in half.

“We didn’t specify the building as one tenant or two; however, we felt two would be a better fit due to the anchor tenant space requirements that became smaller than before the recession,” Smith said.

In fact, the Anderson Arbor Albertsons building is not the only one in Austin that has been split into two stores: The former Albertsons located at 7100 W. US 290, near the YMCA in Oak Hill, is now a Goodwill and Planet Fitness.

When Sears and Gold’s Gym have moved in, the 256,500-square-foot shopping center, built in 1999, would be nearly 99 percent leased. Smith said he is continuing to look for tenants for the remaining storefronts.

A balance of customers

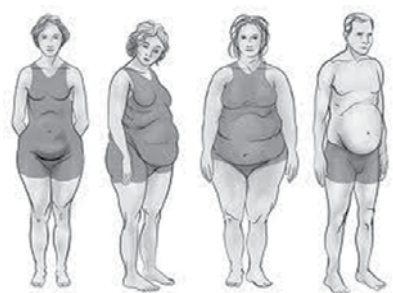
Hours have not been set, but Gold’s Gym would likely open at 5 a.m. and close in the evening, while Sears’ hours would be from 10 a.m.–8 p.m. or 10 a.m.–10 p.m. Smith thinks these hours would provide a good balance of customers.

“Daytime traffic is what we’re lacking,” said Bentley’s Biscuit’s Getterman, who is glad Anderson Arbor will no longer have a huge empty store.

“It’s the shopping centers that are full [of businesses] that shoppers want to go to,” she said.

Peterson, from Pak Mail, echoed this sentiment: “I think everybody generally is very excited,” she said.

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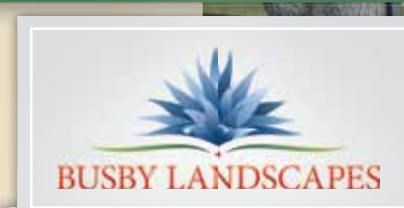
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Incentives

Continued from I 1

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A dedicated office

The Economic Growth and Redevelopment Services Office was created in 2003 to manage the city's economic development policies and oversee its incentive program.

Among the first agreements the office made was with Samsung Austin Semiconductor, L.L.C., which has been in Austin since 1996 and is moving its research center to Northwest Austin in July.

The deal, struck in 2005, would rebate 100 percent of the property taxes Samsung would pay on its second fabrication plant under the condition that the company invest \$2.5 billion in new real property improvements and equipment and create at least 500 full-time jobs and 200 contract jobs in connection with the project by Dec. 31, 2010.

"We have blown the roof off of our investment," said Catherine Morse, director of public affairs and general counsel for Samsung Austin. "We have met and exceeded every possible figure on the investments."

Since Oct. 1, 2005, Samsung has expanded its Austin workforce from 994 to more than 2,000 employees. In return, the city has rebated the company about \$7.2 million.

Losses and lessons learned

Before the dot-com bust of 2001, which left more than 26,000 local tech industry employees with an average salary of \$80,000 jobless, the city had a loose economic incentive strategy that focused more on property investment than job growth.

The chamber was short on staff,

business retention programs were nonexistent and the City of Austin had yet to form its Economic Growth and Redevelopment Services Office, which was preceded in the 1990s by a general redevelopment services office not attuned to economic growth.

"Once things broke down, there was a desire throughout the community that we really needed to focus on economic development to make this community sustainable and not so susceptible to the ebbs and flows in the business community," Gildea said. "That's why we have the target industries we are going after. We don't want to put everything into one area."

By December 2001 the Austin metropolitan statistical area was 23,900 jobs short of what it had a year before, according to the Texas Workforce Commission and the U.S. Bureau of Labor Statistics. Austin's job losses during that month accounted for 1.3 percent of the nation's job losses.

Mending the economy

In response to the dot-com bust, the city hired Atlanta-based consulting firm Market Street Services to create an economic strategy that would help stimulate development and job growth.

"The community, once we got into the research, began to understand if they didn't work on improving, working on all the key issues, it was going to be a long way back," said Mac Holladay, chief executive officer of Market Street Services. "The community realized doing nothing or expecting things to work out was not the way Austin wanted to go."

Holladay said Austin missed out on a 2003 opportunity with Toyota Motor Corp. when the company headed to San Antonio to build a manufacturing plant. The plant injected \$1.5 billion into the area and has produced nearly

1,700 jobs. At that point, Market Street Services advised the chamber to bring Opportunity Austin to life.

A new strategy, a new day

Multiple initiatives on behalf of the City of Austin and the Greater Austin Chamber of Commerce have focused on job growth and a diversified industry.

Austin gained 123,400 new jobs and increased the regional payroll by \$5.6 billion, largely in part to the 2004 formation of Opportunity Austin, a five-year program created by the chamber that sought to increase jobs and payroll in the five-county region defined by Williamson, Travis, Bastrop, Hays and Caldwell counties.

"The whole idea behind the program is to diversify the economic base and bring good-paying jobs to Austin," said Dave Porter, senior vice president of economic development with the Greater Austin Chamber of Commerce. "The idea is not to fall as low as we did the last time during a recession. We withstood this global recession a lot better than we did during the tech bust."

Opportunities into the future

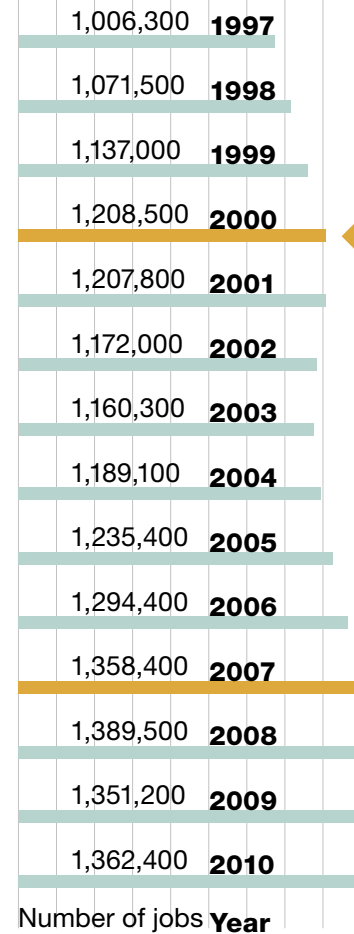
With the second five-year phase of Opportunity Austin, the chamber hopes the five-county region will have a net gain of 117,000 jobs and a \$10.8 billion increase in the area's total payroll.

"We don't have to have the best incentive or the most generous incentive," Gildea said. "We have intrinsic benefits in terms of quality of life and availability of talent. So our incentives aren't necessarily as aggressive as other communities, but without having [them] at all, we would be at a complete disadvantage."

➔ Comment at more.impactnews.com/13382

Job trends amid recessions

Since 1997, Austin has experienced two recessions that have impacted the tech and manufacturing industries.



2000

The dot-com bust peaked on March 10 in the U.S.

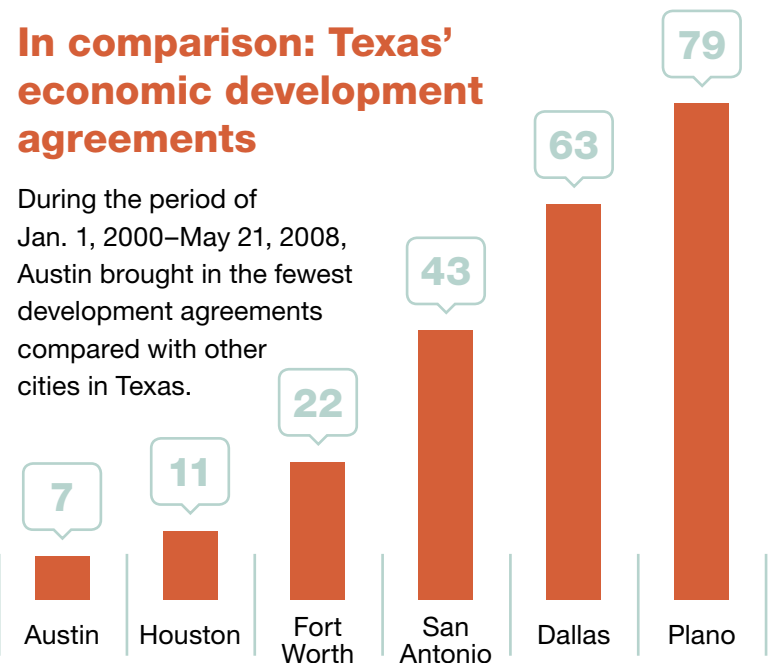
2007

The National Bureau of Economic Research announced that the United States entered a recession in December 2007.

Sources: Texas Workforce Commission (www.tracer2.com) and U.S. Bureau of Labor Statistics (www.bls.gov/ces/home.htm). [Last Chamber update: May 20, 2011]

In comparison: Texas' economic development agreements

During the period of Jan. 1, 2000–May 21, 2008, Austin brought in the fewest development agreements compared with other cities in Texas.



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BUSINESS

Game Over Videogames

Retro shop gives Austin gamers a brick-and-mortar hub

By Katie Gutierrez Painter

On April 1, Game Over Videogames, an independent resale video game shop with three Austin-area locations, announced that Atari founder Nolan Bushnell had made a \$100 million investment to dramatically expand the business.

A press release was sent to media outlets, uploaded to the company's website and Facebook page, and then emailed to 13,000 customers.

The effect was exactly what founder David Kaelin had wanted: The phone started ringing off the hook and his e-mail inbox filled up as people tried to ascertain whether the announcement was true.

Alas, it was just an April Fool's Day joke, a tradition for the six-year-old company—though it wasn't hard to believe that Bushnell would be interested.

In addition to Game Over's inventory of 10,000 hard-to-find, classic games and accessories—for systems including the Atari 2600, Mattel Intellivision, NEC Turbografx-16,

Nintendo Entertainment System, Sega Dreamcast, Sega Genesis, Sega Saturn, Sony Playstation, Super Nintendo and Panasonic 3DO—the main shop, located at US 183 and Lamar Boulevard, is a veritable playground for video game enthusiasts.

Customers are encouraged to try the games out on one of several consoles set up in the store before buying them, and Kaelin often hosts events, such as live music shows, retro game tournaments and costume contests, to foster a local gaming community.

"[The events] are a lot of what we do, and they build our reputation as providing people with a place to gather, to talk about games, play games and just enjoy game culture," said Kaelin, a lover of all things old school in the video game world.

Few things better illustrate Kaelin's passion than his "video game museum," set up in the back of the North Austin location.

Displayed in glass cases are video game systems from the 1970s to

today, visually tracing the industry's evolution.

Two vintage—and functioning—arcade machines, acquired from a family friend and lovingly restored, mark the museum's entrance.

"I grew up with [video games]. I followed them from the beginning, when they were just a fun toy for kids. Now they've evolved to [being] a part of people's lives, at all ages," Kaelin said.

Game Over is dominated by classic games, but it also carries popular used contemporary games and prices are set to compete with eBay and other online stores. In fact, most games in the store cost less than \$20.

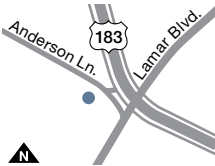
So while online retail has given brick-and-mortar stores a run for their money, Game Over has held its own. The company recently expanded to San Antonio, and Kaelin said he would like to open at least one new store per year.

"It's pretty impressive to think of where we started out and where we are today," he said.



Owner David Kaelin brings together retro video game enthusiasts.

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Jill and Chris von Schweinitz wanted to own a business that served people and fit with their faith.

BUSINESS

Servpro of North Central Austin

Couple helps residents with disaster restoration, cleanup

By Amy Deis

Kelly Haney's Northwest Austin town-home suffered roof damage during a hailstorm two years ago, and when the workers came in to fix the leak, they ended up accidentally tracking fiberglass insulation all over her house.

The fiberglass got into the air conditioning system and became embedded in the carpet, furniture and even Haney's clothing. That's when she called Servpro of North Central Austin, a company that specializes in disaster restoration, cleanup and repair services.

"We're helping [people] get their life back together," said co-owner Chris von Schweinitz, who started Servpro of North Central Austin with his wife, Jill, in January 2010. Chris used to work for Charles Schwab, and Jill was a worker's compensation adjuster.

"We wanted to own a whole business, but we also wanted to do something that fits with our faith and serving people," Chris said.

Servpro Industries, headquartered in Sacramento, Calif., has 1,500 independently owned franchises nationwide, with six in Austin. Each franchise has a designated territory and is responsible for developing its own relationships with insurance agents, property managers, schools and hospitals in hopes that they get called in the event that disaster strikes.

Nonetheless, there is a definite sense of camaraderie among the franchisees. The von Schweinitzes maintain they could not have survived as a small business without the assistance of other franchises in the area, such as Servpro of North Austin and Servpro of South Austin.

"They helped us on large jobs, gave us business advice and let us borrow equipment in the middle of the night," Chris said.

When assessing a job, Chris and Jill start by finding out what the client is most concerned about saving, be it a photograph or piece of furniture, and then they explain the cleanup and restoration process from start to finish.

"You have to remain calm and really show empathy for people. A lot of what people like to hear is, 'We're here to help you,'" he said. "We explain everything that will happen to get [things] back to normal."

Because they answer calls 24/7, Jill said on occasion they do get phone calls at night, typically from people's neighbors or insurance agents. Their first call for a job—cleaning a sewage backup—came from a friend right before the family was sitting down to dinner.

"It is a lot of work," Jill said of being a business owner, but it's worth it, she said.

What clients say

"They treated me as a person they cared about. Jill would recognize my voice and greet me by name. She would ask me how my daughter was." —Kelly Haney, whose house was damaged by fiberglass particles

"Jill was very nice. It was like talking to one of my buddies." —James Vasquez, who had a water heater break and flood a home he owns in Leander

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DINING

The Original Brooklyn Pie Co.

New Yorker serves up pizza by the giant slice

By Sara Behunek

The Original Brooklyn Pie Co. has 28 specialty pies, three sauces and 34 toppings. But when co-owner John Dellamarco makes himself a slice, it is plain ol' cheese with a healthy serving of anchovies.

"[Anchovies] are not a very popular topping. There are a few people from New York who get it, but that's about it," said Dellamarco, a straight-shooting East Coast native softened by 12 years in Austin. "Pepperoni—everyone loves pepperoni."

Born and raised in Newburgh, N.Y., Dellamarco moved to Texas 24 years ago, most recently working as director of food and beverage at a Holiday Inn.

He bought into Brooklyn Pie Co. in 2008 and co-owns the Mesa Drive location with the owner of the Round Rock shop.

"I got tired of working for someone else," he said.

The no-frills Mesa Drive pizzeria, with its concrete floors and dark red-painted walls, evocative of Brooklyn Pie Co.'s pizza sauce, sits just across the street from Anderson Mill High School, which supplies the pizza joint with a steady flow of patrons during lunch hour. Students often come for the weekday special: \$5.95 for a slice and a soda.

The slice, which is roughly the size of two regular pieces and could easily have its own gravitational pull, is what

Brooklyn Pie Co. is best known for.

Larger groups can choose from 28 specialty pies, many of which have names that refer to the company's roots.

There's the Red Hook, a neighborhood in Brooklyn, with spinach, Italian sausage, Genoa salami and roasted red peppers; the Hell's Kitchen: Sicilian sausage, chorizo, jalapeños, marinated tomatoes, cilantro, crushed red pepper and Tabasco sauce; and the Manhattan: portabella mushrooms and Gorgonzola

cheese with a white sauce.

Of course, Brooklyn Pie Co. also makes a basic meat- and veggie-lovers

pie, and a margherita, with fresh basil and mozzarella, and roma tomatoes.

Pies come in three sizes: 10-inch, 14-inch and 18-inch, and range from \$7.95 for a basic cheese pizza up to \$30.45 for the most expensive large specialty pie.

As an appetizer, customers may order garlic knots (\$2.49 for a plate of four), a calzone (\$7.99) or a salad (\$3.25–\$6.95).

Even though Dellamarco said business has never been better, the cost of ingredients is "through the roof." He had to raise prices about a month ago by \$0.20–\$0.30 on the dollar.

"We can't absorb all the costs," he said.

But where Dellamarco refuses to budge is on quality: "We use really good, high-quality mozzarella cheese—and you have to if you want to be good."

"We use really good, high-quality mozzarella cheese—and you have to if you want to be good."

—John Dellamarco, co-owner

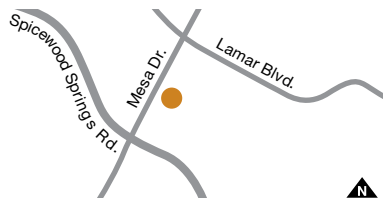
The Original Brooklyn Pie Co.

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www.brooklynpie.com

Open daily 11 a.m.–9 p.m.



Photos by Ryan Crewell

Owner John Dellamarco's first job at a pizzeria was as a dishwasher when he was 12 years old.



Pizza maker Brandon Hamilton tosses dough, a skill that can take several years to perfect.

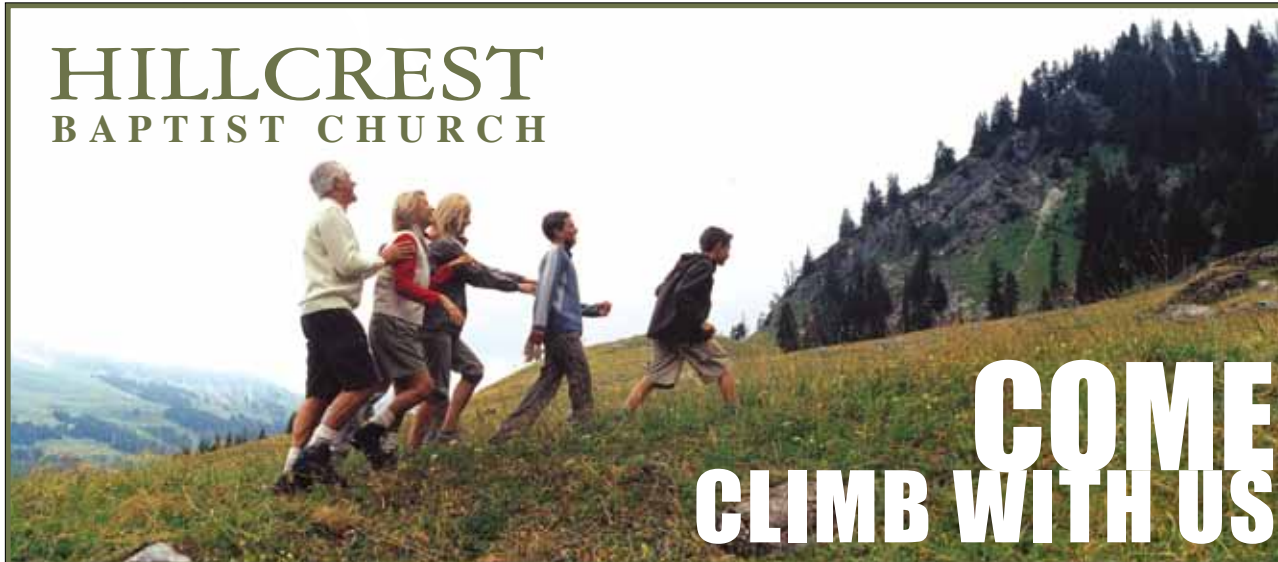


The dough and sauce for Brooklyn Pie Co.'s East Coast-style pizzas are made daily from scratch.



Brooklyn Pie Co. has seven kinds of cheese for customers to choose from.

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COFFEE WITH IMPACT

Brian Gildea

City of Austin economic development manager

By Bobby Longoria

Brian Gildea became the economic development manager for Austin's Economic Growth and Redevelopment Services Office in October 2009. Since then, he has helped negotiate the creation of more than 2,500 new jobs through incentive deals the city has made with companies such as Facebook, eBay, SunPower and Hanger Orthopedic.

He graduated from Indiana University in 1995. After working for Indiana's Department of Commerce, Merrill Lynch and Key Bank, he moved to Elkhart, Ind., where he served as director of the city's enterprise program, which targeted business assistance and redevelopment in lower census tract areas.

Soon after that, he became the city's economic development manager, focusing on redevelopment and providing low-interest loans to businesses to spur commercial growth. In that position he also helped the city develop numerous incentive proposals.

How have incentive proposals changed since you first started in this position?

We had done incentives for projects. ... Those incentives were all tied to property tax-based incentives; new developments with new property taxes that were levied. What we saw were a lot of companies that were heavy on job creation but weren't building new facilities. We changed the model so we could look at incentives tied to job creation. That really was directed by City Council, in terms of implementing that, right around when I started. And then the first project we took to council with that model was in December 2009. It was Hanger Orthopedic.

Did the dot-com bust or the most recent economic downturn affect Austin more?

The dot-com bust was more detrimental to the Austin economy. A large number of the employees involved were in the semiconductor industry. The downturn that we've seen was largely in the area of manufacturing: auto industries, steel industries and things of that nature. Austin is not heavy in those industries.

How did Austin fare in this last recession?

I think Austin, and Texas as a whole, fared very well because we weren't in the industries that got hit the hardest. I think other communities can learn from it in

looking at how they can diversify. A lot of communities around the country are looking at Austin and saying, 'What is Austin doing that maybe we can look at?'

How well is Austin recovering?

I think for the first half of this year and the end of last year we saw some economic growth, but I think a lot of that was based on pent-up demand. That can be illustrated through the auto industry. It reduced production for a period of time, then it got production back up, but there is pent-up demand. Once that's met you get more of a normalized economy. I think that's where we are, which is going

to be slow growth, but I don't think it's going to be recessionary.

How has the recruitment of large businesses benefited small businesses?

Anytime you look at larger businesses coming here, there is going to be that secondary effect that is creating demand for other products. While we focus on the larger companies and higher payrolls, we are able to generate a net benefit to the community and use that benefit as an incentive to lure those [smaller] companies.

➔ [Comment at more.impactnews.com/13370](http://more.impactnews.com/13370)



Kate Hull



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FOURTH OF JULY

Compiled by Idan Englander



Courtesy of Northwest Austin Civic Association

Anderson High School's Trojan Band will march in the Fourth of July Parade, hosted by NWACA.

Northwest Austin Civic Association

For the 39th consecutive year, the Northwest Austin Civic Association is hosting its Fourth of July Parade along Far West Boulevard between Waterline Road and Doss Elementary School.

The parade begins its march at 9 a.m. and will feature Ladies Lawn Chair Brigade, an all-female drill team that uses lawn chairs as props; the "21 Bun Salute," a parade of rabbits led by local nonprofit, House Rabbits Resource Network; and the Anderson High School Trojan Belles Dance Team and the Trojan Band. Line up at Far West Boulevard, east of Waterline Road, at 8:30 a.m. to participate.

Last year, the event attracted some 2,000 spectators and parade participants, said Stacey Brewer, Fourth of July Parade chairperson. NWACA will host a post-parade party at Doss Elementary School, 7005 Northledge Drive, with games, refreshments and children's face painting. 419-1459, www.nwaca.org

★ Anderson Mill MUD

Stay cool at Anderson Mill Municipal Utility District's El Salido Pool Complex, 11500 El Salido Parkway, which is hosting holiday-related activities from 2-4 p.m. Staff conduct relay races, a diving exhibition

and bicycle-decorating for a short parade around the complex. Entrance is \$3 for ages 17 and younger, and \$5 for ages 18 and older. Children ages 9 and younger must be accompanied by chaperone age 15 or older. 258-4104, www.amlmd.org

★ Gracywoods



Courtesy of Craig Nazar

Gracywoods' parade is open to patriotic pooches.

The Gracywoods Neighborhood Association is hosting its third annual parade and Independence Day party with a brass band, children's face painting, iced watermelon and a patriotic cupcake contest open to all attendees. Participants gather at 8:30 a.m. at the water fountain on Bittern Hollow near Maderas Drive for bike and stroller decorating in red, white and blue. The parade begins at 9 a.m. and loops through the North Star Greenbelt. Stay afterward for snacks and a bike safety presentation by the Austin Parks Police. 923-7663, www.gracywoods.org

★ Milwood

The Milwood Neighborhood Association and Walnut Crossing Neighborhood Association are teaming up for the their eighth annual Milwood and Walnut Crossing Independence Day Parade and Picnic held Saturday, July 3. Parade participants assemble at 10 a.m. in the Milwood Baptist Church parking lot, 12217 Cassady Drive, to walk along Cabana Lane to Eton Lane. A picnic lunch of hot dogs, hamburgers and refreshments begins at 11 a.m. at Balcones District Park, 12017 Amherst Drive. The Austin Civic Wind Ensemble performs at 11:30 a.m. www.wxna.org

★ Northwood

The Northwood Neighborhood Association will host a small parade for neighbors. Participants meet at 10 a.m. on the corner of Oak Creek Drive and Oak Creek Cove to parade along Oak Creek Drive to Manhasset Street, where refreshments will be served. 244-7500, www.main.org/northwood

★ Scofield Farms

Scofield Farms is hosting a Fourth of July pool party for residents of Scofield Farms, Scofield Park and Scofield Wither's Way. The day begins with a parade at 10:30 a.m. that starts and ends at Scofield Farms Community Swimming Pool, 12521 Scofield Farms Drive. The pool party runs until 2 p.m. and includes games and refreshments. www.scofieldfarms.org

★ Wells Branch MUD



Courtesy of Wells Branch MUD

The Homestead wagon paraded in the 2010 event.

Wells Branch MUD is holding its annual FourthFest and pool party. The event kicks off with a parade at 10 a.m. that starts and ends at Katherine Fleischer Park, 2106 Klattenhoff Drive. Children's activities and swimming at Katherine Fleischer Park Pool begin at 11 a.m. Two bands, a ventriloquist and a magician entertain attendees under a big tent from 11 a.m. to 5 p.m. 251-9814, www.wellsbranchmud.com



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Bobby Longoria

PEOPLE

Sarah and Ernest Butler

Austin couple has given \$55M to UT music

By Kate Hull

Sarah and Ernest Butler have found an extended family in the arts community of Austin. Sitting in the café of the Blanton Museum of Art, visitors smile and say hello to the couple by name. Students at The University of Texas music school recognize them as more than the namesake of the Butler School of Music.

“Little by little, many experiences along the way have drawn us to music and art,” Sarah Butler said. “If you go to a theater, hear an opera or a symphony or any kind of music presentation, you feel at home again and you can relate to those things. You can be at home anywhere in the world.”

The Butlers have become one of the biggest supporters of the arts at UT, as well as in Austin. In March 2008, the Butlers made the largest donation ever to a public university’s music program by giving \$55 million to the school in hopes of expanding the program’s endowment and providing scholarships to students.

“This [decision] grew on us due to roughly 30 years of following the program and gradually getting more involved,” said Ernest Butler, a retired physician. “We had a chance to watch the potential

of the whole school, learn before we invested in it and give a lump sum.”

The couple is actively involved with the Austin Symphony Orchestra and Ballet Austin where Sarah acts as the chair of the foundation, as well as continual supporters of the UT music school. Every last Tuesday of the month, the Butlers can be found attending student concerts at Blanton.

The music school is about to embark on another chapter with the Austin couple’s help with plans to create UT’s Academy of Music. The academy is based on the current program known as the String Project, which provides string instrument lessons in the school of music on the weekend. The extension of the project will provide music instruction to children and adults in Austin. The academy will be a new 60,000-square-foot facility east of I-35 near Universal Federal Credit Union Disch-Falk Field. It will serve as a larger space to conduct classes for local youth.

“The String Project is 60 years old and has been duplicated all over the country. It has got national awards,” Ernest Butler said. “They have long since outgrown the facility.”

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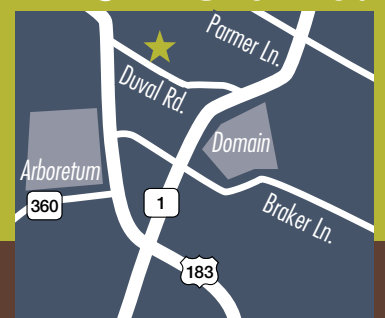
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Public interest in recreational opportunities along the then-new Hill Country lakes prompted LCRA General Manager Max Starcke to work with state and federal agencies to promote the region.

HISTORY

How the Highland Lakes got its name

By John Williams, senior communications specialist, Lower Colorado River Authority

Recreation was not on the Lower Colorado River Authority’s list of priorities in the 1930s when it was building the first of the dams that created a chain of lakes in the Central Texas Hill Country. LCRA’s focus was on building dams that would generate electricity, provide a reliable water supply for the river basin and protect Austin and other downstream communities from the worst effects of Hill Country floods. But as the lakes began to grow behind the dams, so did public interest in the lakes’ recreational opportunities. By 1940, cities, counties and the state parks board were acquiring land near the lakes to build parks and the roads that would lead to them. Boat docks were being built on the lakes. And LCRA’s new general manager, Max Starcke, was receiving inquiries as to when the lakes would be open for boating, fishing and picnics. The former mayor of Seguin, Starcke had

come to LCRA in 1938 to organize its electric power program. As mayor of Seguin, he had transformed the town into a municipal showplace, with model electric and water utilities as well as parks and playgrounds. Sensing a similar opportunity for LCRA, Starcke arranged to co-sponsor a study by the state parks board and the National Park Service of the recreational potential of the lakes and surrounding region. The report, issued in 1941, described what it considered a third major region in Texas ripe for recreational development. It would join the Big Bend region and the Gulf Coast as recreation magnets for a state with a population of 6 million that, as the report estimated, would grow to more than 8 million people by 1960. The National Park Service considered the region to be “outstanding in its park and recreational possibilities,” the report said. The region offered “a vast potential recreational domain,” given its central location

in Texas, its unique geological features and vegetation and the four lakes created to date—Lake Buchanan, Inks Lake, the Marshall Ford Reservoir, later named Lake Travis, and Lake Austin. That created some 60,000 acres of water surface and more than 670 miles of shoreline. The report envisioned a network of state and local parks along the lakes, supplemented by riding and hiking trails converted from old county and ranch roads that the lakes had rendered unusable for automobiles. The parks and other recreational sites would play host to a wide variety of activities. In addition to boating, sailing, fishing, camping and picnicking, the report envisioned such activities as “campfire lectures”—popular park features at the time—“lawn bowling,” which had developed “widespread appeal among young and old alike”; outdoor concerts at amphitheaters, which the report predicted would be ideal for the region’s climate; and polo fields and horse racing tracks, if the state legalized betting. The sites would be connected by a 200-mile highway loop that would include a stretch of road to run atop the still-to-be-completed Marshall Ford Dam, later renamed Mansfield Dam. For all its enthusiasm about the region, the report noted it had “some objectionable features.” A federal program of cedar eradication had created “great scars of barrenness on the mountains” and “would soon nullify much of the region’s desirability as a recreational area” unless stopped. And the report cautioned that Lake Buchanan and Marshall Ford Reservoir, “designed as water-storage and flood-control levels,” would result in fluctuating lake elevations that would expose “great stretches of their respective lake beds.” “This fluctuation of water level precludes the possibility of any major recreational developments on either lake shore that would function properly or with much success,” the report warned, recommending Inks Lake and Lake Austin as the “most desirable for intensive recreational use,” given their relatively “constant level.”



Sailing and other water activities were envisioned by the 1941 report that recommended promoting the Highland Lakes’ recreational potential.

To promote the recreational opportunities, the report suggested calling the region the “Highland Lakes,” given its Hill Country locale and the 700-foot drop in elevation between lakes Buchanan and Austin, which the report noted was greater than the drop in altitude of the entire Mississippi River. The report concluded: “That seemed sufficient excuse to refer to them as the ‘Highland Lakes.’” The region thus was given a marketable name. But soon, the United States would enter World War II, putting Central Texas and the rest of the nation on a war footing—and precluding for several years any promotion of the region as the state’s new “recreational domain.” Even so, the first steps had been taken to promote what would become known as the Highland Lakes region. “LCRA is proud of the many benefits its dams and lakes have provided through the decades,” current LCRA General Manager Tom Mason said. “In addition to the main benefits of electricity, a reliable water supply and protection from floods, the Highland Lakes and dams have added immeasurably to the beauty and quality of life of Central Texas.”



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CORRIDOR

FM 2222 at Jester Boulevard

Compiled by Amy Deis



Located in one of Austin's technology corridors, the intersection of RR 2222 and Jester Boulevard is teeming with innovative companies and businesses that cater to the local tech community.

Residential

1 The **Alexan Vistas** apartment community, 7201 RR 2222, opened in 2008 and has 334 one- to three-bedroom apartments with views of the Hill Country. Amenities include three pools and a fitness center with yoga studio. Trammell Crow Residential owns the property, which is managed by Greystar. 794-8439, www.alexanvistas.com

Ladera Bend, 7300 FM 2222. HPI Real Estate Services bought 170,000 square feet of office space in the Ladera Bend mixed-use development from Wells Fargo in December 2010. The financial services company still owns the retail portion. Of the available office space, about 56 percent is leased. Ladera Bend opened in 2007.

Businesses

2 The year-old **Samsung Austin Research Center** is moving to Ladera Bend in July. The center, which employs about 80 microchip designers who work on front- and back-end chip design, will occupy a 30,000-square-foot office in Building I. Samsung plans to hire another 30 chip designers this year.

3 **Spiceworks Inc.** runs a social network for IT professionals and makes a software application that allows professionals to buy and manage technology products. The company moved into Building III, Ste. 100, in March, and plans to expand from 80 employees to 115 employees by the end of this year. 346-7743, www.spiceworks.com

Dental

4 Dr. Jake Collins operates **Collins Endodontics**, a specialty dental practice for root canals and root surgeries, all of which are performed through a microscope. He opened his practice at Building V, Ste. 212, in March 2009. 346-7668, www.collinsendo.com

Jester Village Shopping Center and Business Park, 6507 Jester Blvd. Jester Village shopping center is owned by the Beard family, and the land that it sits on has been in the family for almost 100 years. Graham Properties Real Estate manages the 60,000-square-foot center, built in 1999-2000, which has 35,000 square feet of retail space and 15,000 square feet of office space. The remaining 10,000 square feet is used for a preschool. The center is about 85 percent leased.

Restaurants

5 Patrick Lee, owner of **Bamboo Asian Grille**, Ste. 501, said he strives to maintain a comfortable atmosphere in his spacious

6,400-square-foot restaurant with adjoining patio. Lee serves Chinese and Vietnamese dishes such as pho noodle soup and General Tso's chicken. 795-0303, www.bamboogrillaustin.com

6 Naushad Hirani has operated **Jester Market**, Ste. 101, for 11 years. The convenience store carries an array of sundries, including wine, beer, select grocery items, lottery tickets and soft drinks. 231-0802

7 **My Place**, Ste. 105, serves as the neighborhood sports bar and Italian bistro. Owner Linda Bernardone ran the business as Bellagio Italian Bistro for 11 years. In 2009, she brought on Mark Anderson as a business partner and converted Bellagio to My Place. The owners added burgers and sandwiches to the menu. 346-8228, www.myplace-austin.com

Dental

8 Kenneth Kassabian opened **Jester Village Dentist**, Ste. 303, 11 years ago. Kassabian operates a family-oriented practice and specializes in general and cosmetic dentistry, implant restoration and gum disease. He recently added orthodontics. 418-9150, www.jestervillagedental.com

Businesses

9 Dancers as young as 2 years old take ballet, jazz, tap and hip-hop classes at

Austin Dance Company, Ste. 505. The company is owned by Carissa Milam, who is also an instructor. Austin Dance Company offers ballet classes for up to Level III skill. 795-1962, www.austindanceco.com

10 **Red Wagon Children's Therapy** provides occupational and speech therapy and specializes in assisting children diagnosed with autism. Jennifer Glover, who opened the business three years ago at Ste. 309, just expanded the business's management office to Ste. 301. 343-1200, www.redwagontherapy.com

11 **Dunamis Realty Group**, Ste. 507, is a 12-agent residential real estate company that focuses on listing homes owned by the U.S. Department of Housing and Urban Development. Owner Kim Bramlette, who is also a broker, has a staff of five administrative employees. 372-8113, www.greatertxforeclosures.com

Education

12 The **Children's Center of Austin**, Building II, is a private preschool and after-school center for about 200 children. The center has been around for 12 years and caters to children age 2 months to 12 years. It offers all-day programs and has a gym, art studio, outdoor play area and swimming pool. 795-8300, www.childrenscenterofaustin.com

This is a sample of businesses and organizations in the area. This list is not comprehensive.

REAL ESTATE

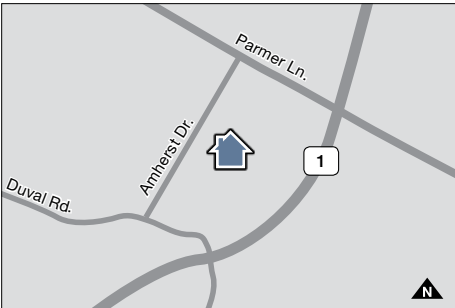
Walnut Crossing

Austin – 78759

Data compiled by
Betsy Gallagher
Coldwell Banker United
431-8265
bgallagher@cbunited.com



Overview



Build-out year: 1981
Builders: Unknown
Number of Homes: 451
Square footage: 1,193–2,186
Home values: \$155,499–\$206,500
HOA dues (estimated): none
Amenities: 3-mile hike and bike trail, Balcones District Park, Balcones Neighborhood Pool, basketball courts, playground
Nearby attractions: The Domain
Nearby parks: Balcones District Park
Property taxes:
City of Austin 0.4571
Austin ISD 1.2270
Travis County 0.4658
Austin Community College 0.0951
Travis County Health Care District 0.0719
Total (per \$100 value) **2.3169**
Schools:
Austin ISD
1111 W. Sixth St.
414-1700, www.austinisd.org

- Summitt Elementary School
- Murchison Middle School
- Anderson High School

On the market (As of June 15, 2011)

No. of homes for sale	No. of homes under contract	Avg. days on the market
4	2	61

Home sales (April 2010–April 2011)

No. of homes sold in the last year	Square footage Low/High	Selling price Low/High
14	1,193/1,732	\$95,000/\$187,500

Featured homes



12007 Scribe Drive \$189,950
3 Bedroom / 2.5 Bath 1,715 sq. ft.
Agent: Robert Mello, Keller Williams Realty 789-3332



3410 Amalfi Cove \$181,500
3 Bedroom / 2.5 Bath 1,548 sq. ft.
Agent: Jeff Pierce, Prudential Texas Realty 413-6758



12122 Scribe Drive \$160,000
4 Bedroom / 2 Bath 1,378 sq. ft.
Agent: Emmett Oliver, Access Realty 426-6910



12200 Forsythe Drive \$167,950
3 Bedroom / 2 Bath 1,412 sq. ft.
Agent: Robert Mello, Keller Williams Realty 789-3332



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REAL ESTATE

Market Data Northwest Austin

Market Data provided by
Austin Board of Realtors
454-7636
www.abor.com

On the market (May 2011)

Price Range	Number of homes for sale/Average days on the market				
	78727	78729	78750	78758	78759
\$149,000 or less	27 / 81 days	3 / 264 days	16 / 74 days	79 / 130 days	26 / 104 days
\$150,000–\$199,999	36 / 81 days	24 / 149 days	44 / 87 days	27 / 67 days	23 / 91 days
\$200,000–\$299,999	55 / 70 days	21 / 236 days	30 / 103 days	9 / 34 days	52 / 70 days
\$300,000–\$399,999	3 / 27 days	3 / 19 days	34 / 104 days	2 / 604 days	40 / 77 days
\$400,000–\$499,999	-	-	11 / 64 days	3 / 452 days	31 / 64 days
\$500,000–\$599,999	-	-	9 / 77 days	1 / 17 days	11 / 31 days
\$600,000–\$799,999	1 / 86 days	-	5 / 42 days	-	3 / 78 days
\$800,000–\$999,999	-	-	-	-	2 / 20 days
\$1 million or more	-	-	-	-	1 / 25 days

Monthly home sales

Month	Number of homes sold/Average price				
	78727	78729	78750	78758	78759
May 2011	30 / \$200,880	15 / \$190,891	27 / \$315,623	27 / \$122,434	40 / \$315,510
May 2010	46 / \$202,893	27 / \$198,955	38 / \$312,257	36 / \$121,761	49 / \$306,576
April 2011	26 / \$191,024	16 / \$188,015	39 / \$272,685	16 / \$119,028	38 / \$302,104
March 2011	21 / \$170,000	18 / \$179,450	29 / \$239,585	20 / \$147,450	38 / \$244,450
Feb. 2011	13 / \$204,000	16 / \$189,350	12 / \$363,000	14 / \$99,450	20 / \$267,450
Jan. 2011	23 / \$176,000	17 / \$199,900	20 / \$292,500	9 / \$129,900	21 / \$325,000
Dec. 2010	21 / \$199,800	16 / \$188,700	28 / \$226,238	18 / \$131,750	25 / \$245,000
Nov. 2010	14 / \$181,250	13 / \$170,000	16 / \$340,750	16 / \$114,250	29 / \$349,900
Oct. 2010	16 / \$182,450	17 / \$196,900	27 / \$299,000	15 / \$129,900	26 / \$294,450

Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Phone	Agency
78726	Canyon Creek	10506 Erica Leigh Court	4br/2ba	\$300,000	2,856	Althea Osborn	328-3301	Keller Williams Realty
78726	Canyon Creek	10212 Peekston Drive	5br/4ba	\$390,000	3,572	John Mick	401-9306	RE/MAX Capital City
78726	Canyon Creek	11612 Sweet Basil Court	4br/2ba	\$279,900	2,721	Doreen Dillard	346-1799	Coldwell Banker United Realtor
78726	Canyon Creek	10317 Chestnut Ridge Road	4br/2ba	\$340,000	3,211	Doreen Dillard	346-1799	Coldwell Banker United Realtor
78726	Grandview Hills	12517 Verandah Court	4br/3ba	\$649,000	3,569	David Haynes	844-0940	Keller Williams Realty
78726	Parke	8119 Tahoe Parke Circle	3br/2ba	\$335,000	2,650	Paula Coates	550-8444	Turnquist Partners, Realtors
78727	Angus Trail	5405 Jessica Lane	3br/2ba	\$285,000	2,209	Mary Battaglia	767-6787	Coldwell Banker United Realtor
78727	Angus Trail	12404 Audane Drive	4br/2ba	\$359,000	2,361	Michelle Lee-Wilder	554-3976	Coldwell Banker United Realtor
78727	Ashton Woods Condominiums	4220 Wild Iris	3br/2ba	\$229,111	1,632	San Juanita Schafer	423-1349	Keller Williams Realty
78727	Ashton Woods Condominiums	13705 Ashton Woods Circle	3br/3ba	\$255,000	2,660	Karen McCarty	345-1030	Keller Williams Realty
78727	Brigadoon Townhomes	12212 Brigadoon Lane	2br/2ba	\$147,500	1,223	Deborah Howden	567-6625	Moreland Properties
78727	Enchanted Forest	5003 Miss Julie Lane	4br/2ba	\$349,000	2,774	Nancy Taute	497-5940	Carol Dochen Realtors
78727	Milwood	12905 Odie Lane	3br/2ba	\$134,900	1,476	Peter Sajovich	219-3030	HomeNet Realty
78727	Preston Oaks	4424 Destinys Gate	3br/2ba	\$229,000	1,957	Mary Jane Moran	656-7600	Moreland Properties
78727	Scofield Farms	13405 Kinder Pass	3br/2ba	\$209,500	1,877	Bill Evans	797-7587	Austin Real Pros, Realtors
78727	Scofield Farms	2210 Equestrian W. Trail	4br/3ba	\$239,000	2,697	Joleen Vanzanden	740-3443	Pacesetter Properties
78727	Scofield Farms	13514 Lamplight Village Ave.	4br/2ba	\$239,899	2,905	Shirley Linahan	663-8784	Keller Williams Realty
78727	Scofield	1856 Dapplegrey Lane	3br/2ba	\$202,990	1,776	Janette Friend-Harrington	844-3331	Coldwell Banker United Realtors
78729	Estates at Hunters Chase	12908 Coriander Drive	4br/4ba	\$334,900	3167	Laurie Flood	576-1504	Keller Williams Realty
78729	Forest North Estates	9619 Braeburn Glenn	4br/2ba	\$299,900	2,389	Diane Kennedy	750-2950	Coldwell Banker United Realtor
78729	Hunters Chase	8100 Flashpan Cove	3br/2ba	\$159,900	1,412	Lori Wakefield	657-4455	Keller Williams - Lake Travis
78729	Hunters Chase	8528 Foxhound Trail	4br/2ba	\$234,900	2,385	Helen Chiang	422-5902	Coldwell Banker United Realtor
78729	Hunters Chase	13012 Hunters Chase Drive	3br/2ba	\$225,000	2,611	Judith Arnold	431-9244	Amelia Bullock, Realtors
78729	Hunters Chase	8104 Tallyho Trail	3br/2ba	\$219,000	2,451	Laurie Flood	576-1504	Keller Williams Realty
78729	Lake Creek Park	13029 Hymeadow Circle	3br/2ba	\$281,551	2,359	Jimmy Rado	821-8872	David Weekley Homes

ZIP code guide

78726 Four Points
78727 West Parmer/MoPac
78729 Anderson Mill/McNeil
78758 MoPac/Braker
78759 Great Hills/Arboretum



5405 Jessica Lane \$285,000



13514 Lamplight Village Ave. \$239,899



8104 Tallyho Trail \$219,000

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REAL ESTATE

Property Listings

ZIP code	Subdivision	Address	Bed/Bath	Price	Sq. ft.	Agent	Phone	Agency
78729	Los Indios	12601 Velarde Cove	4br/2ba	\$234,000	2,459	Judy Bowen	422-7018	Keller Williams - Lake Travis
78729	Milwood	7601 Windrush Drive	3br/2ba	\$174,000	1,744	Brian Kerman	921-4490	RE/MAX Capital City
78750	Balcones Village	9206 Clearock Drive	4br/2ba	\$325,000	2,435	Eenie Sullivan	258-5723	Coldwell Banker United Realtor
78750	Canyon Ridge	8202 Asmara Drive	5br/3ba	\$539,900	3,348	Teresa Gouldie	751-8000	Coldwell Banker United Realtor
78750	Deerbrook Village	12401 Mossy Bark Trail	3br/2ba	\$166,900	1,737	Robin LeTourneau	577-3263	Private Label Realty
78750	Deerbrook Village	11003 Froke Cedar Trail	4br/2ba	\$174,900	1,799	Robin LeTourneau	577-3263	Private Label Realty
78750	Grey Rock Village at Anderson Mill	12013 Grey Rock Lane	3br/2ba	\$156,000	1,617	David Baird	507-1202	Keller Williams Realty
78750	Jester Point	7407 Jester Blvd.	3br/3ba	\$375,000	2,672	Monica Johnson	297-9080	Coldwell Banker United Realtor
78750	Jester Point	6816 Jester Wild Drive	4br/3ba	\$450,000	2,953	Jerry Sexton	750-2220	Keller Williams Realty
78750	Lakewood	6102 Waldon Hollow	3br/2ba	\$342,900	1,857	Victoria Pearson	468-1433	Keller Williams Realty
78750	Northwest Balcones	10200 Grand Oak Drive	5br/3ba	\$385,000	2,874	Jonna Juul-Hansen	663-8881	Pacesetter Properties
78750	Spicewood at Balcones Village	11517 Spicewood Parkway	3br/2ba	\$310,000	2,664	Mary Battaglia	767-6787	Coldwell Banker United Realtor
78750	Spicewood at Balcones Village	11511 Spicewood Parkway	4br/3ba	\$325,000	2,811	Barbara Bittner	431-6027	Coldwell Banker United Realtor
78750	Spicewood at Bullcreek	10800 Hastings Lane	5br/4ba	\$650,000	3,856	Christina Harmon	417-5234	Coldwell Banker United Realtor
78750	Spicewood at Bullcreek	10802 Winchelsea Drive	5br/4ba	\$759,900	4,940	Vivian Kendrick	913-4596	Keller Williams Realty
78750	Spicewood Estates	11005 Chateau Hill	4br/3ba	\$349,900	2,411	Ed Lundry	401-6300	Keller Williams Realty
78750	Village at Anderson Mill	11507 Sandy Loam Trail	3br/2ba	\$134,900	1,358	Larry Geller	413-5461	J.B. Goodwin, Realtors
78750	Village at Anderson Mill	10702 Hard Rock Road	3br/2ba	\$194,900	1,889	Michael Easter	799-8730	J.B. Goodwin, Realtors
78750	Village at Anderson Mill	11901 Broad Leaf Cove	4br/2ba	\$189,999	2,137	Julieta Yamakawa	294-0183	e-Executive Realty
78750	Village at Anderson Mill	11509 Fence Post Trail	4br/3ba	\$160,000	2,094	Eric Copper	794-6694	Keller Williams Realty
78750	Village at Anderson Mill	11706 Birchbark Trail	4br/2ba	\$199,950	2,252	Robert Mello	789-3332	Keller Williams Realty
78758	Crescent	10501 Golden Quail Drive	4br/2ba	\$153,900	1,597	Greg Fedro	345-9886	Recar & Associates
78758	Neans Place	838 Neans Drive	3br/2ba	\$159,750	1,612	Jay Ferguson	844-4065	Keller Williams Realty
78758	North Park Estates	11502 Eubank Drive	3br/2ba	\$187,700	1,614	Leisa Ormsbee	590-1833	J.B. Goodwin, Realtors
78758	North Star	2323 Thornwild Pass	3br/2ba	\$149,500	1,086	Jeff Mirabelle	663-7653	e-Executive Realty
78758	Quail Creek	1311 Neans Drive	3br/2ba	\$157,500	1,696	Carol Whisenant	262-4297	e-Executive Realty
78758	Quail Hollow Garden Homes	11618 Fruitwood Place	2br/1ba	\$112,900	853	Mark Feyereisen	751-9146	Coldwell Banker United Realtor
78758	Quail Hollow	11608 Bittern Hollow	3br/2ba	\$167,000	1,562	Bob Wolk	372-9494	Keller Williams Realty
78758	Reflections Walnut Creek Condominiums	1411 Gracy Farms Lane	1br/1ba	\$88,000	875	Mary Merrell	636-3699	Keller Williams Realty
78758	Village At Walnut Creek	1426 Elm Brook	3br/2ba	\$174,900	1,644	Patrick Thomas	589-3614	Avalar Austin
78759	Tallwood Condominiums	8888 Tallwood Drive	2br/2ba	\$124,000	916	Carla Umlauf-Cheesar	567-1478	AvenueOne Properties
78759	Alta Vista	8302 Alta Verde Drive	2br/2ba	\$239,000	1,585	Dale Jacobson	906-9124	Coldwell Banker United Realtor
78759	Balcones Woods	11017 Calle Verde Drive	3br/2ba	\$315,000	2,203	Donald W. Dungan	439-3628	Keller Williams Realty
78759	Forest Mesa	8107 Middle Court	2br/2ba	\$339,500	2097	Nancy Taute	497-5940	Carol Dochen Realtors
78759	Great Hills	8824 Mountain Path Circle	3br/2ba	\$345,000	1882	Linda Moore	577-1015	Amelia Bullock, Realtors
78759	Great Hills	7552 Fireoak Drive	4br/3ba	\$408,000	2,787	Clayton Bullock	480-0848	Moreland Properties
78759	Great Hills	10102 Sausalito Drive	4br/2ba	\$439,900	2,462	Kay Roush	335-1891	Coldwell Banker United Realtor
78759	High Vista Views	8230 Spicewood Springs Road	4br/3ba	\$424,000	2,774	Patricia Fitzpatrick	925-0161	Amelia Bullock, Realtors
78759	Highlands at Oak Forest	6403 Heron Drive	3br/2ba	\$316,900	2,194	Christina Harmon	417-5234	Coldwell Banker United Realtor
78759	Highlands at Oak Forest	11103 Grapevine Lane	3br/2ba	\$319,000	2,368	Carole Martin	633-5154	Keller Williams Realty
78759	Mesa Park	11621 Elk Park Trail	3br/2ba	\$209,000	1,251	Gay Puckett	502-7787	J.B. Goodwin, Realtors
78759	Mesa Park	4803 Gray Fox Drive	3br/2ba	\$183,000	1,200	San Juanita Schafer	423-1349	Keller Williams Realty
78759	Mesa Village Condominium	4159 Steck Ave.	2br/2ba	\$134,950	1,050	Glenn Newton	345-5137	Amelia Bullock, Realtors
78759	Morado Cove Condominium	10300 Morado Cove	3br/2ba	\$254,900	1,659	Michael Newman	636-4518	Keller Williams Realty
78759	Neelys Canyon Condminium	8200 Neely Drive	2br/1ba	\$159,000	979	Holly Mace Massingill	413-9363	Keller Williams - Lake Travis
78759	Sette Terra	8005 Muley Drive	5br/3ba	\$998,000	4,791	Ed Lundry	401-6300	Keller Williams Realty
78759	Spicewood Vista	8546 Adirondack Trail	3br/2ba	\$499,000	2,407	Linda Traylor	658-5823	AvenueOne Properties
78759	Summer Wood	8303 Summer Place Drive	2br/2ba	\$259,000	1,785	Rebecca Sprattlin	694-2191	Coldwell Banker United Realtor
78759	Summit Oaks	5905 Sierra Leon	5br/3ba	\$255,000	2,187	Laurel Brown	801-8694	Keller Williams Realty
78759	Walnut Crossing	3410 Amalfi Cove	3br/2ba	\$181,500	1,548	Jeff Pierce	413-6758	Prudential Texas Realty
78759	Westover Hills	8709 Oakmountain Circle	4br/2ba	\$420,000	2,264	Janette Friend-Harrington	844-3331	Coldwell Banker United Realtor



8202 Asmara Drive \$539,900



6102 Waldon Hollow \$342,900



11507 Sandy Loam Trail \$134,900



11502 Eubank Drive \$187,700



11017 Calle Verde Drive \$315,000



11621 Elk Park Trail \$209,000



5905 Sierra Leon \$255,000

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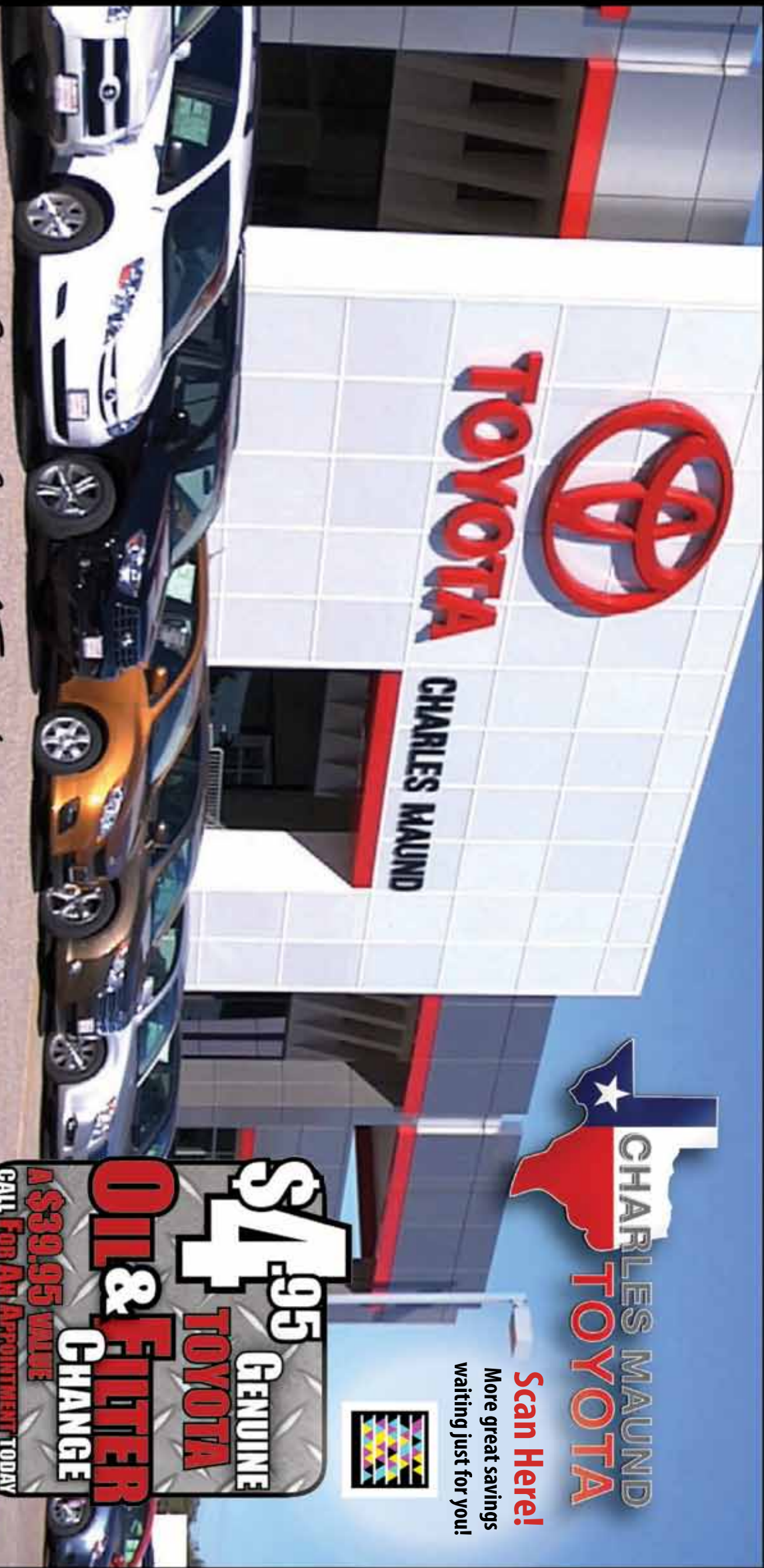
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