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VOLUME 1, ISSUE 9

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community Impact

NEWSPAPER™

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www.impactnews.com



Star of Texas Fair and Rodeo recognized four volunteers for their outstanding work. More than 1,500 people donated their time. more.impactnews.com/4934

AISS's Summer Musical Company, a project 10 years in the making, will perform the musical "Seussical." more.impactnews.com/4863

The special legislative session, which began July 1, will focus on transportation issues. more.impactnews.com/4997

AISS's budget faces a \$22 million deficit that will require cuts. more.impactnews.com/5022

Anderson Lane mixed-use development



Less than 2 percent of the Anderson Lane corridor is devoted to open space. By comparison, nearly 15 percent of the area around Cesar Chavez Street is dedicated to open space. Action group Sustainable Neighborhoods of North Central Austin has requested changes to the parks and recreation department's long-range plan to better support mixed-use districts with pocket parks, plazas, shaded walkways and other devices that will make the area more attractive and reduce traffic by integrating with mass transit options.

Before developer Capital Area Improvements purchased Anderson Village, it met with neighborhood associations and agreed to keep existing open spaces intact.

"Working with a neighborhood gives you an understanding of what they want, and from a long-term perspective that is the best way to work," CAI founder Joe Lamy said.

- Rail station
- Metro Rapid
- Park & Ride
- Bus stop
- Park
- Zoned vertical mixed use
- Bikeway
- Proposed walkway

Citizens work with city to plan future development

Neighborhood associations play vital role

By Mark Collins

On the second Wednesday of every month in an apartment complex activity room, a small group of people gathers around plastic tables and plans for the future of the most important neighborhood in Austin. This particular neighborhood is the most important because it is the one in which they live.

As Austin continues to grow and redevelop its central core, more and more citizens are taking an active role in their neighborhoods. Developers and city officials are listening as groups of neighbors shape how their community will grow.

"To really know what the issues are in a given neighborhood, you have to truly understand the community and the ramifications of potential changes, and only the neighborhood knows what that is," said Bo McCarver,

who has been active in his community for more than 25 years. "The city planners can't tell you, the city council doesn't know — only the people that live in the community truly understand."

Sustainable Neighborhoods

When Austin City Council approved the Vertical Mixed Use Ordinance in 2007, commercial areas along core transit corridors were re-zoned to allow for mixed-use development that would combine residential, office and retail space. The ordinance was intended to provide more rigorous design standards and encourage smart growth such as transit-oriented developments.

Austin resident Steven Zettner formed the action group Sustainable Neighborhoods of North Central Austin as a response to the ordinance. In an effort to

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Home energy audits now mandatory

Story Highlights

- New ordinance went into effect June 1
- Nearly 90 percent of homes found to need additional attic insulation and duct repair
- Austin Energy rebate programs reduce the cost of making suggested improvements

By Mark Collins and Tiffany Young

Homeowners looking to sell their home now face an additional step and cost due to energy audits required by the City of Austin, but it could save homebuyers on utility costs in the long run.

The Energy Conservation Audit and Disclosure Ordinance was approved by Austin City Council in November 2008 and was enacted June 1. Austin is the first city in the U.S. to require an energy audit during the selling process.

Of the first 400 audits performed, nearly 90 percent of homes needed both additional attic insulation and duct repair to be considered

Energy Conservation Audit and Disclosure Ordinance exemptions

Beginning **June 1**, energy audits became required by the City of Austin on a house before it is sold, except for the following exemptions:

■ homes less than 10 years old	■ condominiums or owner-occupied townhomes
■ homes with at least three energy efficiency improvements or \$500 in rebates in the past 10 years*	■ mobile homes
■ homes that received energy-efficiency improvements in the past 10 years**	■ titles being transferred by owner

Variances may be granted if there is a permit application to demolish or substantially remodel a home filed within six months of the sale.

* through Austin Energy residential energy efficiency programs
** through Austin Energy Free Home Improvements program

"acceptable" by the city's standards.

"I'm not surprised," said Susan Marler of Energy Action, a business that performs energy audits on homes. "Given past and current building standards, we pretty much saw this coming."

Homeowners are not required to make suggested improvements, but it could become an important bargaining chip in the buying

process. One Austin home was found to be leaking 81 percent of its air conditioning and heating into the attic. Making suggested improvements on the home could cut energy bills in half.

"Austin Energy is using the ordinance as an educational tool to remind customers of the

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Lamb's Tire & Automotive
15 Neighborhood Locations
www.LambsTire.com

Gregg Murphy, Director of Operations
Mike Ard, Controller
Ron Meredeith, CEO
Steve Glidden, Director of Human Resources/Admin

LOCAL RETAILER REACHING OUT TO ITS 'NEIGHBORS'

Unemployment in Texas is up, and concerns about the economy have everyone thinking twice about how they spend their money.

When each penny matters, conducting customer focus groups and lowering prices may not sound like the most cost-effective move for a business. But that's what locally owned Lamb's Tire and Automotive (www.LambsTire.com) is doing to reach out to new customers or "neighbors" as Lamb's CEO Ron Meredeith calls them.

At all 15 neighborhood locations in the Austin area Lamb's is already delivering synthetic-blend oil changes for only \$19.95 – and they include a four-wheel rotation and a full vehicle inspection for FREE. Competitors charge upwards of \$30 for the same services on top of their \$25-\$30 oil changes.

Meredeith led an acquisition of the company in 2008 and re-tooled the tire product lines and has significantly lowered pricing to be the lowest in the Central Texas market. Their decision to lower the price on tires came after listening to those customers to find out what was working and what wasn't.

Angela Treadway, a physical therapist who took part in the focus group, said she is happy to see Lamb's taking extra steps in a tough economy to help its "neighbors."

"Each time I have dealings with the Lamb's on 620 in Round Rock, I receive VIP treatment, without exception," Treadway said. "I think holding the focus groups demonstrated commitment to searching out and meeting customer needs in a comprehensive way."

"We are a family that would rather maintain a vehicle well in the short term so that we can use it long term," said Laura Gibson, a wellness consultant. "Lamb's has been wonderful at helping us achieve our goals in this. 'Every time I walk in the doors of the Lamb's on Great Oaks, I am reminded why I continue to patronize Lamb's: I am greeted as well as Norm ever was on Cheers! I feel welcome and cared for!'"

Lamb's Tire and Automotive is the top dealer for Goodyear tires in Central Texas.

Yet, Meredeith added more brands and will get the best tire for an individual car – and still beat competitors' prices.

"Although we believe Goodyear is the best tire in the world and has the most complete product line, we know some of our neighbors prefer another brand," Meredeith said. "So we've opened up our supply chain to bring in many other brands. We now carry the highly popular General Tires and the Continental brands that are so popular on BMW, Mercedes, and more. And we can get any tire for our neighbors that they need or want – Michelin, BF Goodrich, and more."

Meredeith – a lifelong Austinite – said Lamb's wants to be a one-stop automotive car care center. Expanding the selection of tires while also lowering prices will help do that, he said.

"Our customers are our friends and neighbors who trust us and enjoy the relationships we have had with them for many years," said Meredeith who attended Elementary, Middle, and High Schools in Austin. "They deserve a total solution for tires just as they have received for automotive services."

Lamb's continues to invest in expertly-trained, ASE certified technicians and the latest diagnostic tools that allows them to service all makes and models – General Motors, Ford, BMW, Mercedes, Nissan, Toyota, Honda and all others.

Bama Brown, a longtime morning radio personality in Austin, has been taking his cars to Lamb's for many years.

"Number one, I'm a car guy. I've got old cars and new cars," Brown said. "Trust is a big deal, especially with as high-tech as the cars are these days. But I trust them to work on my old, collector cars as well. I go to the Lamb's on Brodie. And to me, when you say Lamb's, you say, 'Neighborhood.' Whenever I go into Lamb's, they really do treat you like a neighbor."

By Chip Brown-Columnist with 20 years experience with the Associated Press, Dallas Morning News & rivals.com



A Genuine Austin Original

15 Neighborhood Locations

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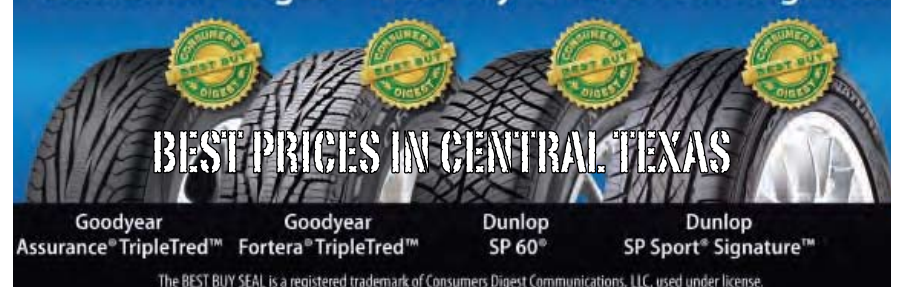


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Area Publisher's Note

I have an Easy Button, but I need a Pause Button. Where did June go? My list of things to get done at home continues to grow, but there is so much happening locally this summer that I want to get out, experience Austin and forget the “to do” list. We have changes at city hall with a new mayor and several new council members, a new Austin Independent School District superintendent and a special session of the Texas Legislature. Mayor Leffingwell was sworn into office in June and recently spent some time with our reporters giving insight on his priorities.

We are also able to present a few new features this month including the Community Corridor, the first of two AISD education features and the Local History feature. My top question for historians right now is, “How did people survive this heat before there was air conditioning?” Seriously, I love Austin, but this record-setting heat leaves me parched and cranky. I give

thanks nightly for air conditioning — one of mankind’s greatest inventions.

Another thing to be thankful for is a city-owned utility. In the past few years I have lived in Austin and the suburbs, and from my experience, my energy bill was noticeably lower in Austin. Most people are still concerned, however, about the amount of money it takes to cool a home when it is more than 100 degrees outside. If the glorious gift of air conditioning is squeezing your wallet, I hope you will read our story about energy audits and ways to save. Whether you are selling your home or not, you can take advantage of the tax incentives and rebates available, as well as save money on your energy bill by making certain improvements.

Karin Shaver

Karin Shaver
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Distribution



Community Impact Newspaper is Central Texas' fastest growing news organization. Founder John Garrett grew up in the Austin area and since launching the first paper in Round Rock and Pflugerville in 2005, our mission has been to provide useful information to the communities we serve. Now distributing to more than 385,000 homes and businesses in six markets, the papers' commitment to local, unbiased reporting has become a recognized brand. At a time when print media are on the decline, *Community Impact Newspaper* has restructured an old product — the community newspaper — and turned it into an important tool by providing readers useful, informative news.

IMPACT YOUR INBOX

Sign up to receive *Community Impact Newspaper's* weekly eNewsletter before August 31st, and you will be automatically entered to win a \$250 Target gift card.

The drawing will be held August 31, 2009.

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community Impact

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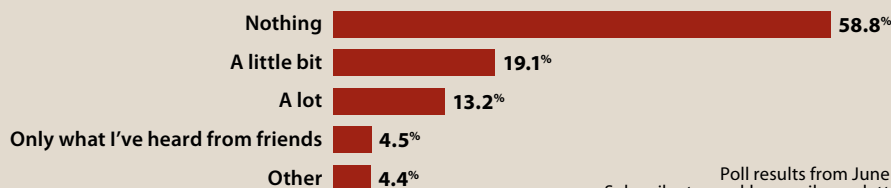
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Reader feedback from the web

What do you know about Austin's Energy Conservation Audit and Disclosure Ordinance?



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3 markets	\$87.75	\$2.25
4, 5 or 6 markets	\$104, \$130 or \$156	\$2
Back issue		\$3.50

Community Impact | Central Austin



1 Delish-ioso

New cupcake bakery **Delish** held a grand opening June 18 on the first floor of the AMLI Downtown, 209 W. Third St. The eatery serves coffee, tea and other beverages to go along with cupcake flavors like Mexican vanilla, chocolate and lemon zest. Call 739-2460 or visit www.delish-cupcakes.com.

2 Good Samaritans

The **Samaritan Counseling Center**, 5425 Burnet Road, Ste. A, has created a new social media website called **RecognizeGood**, where citizens can reward, acknowledge and promote others for their acts of kindness and unselfish charity. Developed through a partnership with Austin-based TyRex Group, the site helps honor the good deeds of others while supporting and promoting charitable giving to organizations. Visit www.recognizegood.com.

3 Annie’s back

Co-owners Love Nance and Sherry Jameson held a grand opening June 17 at **Annie’s Café and Bar**, 319 Congress Ave., more than a year after closing Apple Annie’s in April 2008. The new Annie’s serves breakfast, lunch and dinner, and has catering and bakery departments as well. Call 472-1884 or visit www.appleanniescatering.com.

4 Austin Brevita

After a soft opening at the beginning of June, **Austin Brevita** is set to hold a grand opening in July at its new location at 1219 S. Lamar Blvd. The coffee shop serves fairly traded and organic beverages, and offers baked goods from **Moonlight Bakery**, 2300 S. Lamar Blvd. The shop will soon have outdoor seating for about 40 people, with plans for further expansion. Co-owners Tiffany and Duane Youngren, who live in Austin, established the first Austin Brevita in Dripping Springs earlier this year. Call 440-7500 or visit www.austinbrevita.com.

5 Stand up

Bananarchy opened May 18 and is now located outside Jack & Adam’s Bicycles, 1210 Barton Springs Road. Owners Laura Anderson and Anna Notario believe it is the first stand to serve frozen bananas with toppings in Austin. Visit www.bananarchy.net.

6 Clean Tech group

Austin’s new clean tech group **The Clean Technology & Sustainable Industries Organization** relocated from Cambridge, Mass., to Austin in early June. The nonprofit’s purpose is to promote the development and commercialization of clean technology. **Austin Energy** is a founding member. The organization will be located at 5000 Plaza on the Lake, sharing the headquarters of nonprofit **Innovate Texas Foundation**, which was created to promote new technology

development in Texas. Visit www.innovatetexas.org or www.ct-si.org.

7 Whole Foods delivers

Whole Foods Market, 520 N. Lamar Blvd., began offering a downtown bike delivery service May 18 for prepared food items. The delivery area is bounded by MoPac, Enfield Road/Martin Luther King Jr. Boulevard, IH 35 and Cesar Chavez Street. Call 542-2243 or visit www.wholefoodsmarket.com/stores/lamar/bicycle-delivery.php.

8 Baa

Black Sheep Lodge opened in mid-May at 2108 S. Lamar Blvd. The bar and restaurant serves American food and offers several televisions. Call 707-2744 or visit www.blacksheep lodge.com.

9 Height times

The Austonian, 200 Congress Ave., became the tallest building in Austin June 25. The 360 building previously held the title, at 567 feet. Upon completion, which is expected by the end of the year, The Austonian, at 56 stories and 683 feet, will be the tallest residential building in the western U.S. Visit www.theaustonian.com.

10 Willing and Abel

New bar and grill **Abel’s on the Lake** opened in late May at 3826 Lake Austin Blvd. The new restaurant is under the same ownership as Cain and Abel’s, 2313 Rio Grande St. Call 904-0572 or visit www.abelsonthelake.com.

11 Let’s be frank

Hot dog restaurant **Frank** is coming to 407 Colorado St. Its website describes the restaurant as “purveyors of artisan sausage.” Visit www.hotdogscoldbeer.com.

12 Getcha sum

Get Sum Dim Sum opened May 25 at 4400 N. Lamar Blvd., Ste. 102. The restaurant serves dim sum (Chinese dishes ordered a la carte) and can seat about 55 customers. Get Sum Dim Sum is owned by Foo Chen Food, which also owns south Asian restaurant Satay, 3202 W. Anderson Lane. Call 458-9000 or visit www.getsumdimsum.com.

13 New Office Depot

No opening date has been scheduled yet for the new **Office Depot** at 500 Ben White Blvd. Visit www.officedepot.com.

14 Building update

New retail and business space will be available by the end of August at 2203 S. Lamar Blvd., Weitzman Group associate Graham Carter said. When completed, the building will be about 5,000 sq. ft. Visit www.cencorrealty.com.

15 Fully furnished

New York City-based furniture store chain **West Elm** is opening its first location in Austin at the HomeAway

office building, 1011 W. Fifth St. The furniture store, set to open this fall, will be the fourth West Elm in Texas. Visit www.westelm.com.

16 Fez food

Tarbouch, a Lebanese grill and hookah lounge, opened June 15 at 534 E. Oltorf St. The head chef is Paul Nader, who also owns a restaurant in Lebanon. Call 326-2001 or visit www.tarbouchfood.com.

17 The Bluffs at Balcones

A new, 27-unit development in the Northwest Hills neighborhood opened in early June. **The Bluffs at Balcones**, 6533 E. Hills Drive, is composed of townhome-style units, mixing modern and rustic looks with views of Austin's skyline. Call 343-6533 or visit www.bluffsatbalcones.com.

18 Donation-based yoga

Black Swan Yoga, 1114 W. Fifth St., opened in late May and is a donation-based yoga studio offering a broad array of classes. Class prices are suggested, but not required. Recycled and sustainable materials were used in the construction of the studio, including cork flooring and chairs made from milk jugs. Visit www.blackswanyoga.com.

19 Triangle update

A European Wax Center is hosting a grand opening in July at the Triangle, 4700 W. Guadalupe St., Ste. 10. It will be the second Austin location for the Florida-based company. Call 452-4929 or visit www.waxingspa.com. **B** Owner Thomas R. Gohring planned to open **Kick Butt Coffee Triangle**, 4600 W. Guadalupe St., the week of July 6. The coffee shop will also feature a full bar and events like live music and comedy shows. The original Kick Butt Coffee is located at 5775 Airport Blvd. Call 454-5425 or visit www.kickbuttcffee.com. **C** The grand opening of **Fitness 360** at the Triangle, 4601 N. Lamar Blvd., is set for July 18. Until then, owner Matt Sandlin is offering a free enrollment pre-opening special. Sandlin also owns a Fitness 360 gym in Round Rock. Call 233-0100 or visit www.fitness360.net. **D** **Chedd's**, a Denver-based restaurant chain

specializing in grilled cheese sandwiches, is set to open July 18 in the Triangle, 4600 W. Guadalupe St. Visit www.chedds.com.

E **Café Monet**, a paint-your-own pottery and mosaic studio, is coming to the Triangle. The goal of co-owners Jules and Charles Winson is to open the studio in early fall. It will be the second Café Monet in Austin. The original location has been at 4477 S. Lamar Blvd. for 10 years. Call 892-3200 or visit www.cafemonet.org.

F Mary Beth Eastwood opened her chiropractic practice in the Triangle July 6, renaming it **Triangle Chiropractic**. For three years her office was located at 6101 Balcones Drive. Call 371-1305 or visit www.dreastwood.com.

New Red Cross CEO

Elaine Acker was named the new CEO of the **American Red Cross of Central Texas** in mid-May. Acker, the chapter's main spokesperson for the past year, replaces Derrick Chubs after his promotion to Division Vice President for the American National Red Cross. The local Red Cross serves the counties of Bastrop, Burnet, Caldwell, Hays, Lee, Llano, Milam, Travis and Williamson. Call 928-4271 or visit www.centex.redcross.org.

AISD's first in command

New Austin Independent School District superintendent Dr. Meria Carstarphen reported for her first day of duty July 1. She is the first African-American and first woman to be permanent superintendent of Austin public schools. Visit www.austinisd.org.

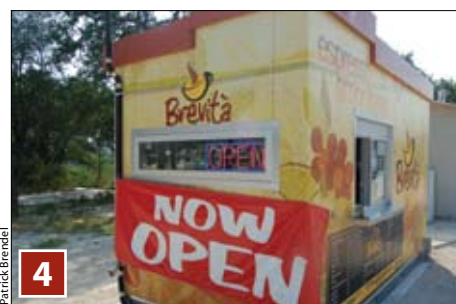
Re-session

Texas lawmakers returned to Austin July 1 for a brief special legislative session called by Gov. Rick Perry. The governor ordered legislators to consider extending the lives of agencies under sunset review, authorizing \$2 billion in bonds for transportation projects and reprieving certain public-private toll roads from a moratorium that begins Sept. 1. For special session news, visit www.impactnews.com.

News or questions about Central Austin?
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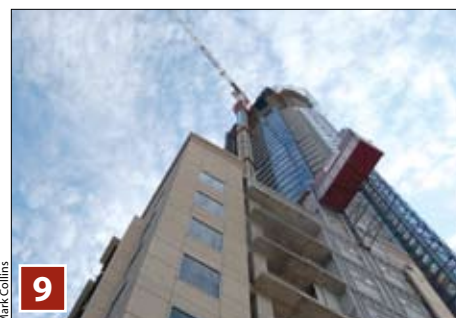
Cupcake bakery Delish



Coffee shop Austin Brevita



Black Sheep Lodge opened mid-May



Looking up at The Austonian



Abel's on the Lake, Cain and Abel's sister location

Community Events

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July

12-Aug. 31 | Concerts in the Park

Free outdoor ensemble concerts on Sunday evenings
Long Center for the Performing Arts, 701 W. Riverside Drive
7:30 p.m. • Free
457-5100 • www.thelongcenter.org

15-29 | Austin Farmers' Market

Sample local farmers' best fare and learn simple recipes and preserving techniques. Takes place every Wednesday
The Triangle, 4700 W. Guadalupe St.
5-7 p.m. • Free
www.austinfarmersmarket.org

16-18 | "Seussical"

First annual district-wide summer musical put on by AISD
Summer Musical Program
Austin High School, 1715 W. Cesar Chavez St.
7 p.m. • \$15 adults, \$10 students
414-4498 • www.aisdfinearts.org

19 | Science Sunday

Find out what it is like to be a veterinarian. Austin Vet Care will be on hand with live animals.
Austin Children's Museum, 201 Colorado St.
3-5 p.m. • \$4.50-\$6.50
472-2499 • www.austinkids.org

27-31 | What is Art?

Workshop on the nature of relating to and creating art through writing for ninth-12th graders
Austin Bat Cave, 1807 W. 11th St.
10 a.m.-1:30 p.m. • Free
524-1489 • www.austinbatcave.org

30 | Nature Nights — Life Aquatic

Streams and ponds become a classroom in water ecology
Lady Bird Johnson Wildflower Center, 4801 La Crosse Ave.
6-9 p.m. • \$1
232-0100 • www.wildflower.org

31 | All-Austin, All-handmade bash

Do-it-yourself projects, fashion show and other activities
Beauty Bar, 617 E. Seventh St.
7-11 p.m. • \$2
www.electricepromotions.com/bash.html

August

6 | Small Business Development Program

Hosted by the City of Austin, the event is an opportunity to meet, network and learn from area lenders about the loan process for small businesses. RSVP encouraged
Palmer Events Center, 900 Barton Springs Road
3:30 & 5:15 p.m. • Free
974-7800 • www.cityofaustin.org/sbdp

Calendar events for print must be submitted by the 22nd of the month. Submit events and find our Central Texas calendar online at www.impactnews.com.

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Find out what all the talk is about. SetonBabyTalk.com

Business Profile | Fiddler's Green Music Shop



Owner Clay Levit with a collection of mandolins, his favorite instrument

By Patrick Brendel

Fiddler's Green Music Shop is not your typical music store.

It's small and quiet inside. The only noise comes from conversation and the picking of strings. Featured instruments include mandolins, harps and ukuleles.

Owner Clay Levit likes it that way, and so do his customers. Hardcore bluegrass or Cajun musicians would not be caught dead in big chain stores, he said.

"Focusing only on acoustic instruments brings in a whole different set of customers," he said.

Levit has always been into acoustic instruments. He plays the guitar some, but his specialty is the mandolin. He boasts that his store probably has one of the best selections of mandolins in the country, with an entire wall dedicated to 11 different brands ranging from \$250 to more than \$10,000.

The store stocks several kinds of mandolins built in Austin by local craftsmen. (A robust selection of fiddles greets customers when they walk into the store, as well.)

A native Houstonian, Levit attended college at the University of Texas. He and wife Katy left Austin and moved to Memphis, where her parents live. After an organic vegetable farm venture did not pan out, Levit got the idea to open a music store that carried only acoustic instruments.

The original Fiddler's Green opened in Memphis on April 1, 2006. A year and a half later, the Levits left Tennessee and returned to Texas.

"We missed Austin too much," Levit said.

Fiddler's Green debuted in Austin in December 2007 at 1809 W. 35th St. The music store was not the only thing Levit brought with him from Memphis—his manager and sole employee, Ben Hodges, came, too. Hodges is the resident blues expert, while Levit favors Irish folk.

The move to Austin has been great for the store, he said.

"The economy here is stronger. There's more people, and there's more music," Levit said. "I was shocked there wasn't an acoustic store like this already."

The central Austin location has worked out well, too, because the store attracts customers from throughout the city and the region, catering mainly to two different demographics: "The people wanting to start their kid on an instrument like the violin or mandolin, and people old enough to know that acoustic is the way to go," he said.

Levit keeps the store's website up to date with new and used instruments in stock, but he does not give shoppers the option to purchase online. Someone who sees an instrument he or she likes can call the shop, talk to Levit or Hodges and order it over the phone. The direct communication is important to Levit.

"The key to this is being able to talk to the customers," he said.

Jamming at Fiddler's Green

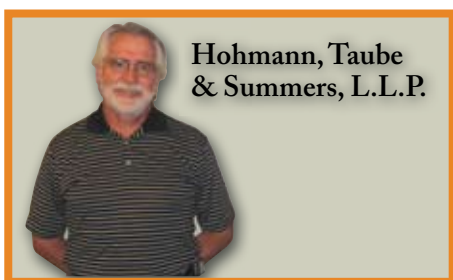
"The most important part of the business is the community aspect of it — the people we know and the events we put on," Fiddler's Green Music Shop owner Clay Levit said. "That stuff is really what it's all about. If all we did is sit and sell instruments, that's not that much fun."

Fiddler's Green hosts several regular jam sessions for acoustic instrument lovers. The only rules are try to keep up and do not lord your musical prowess over others.

- **Austin Mandolin Orchestra**
First and third Wednesdays, 7 to 9 p.m.
- **Irish Sessions**
Sundays, 8 to 11 p.m.
- **Cajun Sessions**
First and third Saturdays, 1 to 4 p.m.
- **Bluegrass Sessions** (Intermediate to Advanced)
Second and fourth Tuesdays, 7 to 11 p.m.
- **"Sister's" Jam** (For Women Only)
Second and fourth Sundays, 2 to 5 p.m.



Fiddler's Green Music Shop
1809 W. 35th St.
452-3900
www.fiddlersgreenmusicshop.com



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Business Profile | Interior Design Gallery



Co-owners Cherie Jenkins and Jan Niels in the Interior Design Gallery showroom

By Mark Collins

When Interior Design Gallery first opened a little more than two years ago, owners Cherie Jenkins and Jan Niels packed the showroom to the brim with couches, lamps, desks and more. Three weeks later the store was practically empty, and the owners had nothing with which to fill the store.

"We panicked," business partner William Niels said. "We had to go get more furnishings just to stay open. We kept going back and forth to market with our

own truck. Now we have learned how to plan and have a constant state of flux."

William said the look and feel of the showroom changes every several weeks as pieces are sold and new ones brought in. The gallery does not have a warehouse, so when customers buy something off the showroom floor, an entirely new piece goes in its place.

The buyers do not go to traditional local markets, opting rather to go to national home furnishing showcases in Las Vegas and North Carolina in search

of pieces that are not traditionally found in Texas.

"Every day is like Christmas when they unload the truck," William said. "You forget what you bought so it is really fun to see the merchandise come rolling in."

In addition to the showroom floor, Interior Design Gallery bills itself as a full-service design center that can manage large and small design projects from conception to installation.

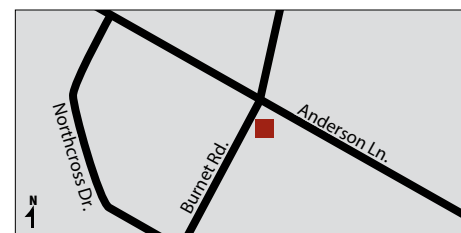
Jan has more than 23 years of interior design experience and a team of designers who will work with customers to complete their vision. Designers can do as little as providing subtle suggestions, or as much as completely redesigning a home.

Jenkins worked for Hunter Douglas Blinds for 10 years before co-founding Interior Design Gallery with Niels. As a result, the gallery offers the largest selection of Hunter Douglas Blinds in the city and can special order custom blinds.

"We wanted to do something that wasn't being done and was very unique," William said. "We know our merchandise is good because designers from around the city are in here all the time. We focus on buying well so we can sell at good prices."



Inside the showroom



Interior Design Gallery
7825 Burnet Road
454-2626
www.interiordesigngallery.com



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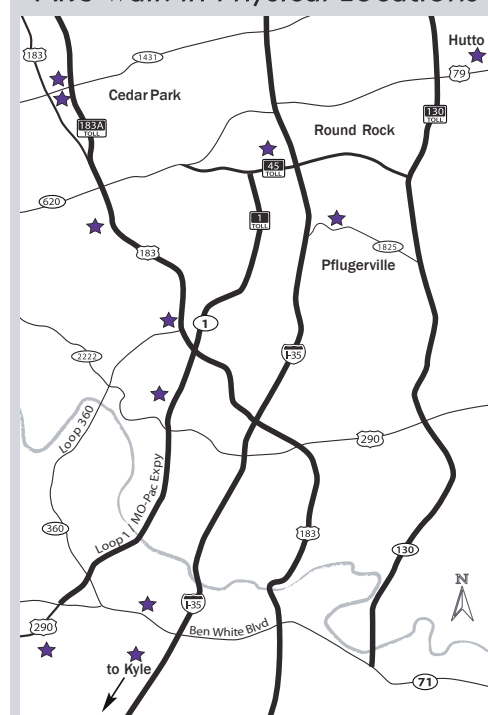
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ARC Brodie Lane (512) 282-8967	ARC Pflugerville (512) 989-2680
ARC Cedar Park (512) 259-3467	ARC Round Rock (512) 244-9024
ARC Far West (512) 346-6611	ARC South (512) 443-1311
ARC Hutto (512) 846-1244	

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ARC Walk-in Physical Locations



SoCo Trailer Eateries

1603 S. CONGRESS AVE.



By Eric Pulsifer

Since the iconic Airstream that houses Hey Cupcake! opened in September 2007, the gravel parking lot next to Congress Avenue Baptist Church, 1511 S. Congress Ave., has become more than spillover parking for Sunday morning churchgoers. Over the past few months, the lot has grown into a dining destination, referred to by trailer owners there as “SoCo Trailer Eateries” or “South Congress Trailer Park Row.”

Bill Gurasich, developer of the hotel Mansion at Judges’ Hill, is leasing the property from Congress Avenue Baptist and plans to break ground on a 90-room boutique hotel on the lot this fall, meaning the trailers will likely be gone by September. But that may not mean the end of the SoCo trailers.

From established restaurants looking for a new market to entrepreneurs seeking an affordable way to break into the restaurant business, this randomly assembled collective of trailers and trucks has turned into a community of small-business owners. Many owners plan to open locations in the soon-to-be-constructed hotel, while some hope to move elsewhere with other trailers from the lot to keep the mutually beneficial community alive.

As long as you’re up for fighting off the occasional grackle and bearing the summer heat, the SoCo Trailers offer a unique dining experience, available for a limited time only.

★ Comment, read extended reviews and view more photos at more.impactnews.com/5012

1 Vaquero Cocina



The name Vaquero Cocina is Spanish for “cowboy kitchen,” and it’s a good indicator of what you’ll get there: classic Texas fare with a south-of-the-border twist.

Jalapeño sausage, classic sausage or brisket are available one of three ways: as a plate with sides (\$9.25), as a sandwich (\$7) or in a taco topped with coleslaw, cotija cheese, salsa, lime and jalapeño or roasted garlic on a thick flour tortilla (\$5.25). Sides include Cuban-style roasted corn on the cob, sweet potato fries, plantain chips, pinto beans and coleslaw.

The most unique dish served at Vaquero Cocina, and perhaps the entire trailer park, is the roasted poblano pepper. A Southern take on the chili relleno, a poblano pepper is packed with bacon cheese grits and scallions (\$5.50) or rice, green chilies and shrimp (\$6.50). The result is a creative Tex-Mex treat unlike anything you’d expect to come from a trailer kitchen.

Only one dessert awaits diners with a sweet tooth, but it’s a doozy. Mary Jane’s Apricot Fried Pie (\$4.50) is made up of warm apricots inside a flaky crust sprinkled with powdered sugar and cinnamon and topped with a scoop of Blue Bell ice cream.

2 The Mighty Cone!



Bands aren’t the only thing to be discovered at Austin City Limits Music Festival. The Mighty Cone! found fame over the years as a regular part of many ACL attendees’ diets. A side project of acclaimed restaurant Hudson’s on the Bend, The Mighty Cone! shares chefs and owners with its notoriously pricey parent — a hand-painted sign on the side of the trailer proclaims, “The only time you can eat @ Hudson’s for under \$10.”

Proving that Hey Cupcake! isn’t the only place deserving of dramatic punctuation, The Mighty Cone! raises the bar for trailer food with its signature item, hot and crunchy fried avocado wraps served plain (\$4.95), with chicken (\$5.95) or shrimp (\$6.45) and topped with creamy mango-jalapeño coleslaw and ancho chili sauce.

To the confusion of some first-time customers, The Mighty Cone! doesn’t offer sno cones, but wraps and most other menu items, such as chili-dusted fries with roasted red pepper ketchup (\$1.95), juicy beef sliders (\$5.95) and the Death By Chocolate Brownie (\$2.95), are all served in a paper cone.

3 Mambo Berry



Husband and wife Jacob and Erin Boone brought health-conscious mobile eatery Mambo Berry to the trailer park earlier this year, but the couple started last summer, looking to bring West Coast-style tart yogurt to Austin. While there’s not a shortage of Pinkberry-esque yogurt spots around town now, Mambo Berry offers a few unique twists.

For one, Mambo Berry offers sides of Tacodeli’s sensational salsas — the fiery roja tomato salsa and the creamy, jalapeño-based heavenly concoction known as doña sauce. Either one make Mambo Berry’s three types of vegan tamales (\$7) even more tempting. Two of the three tamales are gluten-free, but regardless of whether buzz words “gluten-free” and “vegan” are of any importance to you, rest assured Mambo Berry’s tamales will satisfy even the most carnivorous, gluten-loving of trailer park diners.

4 Cornucopia



Cornucopia isn’t a new name for popcorn lovers — the gourmet popcorn shop on The Drag has made a name for itself with an impressive variety of popcorn, running the flavor spectrum from dill pickle to watermelon. But Cornucopia is still a new kid on South Congress, opening in the trailer park four months ago. Owners Nadia Elhaj and Nikki Dugas pick the most popular of the 40 some odd flavors

at the original location to serve at the trailer and new flavors are brought in every week.

Unlike its brick-and-mortar counterpart, the Cornucopia trailer offers 40 flavors of shaved ice from the Airstream to fight the summer heat.

“That’s partially because when you’re working in a giant oven, a sno cone sounds pretty good,” Elhaj said.

5 Hey Cupcake!

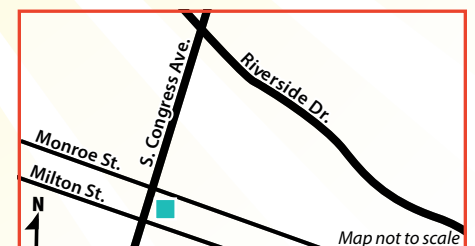


The Airstream that started it all, Hey Cupcake! opened in September 2007 after a short stint in a small stand on the UT campus. Not only does the cupcake stand continue to be one of the busiest spots in the trailer park, Hey Cupcake! has become a tourist attraction for out-of-towners seeking a sweet treat. With massive, moist cupcakes topped with buttercream frosting (\$2.50), Hey Cupcake! has seven flavors plus a variety of vegan cakes.

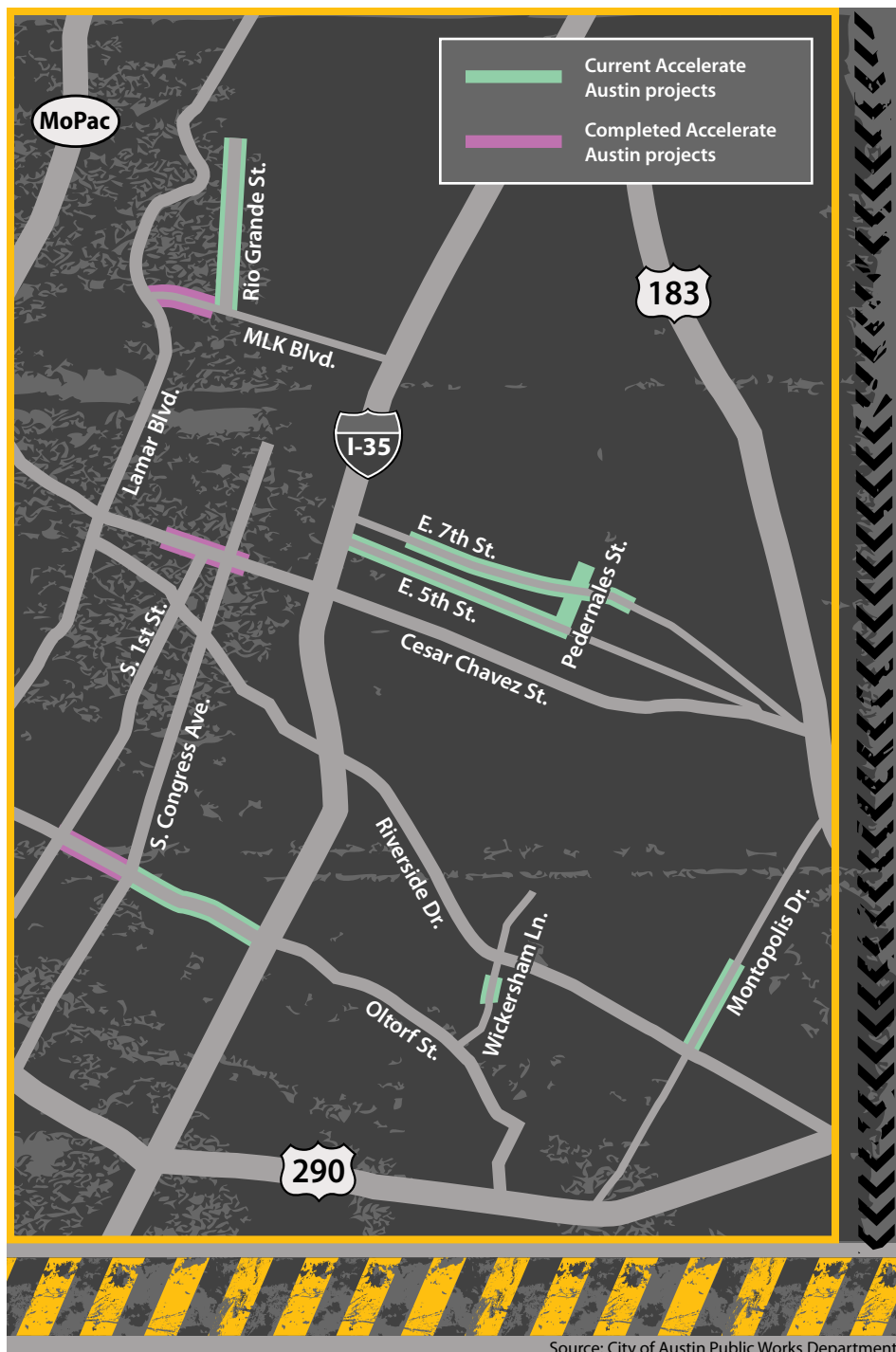
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Transportation Report | Accelerate Austin



By Eric Pulsifer

In an effort to patch up roads and stimulate the local economy, the City of Austin announced Accelerate Austin in March. The project involves speeding up \$69.1 million worth of road improvement projects.

Accelerate Austin will fast track street repairs that were slated for design, bid and construction in the 2006 bond program approved by Austin voters. Paired with \$34.6 million in previously planned projects, the city will be spending a total \$103.7 million on mobility improvements through 2010.

City Manager Marc Ott said besides the obvious benefits of improving transportation infrastructure in a favorable contracting environment, these projects will provide the economy with a jumpstart by creating new jobs and work opportunities.

"What's important for us here in Austin is to take whatever actions we can locally to move this community forward,"

Ott said. "This is the right time and the right economic climate to get these projects moving."

Projects will be located across the city and include road reconstructions, intersection improvements, sidewalks and bicycle enhancements. The timeline for completion of individual projects ranges from months to years.

Besides bond funds, some Accelerate Austin projects will be paid for by transportation fees already collected in utility bills, funds received from Capital Metro and grants aimed to improve pedestrian/bicycle access.

A total of 21 projects are in design. Construction bids and award procedures will be expedited in the process.

Three projects out of the bond program have already been completed: MLK Boulevard from Rio Grande Street to Lamar Boulevard, Cesar Chavez Street from Brazos Street to San Antonio Street and Oltorf Street from Congress Avenue to S. First Street.

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Community Profile | City of Austin mayor

Interview by Tiffany Young

You have been criticized for wanting to focus on core services instead of innovation during an economic downturn. Is there a balance?

I think you have to do both. I think it's going to be more of a struggle to maintain core services during tough economic times, but, at the same time, you have to be constantly alert to opportunities for economic growth. The two are not mutually exclusive, in my opinion.

Do you have any specific budget plans?

We need to prioritize basic services because we are not going to be able to do everything, so we have to decide which are the things that we have to do and which are the things we can do without for a little while. I'm a proponent of making sure we don't cut back on safety services at the street level. In other words, that we don't cut back on the number of officers, fire trucks, EMS response units, etc.

How will you assure representation outside of the central core of Austin?

I'm very conscious of that myself and as we go through this exercise of appointing board and commission members, I am going to make particular effort to make sure that we have geographic diversity on our boards and commissions as well as ethnic diversity.

How are appointment decisions made?

I've appointed people that I've never met before, but I will say that the natural process is most people appointed are people that have been active in their community and some members either know them or they know who they are. I think you have to be proactive in getting outside of that box and looking for people. And I'm doing that — I'm going to be looking for people in far southwest Austin and far northwest Austin and all over the city to try to get that geographical diversity.

What do you see as the potential benefits of single-member districts and how can "ward politics" be avoided?

There comes a point in the growth of any city where you simply outgrow the luxury and simplicity of an at-large system. It just doesn't work anymore because people can't effectively run campaigns in the city.

I agree that is something to be concerned about and I think the way to address that is to have some at-large membership. The mayor is going to continue to be elected at-large, and I would like to see at least two more at-large members.

How will you make difficult decisions about developing environmentally sensitive areas?

The same way I've done for the last nine

years — my council service, plus my service on the environmental board — taking the position that environmental, water and air quality are values that we don't want to compromise. But there are ways to develop property that don't compromise those values. As long as a developer is willing to address those issues, in many cases, we can wind up better than the status quo.

How can you balance maintaining Austin's local charm with new development?

I think you start with the absolute — that there are certain values in the city we're not going to compromise. Instead of finding ways to change those rules, or find ways to get around them, we just respect them and build around them. And there's plenty of room to do that.

How will the city avoid a tech bubble-like scenario going forward?

I think the key to avoiding the tech bubble scenario is diversity. We've got to have technical diversity; in other words, different fields are involved, and we also have to have different mentalities.

What will Austin's next tech industry be?

I think this city is going to be concentrated in two general areas: renewable energy and medical technology. I think



Lee Leffingwell

City of Austin mayor

City Hall, 301 W. Second St., second floor
www.ci.austin.tx.us/council/leffingwell.htm
 974-2260

Education: graduated from the University of Texas with a degree in mechanical engineering

that's where we need to go to give us some degree of diversity. The rest, I think, comes about naturally by putting a big emphasis on nurturing small local businesses and diversity will naturally occur as a result. About 70 percent of the people who work in Austin work for a company that employs fewer than 100 people. So, if we put our effort where 70 percent of the people are, then I think we have a better chance of success than if we are concentrating on the remaining 30 percent.



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Neighborhoods

CONTINUED FROM | 1

start a dialogue between neighborhoods and city officials on the future of the region. The group cited concerns about city planners' prediction that the region's population could double in 35 years.

"There was a strong sense of mistrust toward the city," Zettner said "One reason we started SN was to heal things and get people to start talking again, and I think we're nearly past that stage."

At its most recent meeting, SN identified its "top priority of 2009," a rails with trails project that would increase connectivity around the Crestview MetroRail station. The organization also recently sent a letter to the Austin Parks and Recreation Department outlining requests for open space to better support VMU districts.

While these efforts may seem small, City Councilwoman Laura Morrison, who was once the president of the Austin Neighborhood Council, said local organizations like SN are a great way for citizens to communicate concerns.

"If one person expresses concern to an official, obviously [officials] want to be able to understand that and respond," Morrison said. "But if it is an organized concern, you know it is affecting more than one person. It can help the city understand how broadly an issue is affecting people."

Zettner admits to feeling defeated at

times, but said that something always comes along to keep him motivated, such as the recent city council candidate forum SN organized that was one of the most widely attended forums in Austin.

"We brought up issues like sustainability and pocket parks and then we kept hearing the candidates use those terms throughout the rest of their campaign," north central Austin resident Joy Roberts said. "It was obvious they paid attention and that we were being heard."

Developer participation

City officials are not the only ones working with citizens. When developers of University Park at the former Concordia site proposed building the tallest buildings closest to the neighborhood, adjacent neighborhoods were quick to voice their concerns. Developers listened and moved the buildings to the other side of the complex.

This is one success story that is part of a developer trend of involving neighborhoods in the planning process and reaching a compromise to avoid contention.

Capital Area Investors, the company redeveloping Anderson Village at the intersection of Burnet Road and Anderson Lane, met with neighborhood associations before purchasing the property and agreed to save all of the open space in the development.

"It is not a matter of telling the neighborhood what you're going to do as much as it is asking questions and seeing if your plans fit within their framework," Capital Area Investors founder Joe Lamy said. "If

you have proven you can work with neighborhoods, that will make them open up more and be more trusting. Once you have established that trust, it makes everything run much smoother."

Lamy said he feels it is the developer's responsibility to contact communities and that a compromise can usually be found. McCarver said he feels citizens should be involved regardless.

"I think [the neighborhoods] are forced to get more involved," McCarver said. "You either do your own planning or get involved in the planning, or somebody else will do it for you."

Wooten Neighborhood Association President Adam Turner feels if citizens were more involved, major problems could be avoided.

"Having an active community allows us as a collective to determine areas of impact and engage with the city or affected party before it becomes a hot button issue," he said.

Most association presidents report dwindling attendance unless there is a notable issue at stake.

"A neighborhood association doesn't have to just be about responding to the next crisis," Morrison said. "There is a lot of bonding that goes on when you are fighting for an issue, but it's also nice when the pressure is off so you can have neighborhood picnics and enjoy life a little bit."

Comment at more.impactnews.com/5017

Neighborhood associations



Austin Neighborhoods Council

www.ancweb.org
Meets fourth Wednesday of every month at 7 p.m.
Austin Energy Building, 721 Barton Springs Road

Brentwood Neighborhood Association

www.main.org/brentwood
Meets first Wednesday of every month at 7 p.m.
North Austin Lions Club, 1103 Justin Lane

Bryker Woods Neighborhood Association

www.txinfo.com/brykerwoods
Meeting times and location vary

Hancock Neighborhood Association

www.main.org/hna
Meets each Wednesday of every odd month at 7 p.m.
Hancock Recreation Center, 811 E. 41st St.

Highland Park West Balcones Area Neighborhood Assoc.

www.main.org/hpwbana
Meets fourth Wednesday of every month at 7 p.m.
Austin Public Library Yarbrough Branch, 2200 Hancock Drive

Hyde Park Association

www.austinhypark.org
Meets first Monday of every month at 7 p.m.
Hyde Park Methodist Church, 4001 Speedway

Old West Austin Neighborhood Association

www.owana.org
Meets first Tuesday of March, June, Sept. and Dec.
Clarksville Community Center, 1807 W. 11th St.

Rosedale Neighborhood Association

www.rosedale-na.org
Meets fourth Monday of most months at 6:45 p.m.
Austin Public Library Yarbrough Branch, 2200 Hancock Drive

Sustainable Neighborhoods

www.snaustin.org
Meets third Tuesday of the month at 6:30 p.m.
Christian Village Apartments, 7925 Rockwood Lane

West Austin Neighborhood Group

www.westaustinnng.com
Meets first Monday of every month at 7 p.m.
Austin Public Library Howson Branch, 2500 Exposition Blvd.

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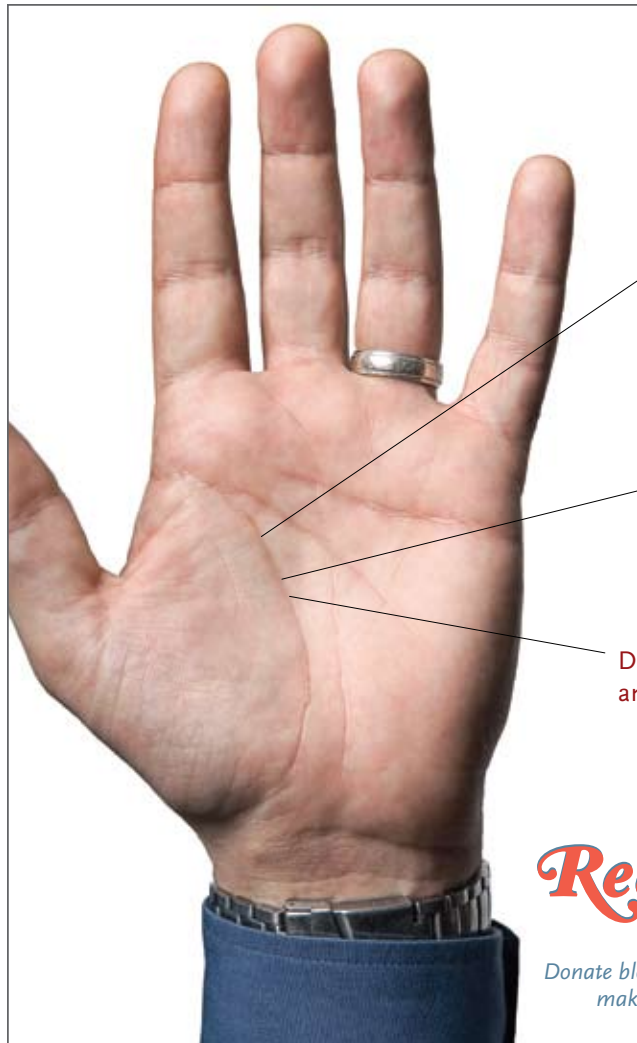
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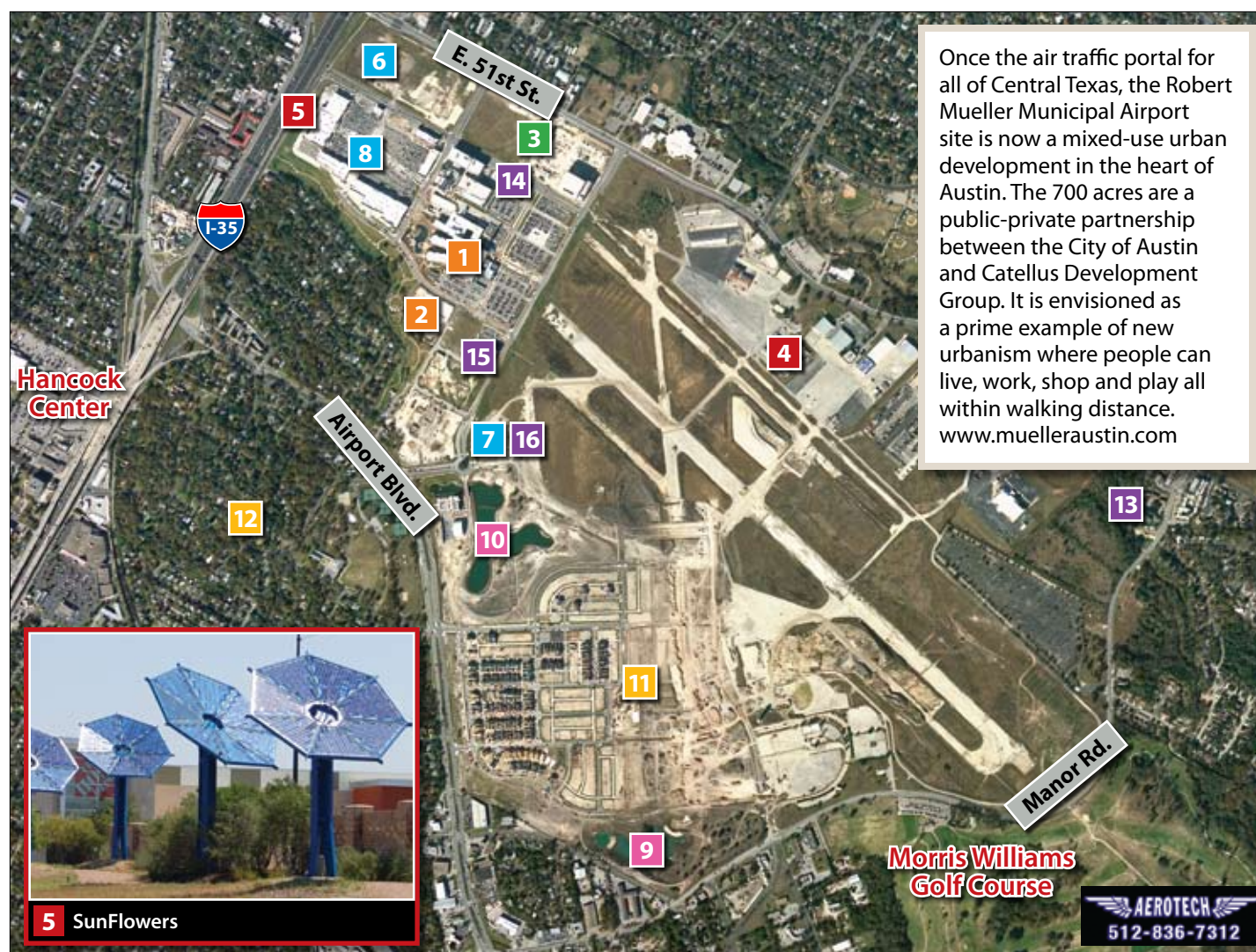


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Community Corridor | Mueller Development



Robert Mueller was elected city commissioner in 1926 and died in office just months later. He fell ill while debating the city budget and his friends and family wanted to honor his contribution when the airport opened a few years later.

1928 Voters approve bonds to build airport

1930 Robert Mueller Municipal Airport opens

1976 The city identifies Bergstrom Air Force Base as the best site for a new Austin airport as Mueller becomes increasingly landlocked

1993 Voters approve bonds to build the new airport

1999 Robert Mueller Municipal Airport officially closes

2002 The city selects Catellus Development Group as the master developer and begins negotiations on the master development agreement

2006 Construction begins on regional retail center

2007 First retail stores open, Dell Children's Medical Center of Central Texas opens, construction begins on single-family houses

Health care

1 Serving a 46-county area, **Dell Children's Medical Center of Central Texas** is the only freestanding children's hospital in the region. The 475,000 sq. ft. hospital exceeded its five-year plan for service within one year when the 58,000 expected emergency patients for 2008 was closer to 70,000. 324-0000 www.dellchildrens.net

2 **Seton Family of Hospitals administrative offices** house 600 employees and is the hub for Seton's Central Texas operations. 324-1000 www.seton.net

Education

3 The 16-acre site of **The University of Texas Health Research campus** contains only the Dell Pediatric Research Institute, which combines UT Austin's expertise in life sciences, pharmacology, technology and other disciplines with the resources of the Dell Children's Medical Center. www.datavise.net/dpri

Arts

4 **Austin Film Society** is a partnership with the City of Austin and touts a "competitively priced production alternative to Los Angeles." Five full stages ranging from 14,000 sq. ft. to 29,000 sq. ft. are available for filming on these 20 acres. 322-0145 www.austinstudios.austinfilm.org

5 The 15 blue metallic structures along IH 35, dubbed **SunFlowers**, are both solar panels and the largest art project in Austin. The energy gathered will be used to light the SunFlowers themselves and the development's hike and bike trails.

Retail

6 **The Home Depot** may fly The Home Depot orange, but it is one of the most environmentally green of the chains in the nation, boasting a four-star rating. A Mueller standard, every retail outlet has to attain at least a two-star rating. 703-4110 • www.homedepot.com

7 Mueller's **Town Center** on Aldrich Street is envisioned as a "Main Street," or a place to meet friends for dinner and live music, visit an artist's studio, rent a movie and then walk home afterwards.

8 More than 20 national retailers, including **Best Buy**, **PetSmart**, **Which Wich?** and **Chipotle** call this 336,000 sq. ft. of retail home.

Parks and Trails

9 **Southwest Greenway/Lady Bird Educational Gardens**, located between Anchor Lane and Tom Miller Street, is a partnership with Lady Bird Johnson Wildflower Center in Southwest Austin and is an effort to restore blackland prairie with native plants.

10 **Lake Park** is a 30-acre park designed with a 6.4-acre lake. The remnant arch of one of the old airport's former hangars, Browning Hangar, is now available for events and gatherings.

Neighborhoods

11 It is envisioned that 10,000 people will eventually call Mueller home. There's a mixture of social strata, as about 25 percent of the homes are designated affordable housing with assistance possible from the Mueller Foundation.

12 **Delwood II** is a neighborhood adjacent to Mueller and is one of the city's most ethnically diverse. It was one of the 16 neighborhoods consulted continually during the formation of Mueller redevelopment to ensure there would be no citizen unrest.

Nonprofit

13 A nonprofit "village" is planned for 20 acres of land donated by philanthropists Sara and Dick Rathgeber. The vision for **Rathgeber Village** is to have multiple charitable organizations operating closely to better serve the local community.

Austin Children's Shelter is nearing completion of an eight-building campus in Rathgeber Village. ACS provides emergency shelter, longer term residential care and family support services. **Family Eldercare's** roughly

\$3.5 million project is expected to break ground by the end of the year. The nonprofit group provides services to the elderly, people with disabilities and caregivers. The new building will house programs such as guardianship services and will accommodate a large food bank. www.austinchildrenshelter.org www.familyeldercare.org

14 The 28,500 sq. ft. **Ronald McDonald House** is the first of its kind in the nation to utilize solar power. It is the first building in Austin and only the third in the state to be built to LEED Platinum standards. The Ronald McDonald House provides lodging and support services to families of critically ill or injured children receiving treatment in Austin area medical centers. www.rmhc-austin.org

15 **SEDL**, formerly known as Southwest Educational Development Laboratory, is a nonprofit education research, development and dissemination corporation. Recent projects have included helping states, districts and schools meet goals set forth by the No Child Left Behind Act. www.sedl.org

16 A date has not been determined, but the **Austin Children's Museum** plans to move from its Second Street location to Mueller. The museum is envisioned to be part of the town center. www.austinkids.org

Austin



“Sea of Knowledge” by Kathleen Ash

Art in Public Places

The City of Austin Art in Public Places added two new public artworks to the city’s permanent art collection. The collection, created by Austin glass artist Kathleen Ash, was recently unveiled at the grand opening of the North Village Branch Library at 2505 Steck Ave. The Art in Public Places program allocates 2 percent of eligible capital improvement project budgets to artwork. Visit www.cityofaustin.org/aipp.

Austin Film Society

Austin City Council members voted to renew a lease agreement with the Austin Film Society over 20 acres of land at the city’s former airport. The lease renewal, which was approved during the council’s

June 18 meeting, enables the film society to continue using the former Robert Mueller Municipal Airport for studio complexes.

Street closures

An amended ordinance approved by the Austin City Council now requires that event coordinators communicate details of street closures to businesses and residents in the affected area. If 20 percent or more of those notified express concerns, the proposed closures will be evaluated before city council in a public hearing.

Police training campus named after former Austin Mayor Roy Butler

In May, city council unanimously approved naming the Austin Police Department’s Training Academy after former Austin Mayor Roy Butler — the first Austin mayor elected by the public, serving two terms from 1971-1975.

Upcoming Austin City Council meetings

July 23, Aug. 6
Sessions begin at 10 a.m.
301 W. Second St.
Meetings are broadcast on municipal TV cable channel 6 and on 88.7 FM radio, starting at 1:30 p.m. Meetings are streamed live on the channel 6 website, www.ci.austin.tx.us/channel6. Visit www.ci.austin.tx.us/council for more information, including transcripts, schedules, agendas and archived video.

Brackenridge Tract

A high-density development

On June 18, University of Texas consultants gave their final Brackenridge Tract presentation to UT regents. The consultants suggested getting rid of the 141-acre Lions Municipal Golf Course while preserving the ball fields operated by the West Austin Youth Association.

The consultants’ preferred plan, dubbed “Brackenridge Village,” calls for relocating the Brackenridge Field Lab to a site 20 miles east of the city and transforming the tract into a development with almost 8,700 residential units, 900,000 sq. ft. of retail, 2.7 million sq. ft. of office space and at

least one hotel. The plan also includes several parks and options for an elementary school and university academics.

Major transportation upgrades would be needed to execute the consultants’ vision, including a new Lake Austin Boulevard, ramps to improve access from MoPac and about 20 lane-miles of new local streets.

In late June, Austin City Council approved a resolution calling for UT regents to preserve Lions Municipal Golf Course by selling it to the city, trading for city-owned land or extending the golf course’s lease.

Construction on the new Brackenridge development would start in 2013. Visit more.impactnews.com/4906

Brackenridge by comparison			
	Brackenridge	Mueller	The Domain
Total site	450 acres	711 acres	304 acres
Open space	not specified	140 acres	9 acres
Residential units	8,700	5,700	4,500
Non-residential land	2.7 million sq. ft.	4.2 million sq. ft.	6.1 million sq. ft.
Retail/commercial	900,000 sq. ft.	700,000 sq. ft.	2.1 million sq. ft.
Other	56-acre UT field lab, Schulle Branch Park, lakefront park	Town center, film studios, 88,000 sq. ft. medical plaza	Three hotels, 750 rooms

Numbers reflect the completion of all phases of each project.



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Texas Cardiac Arrhythmia
Institute



Wednesday, August 5, 2009
Time: 7-8 p.m.
Speaker: Javier Sanchez, MD,
Cardiac Electrophysiologist,
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Energy audits

CONTINUED FROM | 1

benefits of making home energy improvements," Austin Energy spokeswoman Leslie Schneiweiss said, citing rebate programs offered for energy-efficiency improvements.

Originally, the city planned to mandate that all Austin homes be upgraded to a certain level of energy efficiency, but the Austin Board of Realtors and many homeowners campaigned against the policy with the slogan, "Motivate, don't mandate." The resulting ECAD ordinance was made to motivate homeowners and homebuyers to make improvements without mandating energy-efficiency improvements.

"The benefit to Austin as a community will be we won't have to build two new power plants and our taxes won't be raised to build those power plants, our environment will be that much cleaner and people's homes will be that much more comfortable," Marler said.

Cost and time

Austin Energy believes audits will cost between \$250 and \$300 based on a 1,800 sq. ft. home, but will leave it up to auditors to determine the price based on the market. Energy Action estimates about two hours for completion of an audit and a starting cost of \$250.

Noncompliance with the ECAD ordinance will result in a Class C misdemeanor, which will be forwarded to the City of Austin legal department for review and action. In Texas, Class C misdemeanors can be fined up to \$500.

Exempt and variances

Some exemptions will be given to newer homes and facilities that have participated in Austin Energy programs, keeping a seller from having to do unnecessary audits. Sellers unsure if their home has had energy updates in the past 10 years can contact Austin Energy, which keeps records of energy audits and energy-efficiency improvements made by registered Austin Energy contractors. Also, homes which will be demolished or dramatically renovated can file a variance to avoid an audit.

Disclosure of audits

Included in the energy audits will be home specifications, such as the type of cooling and heating systems in place, as well as information on windows and shading, attic insulation, air infiltration, heating and cooling air duct systems and appliances. Each section of the audit includes recommendations, when necessary, on ways to improve the efficiency of the property and show if rebates are

available from Austin Energy on energy-efficiency upgrades.

With this information disclosed to buyers, it is expected that they will be able to compare similar houses' long-term energy costs and even use it as a bargaining tool with sellers.

"Buyers don't really know how to look at a house for conservation — they just don't know where to start, and I think that a disclosure like this would give them an interesting starting point and there are many factors that make it appealing," said Justin Marler, owner of Energy Action. "First is savings on utility bills. Some people buy a house and they are shocked at utility bills. This will address some of that, but it's a comfort thing as well. When a house is energy efficient and when it's not leaky, it's more comfortable and it's easier to maintain comfort."

Rebates

The audit will also show a homebuyer if there are rebates available for energy upgrades on the newly purchased home. Home Performance with ENERGY STAR Rebates covers up to 20 percent of the cost of certain improvements — up to \$1,575.

Rebates are available on improvements for air conditioners or heat pumps, duct repair and sealing, additional attic insulation, solar screens, window film, Low-E glass, caulking and weather stripping, and attic radiant barrier/reflective material.

"There has never been a time in this community or in the country where you could get more money to help you make the energy-efficiency improvements [to your home]," said Ed Clark, spokesman for Austin Energy. "For instance, the two improvements that end up being needed the most are additional attic insulation and duct repair, and you get an Austin Energy rebate and a Texas Gas Service rebate on both of those improvements."

Certified auditors

In order to give energy audits, an auditor must be certified through Residential Energy Services Network or Building Performance Institute and be registered with Austin Energy. While there are a few businesses that will be doing audits, most will be individuals. The city already has about 80 certified auditors and does not believe that the ordinance will affect the housing market.

"If you're thinking about selling your home, do [the audit] now," Clark said. "It doesn't matter if you're selling your home in a year; if you have an energy-efficiency improvement need and you make it, you're just going to save money."

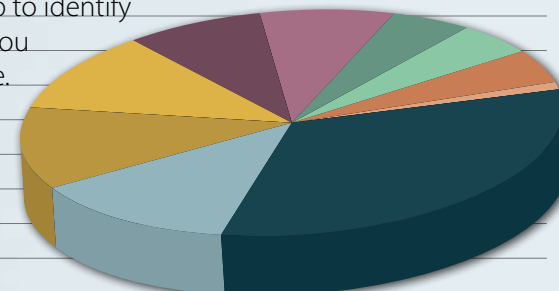
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Energy facts



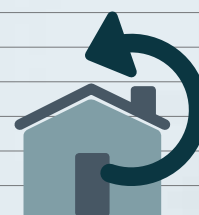
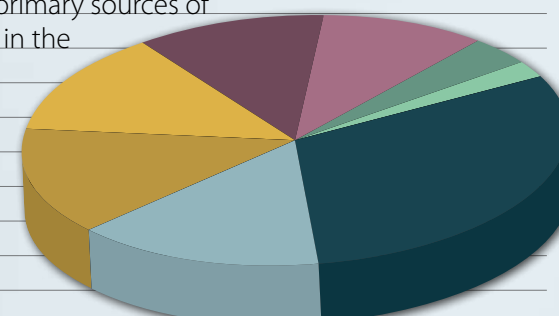
How we use energy

Energy costs can be the second-highest house-related expense, after the mortgage. The typical U.S. family spends almost \$1,400 a year on utility bills alone. A look at how the average house uses energy can help to identify where you can save.



How we lose energy

Studies by the U.S. Department of Energy show that 40 percent of a home's energy is lost due to air escaping and infiltrating. This air enters the home in the form of drafts through all sorts of openings and cracks. Here are the primary sources of air leaks in the average home.



Source: Energy Action

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Local History | IH 35



IH 35 in 1957, taken from Riverside Drive toward downtown

By Larry Willoughby

Anyone who lives in or travels to the Austin area has, at some point, been on a very congested stretch of highway: IH 35. However, there was a time when that stretch of motoring madness through downtown was a tranquil and scenic boulevard that evoked the small-town feel of laid-back Austin. Just 50 years

ago, that peaceful neighborhood street was known as East Avenue. Today’s commuters would hardly recognize it. The story of IH 35 begins as far back as 1839, when Judge Edwin Waller was on a mission to locate a site for the new capital city of the young country — a city named for the recently deceased “Father of Texas,” Stephen F. Austin. Waller found a site

on the Colorado River 30 miles upriver from the settlement of Bastrop. As he laid out the central city, Waller bounded it by two north-south streets, West Avenue, which still exists, and East Avenue. Colorful and vivid descriptions of East Avenue appear in every historical reference about Austin. It was known as “that tranquil tree-lined boulevard” that served as the ideal roadway for a horse and buggy view of downtown and the Capitol. And just a few feet west of East Avenue, picturesque Waller Creek (so named by Judge Waller) flowed swiftly down to the Colorado River. Despite its postcard beauty, East Avenue came to symbolize one of Austin’s historical dilemmas: it was the racial divide. Deed restrictions kept African-Americans and Mexican-Americans east of the Avenue until actual segregation laws were passed in the 1920s. The Civil Rights Act of 1964 formally ended legal separation of the races.

As early as 1946, Mayor Tom Miller and the Austin Chamber of Commerce began discussions to create an inter-regional highway through Austin that would connect it southward to San Antonio and to Dallas-Fort Worth to the north. Right-of-ways were purchased, and some construction began in the early 1950s along the East Avenue corridor.

As is often the case with Austin politics, neighborhood concerns were raised and rumors abounded that a “submerged super highway” was planned that would radically change the character of this historic street. That concern became reality when the Interstate Highway Act that funded America’s network of super highways was passed in 1956. In May 1962, IH 35 was officially dedicated and opened to traffic. With an upper deck completed in 1975, the current highway is constantly undergoing additions, loops and overpasses to handle the ever-increasing traffic load. And there are the endless studies and proposals to address future needs that thrust IH 35 into almost every political debate on Texas transportation. Next time you find yourself stranded in a sea of automobiles in downtown Austin, picture the scene a century ago: families leisurely strolling the boulevard of East Avenue, horses dragging carriages into the bustling city, children throwing stones into nearby Waller Creek. Those were the good ol’ days, before IH 35.

Larry Willoughby, an associate professor of history at Austin Community College, is the author of four history books.

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	2006 S4	23551 miles	\$37,888 C
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CHRYSLER	2004 PACIFICA AWD	82875 miles	\$8,995
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MITSUBISHI	2004 LANCER	54667 miles	\$8,995
NISSAN	2009 ALTIMA	12210 miles	\$19,995
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PORSCHE	2004 911 CARRERA	41752 miles	\$36,995 C
	2006 CAYMAN	11520 miles	\$39,995 C
	2006 CAYMAN	14360 miles	\$39,995 C
	2008 CAYENNE S	36522 miles	\$44,995 C
	2005 911	13631 miles	\$45,995 C
SAAB	2000 9-3	66113 miles	\$7,995
	2004 9-5	64993 miles	\$11,800
	2004 9-5 ARC	56243 miles	\$12,000
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Education Focus | New accountability standards for Texas

By Patrick Brendel

Addressing subjects such as standardized testing and “college readiness” levels, Texas lawmakers revamped the state’s accountability system for students and public schools during the legislative session that ended June 1. They also used federal stimulus money to increase funding for public schools by 3 percent.

Student testing

Third-graders will no longer be required to pass the Texas Assessment of Knowledge and Skills in order to be promoted to the fourth grade, but schools will still be held accountable for poor TAKS scores by third graders. Students in grades five and eight will have the same promotion requirements.

Legislators altered the Texas High School Recommended Program for graduation, now allowing for six elective courses. The new plan totals 26 credits. The previous plan called for 24 credits, with only two in electives.

Beginning with the ninth-grade class entering high school in fall 2011, TAKS will be replaced by 12 end-of-course exams (in math, science, English and social studies) that students must pass in order to graduate from high school.

The state will begin incorporating

“college readiness” levels (standards in the four core subjects) when assessing the performance of school districts and campuses. High schools will be required to increase the number of students showing college-level skills in the end-of-course exams. Students who achieve the college readiness standard on the English III and Algebra II exams will automatically qualify for graduation.

School accountability

Schools will have more flexibility in meeting accountability standards. The state will now take student growth into account when measuring a school’s performance. School districts will be allowed to meet state standards using either its most recent test scores or with a three-year-rolling average of past scores. Legislation also gives districts some leeway on meeting accountability indicators in case of an atypically poor performance.

Lawmakers altered rules governing state interventions and sanctions of public schools. Campuses now have an additional year after reconstitution to meet accreditation standards and the option of being repurposed instead of being closed. The state education commissioner can

delay alternative management, repurposing and closure of a school by one year, if he determines the campus is making significant progress toward accreditation. The commissioner is now prohibited from requiring the name of a campus to be changed.

Education funding

Legislators also passed a budget that increased spending on public education by \$1.9 billion and included teacher pay raises, but the White House administration has since raised questions about how states can use federal stimulus funds for education. Budget writers replaced state spending on education with \$3.2 billion in stimulus money, freeing up those state funds for other aspects of the budget.

U.S. Education Secretary Arne Duncan warned that federal funds could be withheld from the state of Pennsylvania, which used education stimulus funds in a manner similar to Texas.

Unless the federal government disapproves of Texas’ plan, pay raises of at least \$800 will be given to public school teachers, counselors, librarians, nurses and speech pathologists.

Comment at more.impactnews.com/5007

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Only 4 units left in the first phase, priced from the mid \$300s to the \$500s. Sales office open 7 days a week!



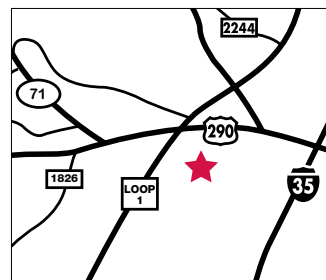
6533 East Hill Drive Austin, TX 78731 near Far West Blvd. and North Mopac Expressway



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A Community Set Apart from the Rest

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Residential Real Estate | Neighborhoods at a glance

Edgemont - 78703

This eclectic neighborhood offers a little bit of everything with its proximity to downtown, campus and MoPac. Fanciful homes litter large lots with big trees.

Schools

- Casis Elementary School
- O. Henry Middle School
- Austin High School

Featured homes



1 1503 Northwood Road \$749,900
3 Br/2 Ba | 2,401 sq. ft. 451-2422
Agent: Bell Kessler, Gottesman Residential



2 1514 Northwood Road \$649,000
4 Br/3 Ba | 2,340 sq. ft. 423-0456
Agent: Dave Bair, Prudential Texas Realty



3 1605 Northwood Road \$1,800,000
4 Br/3.5 Ba | 5,200 sq. ft. 468-5753
Agent: Francie Little, AvenueOne Properties



4 1506 Westover Road \$595,000
4 Br/2 Ba | 2,268 sq. ft. 338-0938
Agent: Paula Adkins, Paula Adkins RE

Market Data

Provided by the Austin Board of Realtors

On the market* (June 1-30)

Price range	Number of homes for sale/ Avg. days on market						
	78701	78703	78704	78731	78751	78756	78757
Less than \$149,999	9/80	10/14	19/60	9/73	9/90	5/76	33/107
\$150,000-\$199,999	11/71	11/52	38/91	8/57	12/72	8/64	15/134
\$200,000-\$299,999	40/127	42/125	70/96	17/58	38/87	16/72	53/93
\$300,000-\$399,999	48/93	44/143	82/108	32/69	26/89	16/93	40/68
\$400,000-\$499,999	21/129	34/110	55/99	38/82	11/120	12/85	9/94
\$500,000-\$599,999	14/162	39/100	38/100	24/121	8/74	5/90	3/68
\$600,000-\$799,999	13/198	44/142	39/116	45/93	6/107	8/94	-
\$800,000-\$999,999	11/226	47/112	10/98	13/71	-	-	-
\$1 million +	21/230	57/131	14/125	22/82	-	-	-

Monthly home sales*

Month	Number sold/Median price			
	78701	78703	78704	78731
June 2009	7/\$262,000	19/\$575,000	40/\$287,500	30/\$387,500
June 2008	12/\$273,700	30/\$475,150	51/\$300,000	53/\$376,900

Month	Number sold/Median price			
	78751	78756	78757	
June 2009	19/\$325,000	16/\$297,500	33/\$240,000	
June 2008	21/\$319,000	20/\$319,500	43/\$265,000	

*Market data include condominiums, townhomes and houses.



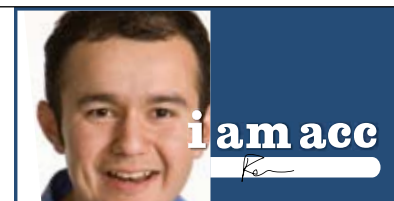
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Call me if you are gearing up to purchase!

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save \$7.01
Starting at 41⁹⁹ each



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White, without fixtures
Compare At \$44.00
save \$4.05
Starting at 39⁹⁵ each



Vanity Top
17"x19" cultured marble
Compare At \$39.00
save \$17.01
Starting at 21⁹⁹ each



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save \$10.85
Starting at 11⁹⁹ each

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2.07%****
12 MONTHS
2.42%****
24 MONTHS
¹Min. Deposit of \$1000 Req.

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