Micro-business incubator undergoes redesign effort

Center gives business owners chance for success, growth

By Kate Hull

After gaining national attention Oct. 1 from ABC News as an example of successful revitalization in the economy, Community Renaissance Market, formerly Marketplace Austin, is in the early stages of creating a large-scale center for individuals to start their businesses, gain local clientele and share resources.

“The idea behind this is basically a micro-business incubator for people who want to start a business but don’t have a great deal of money to do so,” said Billy Talley, one of three leasers for the property. “It allows people to start on a small scale and see if they are cut out to be in business, and see if they can grow and expand.”

When the Albertsons on the corner of Westgate Boulevard and William Cannon Drive became vacant in 2008, Ruth Glendinning, an entrepreneur and CEO of Greenhouse Market Partners, saw an opportunity to repurpose the 60,000-square-foot building and help put jobs back into the community.

“The most powerful thing we are doing is activating abandoned spaces,” Glendinning said. “When these existing buildings sit empty, the entire community feels a negative impact.”

MoPac/U.S. 290 Interchange Project slated to save time, gasoline

Story Highlights
- The new flyover bridges will reduce congestion by 50 percent, cumulatively saving drivers an estimated 400 hours daily
- The initiative will save approximately 44,000 gallons of gasoline consumed annually

By Niamh Marnell

The MoPac/U.S. 290 Interchange Project, which will connect northbound MoPac to eastbound Hwy. 290 through the construction of flyover bridges and connect westbound Hwy. 290 to southbound MoPac, broke ground Oct. 5. Texas Department of Transportation expects the project to take approximately 18 months and be completed by late 2011 or early 2012. The bridges are being built through a partnership between the City of Austin and TxDOT and are expected to save time and gasoline for commuters.

Currently, the lack of these connections results in a major regional bottleneck affecting Southwest Austin and Sunset Valley. Upon completion, the direct connections will help to improve mobility and transit reliability in the corridor by eliminating travel through the traffic signals, resulting in significant reductions in congestion, fuel consumption and air pollution, according to TxDOT.

The new interchange will eliminate four stops for drivers traveling west on Hwy. 290 to southbound MoPac, cutting approximately five minutes off their trip. It will also eliminate two stops for drivers traveling from northbound MoPac to eastbound Hwy. 290.

“The completion of the MoPac and 290 interchanges have been a priority for area neighbors and commuters for more than a decade,” said City of Austin Mayor Lee Leffingwell, who attended the groundbreaking ceremony. “It will have a dramatic, at least 50 percent, reduction in congestion.”

Bypassing traffic signals in either direction is expected to collectively save drivers an estimated 400 hours daily in their
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General Manager’s Note

An abundance of food, family and time off from work are just a few things we have to be thankful for during this time of year. While Thanksgiving is one of my favorite holidays, there is a part of it I never quite embraced like the rest of society has—Black Friday, the day after Thanksgiving, when our favorite retailers open at crazy early hours to offer discounts and specials galore.

My disconnect does not stem from the specials offered or even shopping, but something about getting up before sunrise to fight gridlock crowds is where I get a bit lost. I am sure my friends, and even relatives, will be rubbing shoulders with some of you this coming Friday. In fact, my wife’s cousin already has an active game plan for the entire day.

While South Austin is full of great shopping, there is one thing I would ask you to try and remember before you head out: Keep some local. Check out the study in our feedback section below if you need any idea why. I am not advocating for people to bypass the big box chain stores altogether, I have my favorites like everyone else, but just imagine if we all redirected some spending here locally what an impact that would have. We all cherish those mom and pop shops that make our city unique, so let’s be sure to help them out when we can.

See our Holiday Retail Guide on Pages 18–19 if you need any help getting started.

Reader Feedback

Of every $100 spent at locally owned businesses $45 stays local versus $14 of $100 spent at a national chain store. Do you plan to shop locally this season?

Yes. I like to support the local economy by shopping at local businesses. 51.61%

Maybe. I can’t find all of the things I need at local businesses, but I may buy some things locally. 29.03%

Yes. I like to shop at local businesses because there are more ecletic choices for gifts. 12.94%

No. Local businesses are too expensive. I prefer to shop at the national chain stores 3.23%

No. I want to be able to buy most of my gifts in one place. I don’t want to run around to lots of different stores. 3.23%

Results from an unscientific Web survey, collected 10/27–11/08/2010

See more poll results at impactnews.com/polls

Local jobs

Post your résumé and search for local jobs at impactnews.jobing.com.

September employment trends

Central Texas unemployment—6.8% Down from 7.2% in August State unemployment—7.9% Down from 8.4% in August National unemployment—9.2% Down from 9.6% in August Government added 2,700 jobs since August. The education, health, leisure and hospitality sectors added 1,400 jobs.

Source: Charla Lovelace, Jobing.com

Online-exclusive content

Visit the Southwest Austin home page for up-to-date community news, information and a full calendar of local events. Find us online at impactnews.com/southwest-austin.

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Now Open

1 Full English, a local restaurant serving all-day breakfast and tea, opened Oct. 1 at 2000 Southern Oaks Drive. The café’s hours are Tue.–Fri. 7 a.m.–6 p.m., Sat. 8 a.m.–6 p.m. and Sun. 10 a.m.–5 p.m. Call 769-4786 or visit www.fullenglishfood.com.

2 A&C Collision Center, a locally owned auto repair collision center with certified mechanics, opened in late summer at 6900 S. I-35 and offers paint and bodywork. Call 804-2229 or visit www.accollisioncenter.com.


4 Owner Charles Harris opened Storied Firearms, a gun store selling antique, collector and modern guns, among other items, on Oct. 24 at 11183 Circle Drive, Ste. C. Call 394-0125 or visit www.storiedfirearms.com.

5 Sweet Treets Bakery Cafe, a local sandwich shop and bakery, opened Oct. 16 at 6705 Hwy. 290 W. Owner Jackie McGrath is also the in-house baker, who makes everything from cake balls to vegan cupcakes as well as caters for special events. Call 892-2233 or visit www.sweettreetsbakery.com.

6 Ballet Southwest Academy, a youth ballet academy providing dance education and youth performances while fostering artistic excellence and professionalism, opened in late summer at 11190 Circle Drive, Ste. 101. The ballet classes are held throughout the week for all levels of skill and training. Call 288-8282 or visit www.balletsouthwestacademy.com.

7 Owned by Patti Justice, Blooming Pregnancy Spa and Imaging Center, a full-service spa specializing in pregnancy, celebrated its grand opening Aug. 28. The full-service spa is located at 5601 Brodie Lane, Ste. 640 and offers everything from massages to facials as well as 3D and 4D ultrasound imagery. Call 892-0808 or visit www.bloomingpregnancyspa.com.

Indulge Cheese Company Austin, a new catering business specializing in artisan cheese creations, opened in October from co-founders Amanda Reyna and Mara Hafele and serves the Greater Austin area. “We will cater to anywhere someone needs us,” Reyna said. Call 317-3345 or visit www.indulgecheese.com.

8 A&C Collision Center, a locally owned auto repair collision center with certified mechanics, opened in late summer at 11190 Circle Drive, Ste. 101. The ballet classes are held throughout the week for all levels of skill and training. Call 288-8282 or visit www.balletsouthwestacademy.com.

9 Smile Creations, a youth ballet academy providing dance education and youth performances while fostering artistic excellence and professionalism, opened in late summer at 11190 Circle Drive, Ste. 101. The ballet classes are held throughout the week for all levels of skill and training. Call 288-8282 or visit www.balletsouthwestacademy.com.
800. Havertys will be relocating as 4301 W. William Cannon Drive, Ste. at the current Havertys Furniture at be opening in fall 2011 will be housed The new Whole Foods Market persistentthreads.

301-2220 or visit www.freewebs.com/Pankratz, is open Mon.–Sat. 10 a.m.–

and young adults, has moved from 7010 to its new location at 801 E. William 500 W. William Cannon Drive, Ste. 426

special occasion dresses, has moved from owned bridal and fashion store that offers everything from bridal gowns to bridal and fashions, a locally owned bridal and fashion store that offers everything from bridal gowns to special occasion dresses, has moved from 500 W. William Cannon Drive, Ste. 426 to its new location at 801 E. William Cannon Drive, Ste 110. Call 416-7111.

Persistent Threads, a ladies resale and consignment shop that buys and sells new and used merchandise for women and consignment and eco-friendly boutique formerly at 6001 W. William Cannon Drive, has closed.

Croissant Time, a European-style bakery and coffee shop, closed its location at 6705 Hwy. 290 W., Ste. 608.

In the News
One of the world’s most well-known art exhibits, CowParade launched in Austin Oct. 12. The public is invited to submit designs for the life-size cow sculptures, which will be auctioned with all proceeds benefiting the Foundation at the Dell Children’s Medical Center of Central Texas. Submissions for designs will be accepted through Feb. 21, 2011, and the exhibition will be on display throughout Austin June 24–Oct. 2. A benefit auction is planned for Oct. 19. More than 75 cities across the world participate in the annual event. Austin is the 77th city to display the sculptures. Visit www.cowparadeaustin.com.

The For the City Center held a ribbon cutting Oct. 5 to celebrate the launch of a nonprofit hub located at 500 E. St. Johns Ave. The center is a collective of nonprofit offices including Austin LifeGuard, Capital Area Food Bank, Caring Family Network, Communities In Schools’ “ASPIRE” and The For the City Network. The center includes space on its unfinished second floor for up to 10 more nonprofits. Call 961-5587 or visit www.forthecity.org.

Austin CowParade
Luke Baldwin celebrated Austin CowParade with his mother, Jodi Baldwin, by placing a bright blue handprint on the inaugural statue. Austin is now the 77th city to display community-designed cows. The proceeds will benefit Dell Children’s Hospital.

It’s Pawsitively Irresistible owner Vicky Rodriguez specializes in healthy and homemade treats for dogs. She said the muffin treats are the most popular.

Sweet Jackie McGrath, the owner and baker at new Treets Bakery Cafe, said the local favorites are the panini sandwiches and her homemade cake balls.

Bloomong Pregnancy Spa and Imaging Center focuses on pregnancy-safe spa treatments but is also a full-service spa for all types of services from facials to skin care treatments.

Jan Daly, owner of RETROhome, is featuring holiday items including unique gift ideas and vintage holiday decorations in her newly expanded shop.
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Community Events

November
Nov. 24–Dec. 18 Austin Playhouse presents "The Trip to Bountiful"
The Austin Playhouse is showcasing its second production for the 2010–11 season with "A Trip to Bountiful" from the Academy Award-winning Horton Foote. Producer Don Toner says the heartwarming play is "a true testament to the idea of home and its power to sustain us." Thu.–Sun. 8 p.m. $26 • 3601 S. Congress Ave., Bldg. C • 476-0084 • www.austinplayhouse.com

24 Wine Tasting
Brodie Park Market will be holding a special wine tasting for customers to sample selected wines at the market as well as try cheese and cracker pairings. The tastings are held regularly each weekend at the market with additional dates for the holiday season, specific dates pending. 4–8 p.m. • Free • Brodie Park Market, 9001 Brodie Lane, Ste. A • 719-7999

27–28 Makers and Bakers Holiday Bazaar: A Steampunk Christmas
The first-ever Makers and Bakers Holiday Bazaar will feature one-of-a-kind gifts such as antiques, jewelry, clothing, toys and art. The event will have live music, interactive play areas, holiday carolers, themed performers and food from local food carts and bakeries. • Sat. 10 a.m.–8 p.m. Sun. 10 a.m.–6 p.m. • Free • Community Renaissance Market, 6800 Westgate Blvd. www.communityrenaissancemarket.com

December
2 The Texas Hill Country Wine & Food Festival: Chefs Wine & Dine
The last event in the Chefs Wine & Dine series concludes with Chef Josh Watkins at The Carillon. The dinner series offers small, private VIP dinners with chefs from the Austin area. Ticket holders receive a champagne reception followed by a multiple-course meal and wine pairings. Hours depend on reservation • $125 per person • The Carillon, 1900 University Ave. • 249-6300 www.texasswineandfood.org

3–5 Wild Ideas Holiday Event
The Lady Bird Johnson Wildflower Center is hosting its 20th annual Wild Ideas Holiday Event Fri.–Sun. at the wildflower center, featuring special discounts in the store, book signings from area authors and other holiday festivities. Local artists and artisans will be selling their merchandise throughout the weekend. Fri. & Sat. 9 a.m.–5:30 p.m., Sun. noon–5 p.m. Free • Lady Bird Johnson Wildflower Center, 4801 La Crosse Ave. • 232.0100 • www.wildflower.org

4 Austin Sports Expo
Participants can learn about pursuing an active lifestyle, discover ways to keep health costs down and pick up a group or individual sport. The expo includes more than 30 exhibitors including vendors, workshops, drawings for prizes, information booths and refreshments for adults and children. • 10 a.m.–4 p.m. • Free • Palmer Events Center, 900 Barton Springs Road 796-7651 • www.austinsportsexpo.com

The Ballet Southwest Academy presents The Nutcracker
Dec. 4–5
By Kate Hull
The Ballet Southwest Academy will be performing its inaugural presentation of the holiday ballet classic, "The Nutcracker," at the Austin Waldorf School Theater Dec. 4 and 5. The dance studio, which opened in early fall, is a brand-new addition to the Austin ballet community and owned by the ballet director Lisl Vaillant-McDonald.

“What is unique about our production is it is a 100 percent youth production and it is targeted to children," Vaillant-McDonald said. "We are so thrilled to have so many students from the community be a part of this.

The performances will include a cast of 32 students from the Austin and Dripping Springs areas who will be dancing in festive costumes including the Sugar Plum Fairy and the Nutcracker Prince. Two performances will be held Sat., Dec. 4 at 4 p.m. and 6 p.m. and one Sun., Dec. 5 at 2 p.m. Tickets are $15 and can be purchased in advance by calling the studio. www.balletsouthwestacademy.com

Fun Activities for the WHOLE FAMILY!
Austin Events Calendar

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• Read comments and info about family events.
Tomlinson opened in 1946, has grown from one store to six. The store’s number of employees has grown from one store to six. The store has gone from a local, independent store, they chased the store. It has gone from a family operation to a business employing about 40 people.

By Tiffany Young

Just as Austin has evolved as its population has grown, Tomlinson’s Feed & Pets, which T.R. Tomlinson opened in 1946, has also grown and changed.

The original Tomlinson’s at E. 49 1/2 Street and Airport Boulevard is still in operation, but since it is no longer in a rural area, the store does not carry horse feed or sell chickens—instead it focuses on premium dog and cat food.

Scott began working in the store when he was 8 years old, and when he graduated from college on a Saturday, he was back working in the store Monday.

“My brother and I both worked in the store, but we both always knew it was more my thing,” Scott said.

His wife, and high school sweetheart, began working in the store after helping raise their children and teaching high school English at Brentwood Christian School in North Austin for four years.

This month the couple will open a new store in Circle C—their sixth location in Austin—to serve Southwest Austin.

“We weren’t looking for [a new store], but they came looking for us,” Scott said.

He said there were not many pet stores in that area so many pet owners have been purchasing pet food from supermarkets. Tomlinson’s, Scott said, focuses more on high-end pet foods, most of which do not contain byproducts.

Renae added that because it is a local, independent store, they have more control over what food and products are sold in the store, and they can hire employees who are generally more knowledgeable about pet care than a chain pet store might.

The couple also attend trade shows to find new and innovative products and allow the managers at each store to decide which products are needed for their neighbors.

“[The stores] adapt to the neighborhoods they’re in,” Renae said.

Serving the community

Tomlinson’s stores have fundraisers and events supporting animals throughout the year. Scott Click said Tomlinson’s is willing to host rescue groups for pet adoptions as often as the rescue groups can make it—generally having adoption days on Saturdays at different store locations. Some of the stores also host vet clinics that offer vaccinations and microchipping. The stores also hold food drives in which customers can purchase dog food for rescue groups and the food manufacturer will match each donation.

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By Nicole Smith

Now in its sophomore year, with more than 200 menu options, Southwest Austin’s Yanagi Restaurant and Sushi Bar aims to stay flexible and responsive to what a customer wants, head chef Tom Chen said.

“Always, the customers ask me, ‘What’s good?’” Chen said. “I don’t go by what the customer likes.”

The restaurant, located in the shopping center at 4404 W. William Cannon Drive, celebrated its first anniversary June 10. The restaurant highlights Japanese cuisine, with sashimi and sushi as its centerpieces. Aside from serving traditional fare, Chen updates American-influenced rolls with fried, baked and fresh options, such as the cucumber-wrapped sexy roll ($11.95).

The sushi bar is where Yanagi patrons can find the most customized dining experience the restaurant has to offer, Chen said.

“If you sit at the bar, we can communicate,” he said. “If a customer doesn’t like tuna, it’s simple. It doesn’t matter how fancy, how fresh the tuna [is] I make. I only go by what the customer likes.”

Some potential diners may wonder at the wisdom of ordering sushi in land-locked Central Texas, but Chen says don’t be alarmed. The Cedar Park resident said the city’s health department is strict in its oversight, and his training and experience keep him on the alert for seafood past its prime.

Though much of its menu consists of Japanese cuisine, Yanagi offers a number of popular Korean items, as a nod to owner Roy Yang’s heritage. Yang, who lives in Southwest Austin, first moved to the area from South Korea about five years ago.

The Korean barbecue staple bulgogi ($12.95), bibimbab ($10.95) and hode-opbab ($15.95) rice bowls are among the other Korean options.

For the sake of variety, “It’s better to do a mix” of cuisines, Chen said.

Yanagi is Yang’s first restaurant, and General Manager Chang Lee said there were thoughts of opening four restaurants initially. Those plans have been dialed back as they wait for Yanagi to get more established and for the economy to pick up. “It’s going to take time,” Yang said.

Move over, California roll

Dishes names after local places include, the William Cannon roll ($12.95), with spicy tuna; the MoPac roll ($12.95), with spicy yellowtail and escolar in ooba; and the Austin roll ($10.95), with chopped shrimp.

Yanagi Restaurant and Sushi Bar in Southwest Austin is the first eatery that Roy Yang, who hails from South Korea, has opened. Yanagi’s menu features Korean and Japanese cuisine.
City of Austin

Survey finds Austin residents satisfied with city services

Austin residents have a positive perception of the city, their overall satisfaction with city services is positive throughout town and many large cities emulate Austin, according to an Oct. 14 presentation to Austin City Council.

City staff contracts with Kansas-based ETC Institute for the annual survey. The firm specializes in helping local governments gather data from residents to enhance community planning.

Survey results for city services

- Among the survey’s findings:
  - Improvements to sidewalks, streets and police service should be the city’s priority if officials want to improve resident satisfaction ratings.
  - Residents collectively expressed the lowest satisfaction for parks and code enforcement services, which ETC Institute representatives attributed to Austin’s rapid growth.
  - Residents’ satisfaction level with City of Austin services ranks higher than the national average.
  - Austin is among the top-ranking of 28 benchmark cities with a population greater than 250,000 that were included in the survey.

City of Austin partners with Texas Disposal Systems for recycling needs

The City of Austin launched a new contract with the locally owned Texas Disposal Systems for the processing of its single-stream recycling materials effective Oct. 1. The new system does not affect customers or change how items are collected biweekly through the curbside services and 90-gallon blue carts.

“By taking our recyclables to TDS, we’re not only supporting a local business, we’re also saving on transportation and processing fees,” said Bob Gedert, the solid waste services director. “Our goal is to continue to provide excellent service to our customers, promote waste reduction and increase resource recovery.”

The contract at this point is a short-term, year contract with options to extend afterward. For more information, visit www.austinrecycles.com.

City Council moves forward with water treatment plant construction

The Austin City Council approved several items during its Oct. 28 meeting related to the construction of Water Treatment Plant 4 and the Jollyville Water Transmission Main that will connect the plant to the Jollyville reservoir.

Item 3 involved the execution of a $2.24 million purchase agreement to acquire approximately 13 acres of land located at 10900 RR 2222. The land, which was being used as a vehicle and boat storage yard, is required for working shafts, material storage and a staging space for both the Jollyville Water Transmission Main and the Forest Ridge Water Transmission Main.

Sharon Blythe, representing the Spicewood Springs Tunnel Coalition, opposed the item stating that it would endanger the habitat of the area. As well she said the city’s Parks and Recreation board voted 7–0 not to take action until environmental studies were completed.

City Council voted 4–3 on the item, with council members Chris Riley, Laura Morrison and Bill Spelman voting no. Item 7 on the agenda involved the execution of a $36,911.26 construction contract for Water Treatment Plant 4 Cullick Hollow Roadway Improvements. The improvements are necessary for the treatment plant’s raw water pump station. Left turn lanes will be added on the road, the pavement will be widened, restriped and utilities will be relocated.

Council appoints former chamber head to Asian resource center board

Austin City Councilwoman Randi Shade appointed Erica Estetter to the Asian American Resource Center Advisory Board Nov. 4. Estetter, the former executive director of the Austin Asian American Chamber of Commerce, now operates marketing consulting firm Estetter Enterprises.

The center, which is expected to open sometime in 2012, will be built on about 15 acres near the intersection of Cameron Road and Rutherford Lane. The project will include an amphitheater, reception center, meeting rooms and offices, a main street–style retail area, classrooms and a performance hall.

The next planning workshop for the Asian American Resource Center is 10 a.m.–noon Dec. 9 in Room 1101 of City Hall, 301 W. Second St.

Partnership improves park

The Austin Parks and Recreation Department completed a $25,391 project in October at Scofield Farms Neighborhood Park, 12901 Scofield Farms Drive. Workers installed a 10-by-20 picnic shelter, which completes an improvement that was started in May 2008 as a partnership between residents and the department. Other improvements included building a volleyball court, developing trails and planting trees. For details call 974-6700 or visit www.ci.austin.tx.us.

Village of San Leanna

New trees enhance community value

Community volunteers, Tree Folks and the Lehman ROTC of the Village of San Leanna planted trees throughout the city at two locations Oct. 30 to enhance the economic, environmental and aesthetic value of the community.

At the well site on the north side of FM 1626, they planted both shade trees and ornamentals in an area that has suffered from oak wilt.

On the south side at the Community Center at 11906 Shady Hollow Road, they planted ornamental trees and flowering plants to create a Monarch Way Station. Both efforts are the first steps in moving the community toward certification as a Community Wildlife Habitat.

The Village is working to have an annual or semi-annual planting event plus an annual education event.

City of Sunset Valley

Redesigned water bill includes more information, new fee

Water customers in Sunset Valley are seeing a change in their water bills this month. The new design, prompted by the City Council, provides customers with information about their water consumption over a period of time with a full-page layout with larger print that includes a graph that shows water use over the past 13 months.

The statement also includes a fee for the recently established Drainage Utility to provide the city with funds to address drainage and flood mitigation projects.

Upcoming Austin City Council meetings

Dec. 9 and 16

Sessions begin at 10 a.m.

Austin City Hall, 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 and available for reviewing on the Channel 6 website, www.ci.austin.tx.us/channel6. The video is also viewable by agenda item and presentation. Visit www.ci.austin.tx.us/council for more information, including transcripts, schedules, agendas and archived video.

Upcoming Sunset Valley City Council meetings

Dec. 7 and 21

Sessions begin at 6 p.m.

Sunset Valley City Hall, 3205 Jones Road

Meetings are streamed live and available for reviewing on the Sunset Valley website. Visit www.sunsetvalley.org for more information, including transcripts, schedules, agendas and archived video.

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By Jenn Rains

As the holiday season nears, many families throughout Central Texas will worry about how they will put food on the table or buy toys for Christmas. Thanks to Celebration of Love, this will not be a concern for some families this holiday season.

Celebration of Love helps provide food and toys to low-income families during the holiday season. Tom Ramsey of Snappy Snacks in Pflugerville founded the program in 2003.

The event has taken place in Pflugerville for the past seven years, but this year it is expanding to more than seven locations throughout Central Texas. Each location will host the Celebration of Love event from 10 a.m. to noon Saturday, Dec. 11.

“We started with just 500 families in 2003, and now we’re up to about 1,850 in the Greater Austin area,” said Mike Hogan, vice president of the organization. “Last year, we quickly realized we didn’t have the room at one location.”

This year’s Celebration of Love event is expected to feed about 1,750 families throughout the Austin area.

The organization teamed up with Austin, Hutto, Leander, Pflugerville, Round Rock and Taylor ISDs as well as St. Elmo Elementary School in South Austin and San Jose Catholic Church in downtown Austin.

The program works by contacting school districts to determine families who have children on free or reduced lunch. Those families are given a voucher to receive a Christmas box and toys for each child in the family.

The boxes of food feature a traditional holiday meal, including a frozen turkey, canned goods, milk, pie and bread, Hogan said. This year, the age and gender of children in each family were collected ahead of time so that toys appropriate for each child could be packaged and ready.

Each location will have one pick-up point where volunteers will help hand out the packages to families who present their voucher. Aside from providing help to more families, having multiple locations allows people to have easier access and be in a familiar area, Hogan said.

“This year we are partnering with Toys for Tots through Camp Mabry,” he said. “They are going to make a big difference for us.”

Hogan said Celebration of Love’s warehouse is serving as a distribution point for Toys for Tots in the area.

Celebration of Love also serves families at Fort Hood through the program Soldiers of America, which is a similar voucher program. The event will be held Saturday, Dec. 4.

Hogan said volunteers from the Austin area will take charter buses to Fort Hood and help hand out toys and holiday meals to more than 1,800 military families who are in need during the holiday season.

“The program is popular with volunteers, and in years past, Hogan said, the group has had to turn away volunteers because there is a limit to how many people are allowed on the Army post.

“This is our fourth year for doing this and it continues to grow,” he said of the Soldiers of America program.

Local Celebration of Love event information

Celebration of Love is hosting its Southwest Austin event at St. Elmo Elementary School, 600 W. St. Elmo Road. It is expected to serve about 150 families within the district. The event will be held Dec. 11, 10 a.m.-noon. Volunteers are needed the day of the event to help organize the food boxes and pass them out to families. Call Larissa Ortiz-Rodriguez at 414-4477 for volunteer information.

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By Beth Wade

The Austin State Hospital was created in 1856 when then Texas Gov. Elisha Pease signed a bill from the Sixth Texas Legislature to establish the Texas State Lunatic Asylum, which was the first of its kind west of the Mississippi River. Construction on the hospital started in 1857.

The hospital opened with 12 patients May 11, 1861, in a limestone three-story building, which still stands and serves as the hospital’s administrative offices.

In its early days, the hospital was self-sustaining. Patients often worked various jobs around the hospital grounds, including in the laundry room, as pictured here in 1898.

The hospital has a maximum capacity of 299 patients and serves a 38-county region for adults and 71-county region for child/adolescent services.

During several periods of time the hospital was overcrowded and in disrepair. During the Depression, repairs were left unmade as resources were redirected. Later during World War II, personnel and resources were directed toward the war effort, caring for the mentally ill became a low priority and no treatment program existed, according to Fowler.

Desegregation began following the Civil Rights Act of 1964. After desegregation, the hospital was divided into nine treatment areas, including specialty programs such as the Children’s Psychiatric Unit and the Alcohol Rehabilitation Center. Today, the hospital has three large services: Adult Psychiatric Services, Specialty Adult Services and Child and Adolescent Psychiatric Services.

The adult services program consists of eight acute adult admission units, and the specialty services includes a Medicare-certified older adult unit, deaf services and longer-term cognitive and multiple disability units.

The children’s services included programs for children up to the age of 12, an adolescent girls unit and an adolescent boys unit. The hospital has a maximum capacity of 299 patients and serves a 38-county region for adults and 71-county region for child/adolescent services.
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Incubator

CONTINUED FROM | 1

Renaissance Market as well.

“We are not just running this place, but Susan and I have businesses here so we are living our message,” Glendinning said. “Since we started this two months ago, we have seen businesses expand and become successful.”

Business owners learn success tactics

Currently, there are 25 businesses, and the space has the potential to hold close to 100, Glendinning said. Each vendor pays a designated monthly fee to rent their space, which varies depending on the size and location within the store. There is also an option to pay a daily fee for those who only work during the weekend or at special events.

“Part of our job is educating people about the actions you need to take and what to do to be a successful business owner,” Glendinning said.

Fred Cantu, one of four owners of Billy Cannon’s Smoke Shop, said Community Renaissance Market gave him an opportunity to develop a business that he would not have had otherwise.

“In a traditional setting, we could not afford the overhead costs,” Cantu said. “This has allowed us to pull our resources together and create a successful local business that is growing.”

Cantu’s shop, which he also owns with Brian Thomas, Rocky Gruerer and Tommy Donnelly, has doubled in size since it opened three months ago. The shop continues to be profitable and they are expecting better sales as they prepare for the holiday season, Cantu said.

One of the most important parts of maintaining a micro-business is education on the process, Glendinning said. The center has partnered with Foundation Communities, a local nonprofit that provides individuals with affordable housing and financial education through its tax preparation program and business education. A partnership with Disaboom, a national resource site for persons with disabilities and their family members, is also in the works to offer accessible technologies and business opportunities at the center.

Opportunities for artists

Other new opportunities for potential micro-businesses include the addition of a commercial kitchen and bakery that would allow local cooks to produce larger quantities of their products by renting the space during a designated time as well as an art gallery space for artists.

Perry Doherty, the director of the art gallery spaces, said one of the hardest barriers for local artists is getting their work in shows because gallery space is expensive. Doherty meets with artists and rents out spaces, and also hosts monthly art gallery openings to premiere new works.

Artists can rent spaces to use as a studio. Mitch Brookman, an artist who makes mosaic images, works at Community Renaissance Market daily in his shop Mosaico and rents gallery space.

“For artists, it helps provide a professional environment and helps get the word out about where to find our work,” Brookman said.

The design for the center is a work in progress but is receiving positive feedback from returning visitors who were familiar with the initial flea market, Glendinning said.

“I truly believe entrepreneurship is the way to create financial opportunity and sustainability for all kinds of people,” Glendinning said.
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Leslie Ritter,
wife, mother, Circle C Resident, Managing Director at Public Strategies and BONDgirl, pictured in LA Made dress, 213 belt and Tracy Tenpenny earrings and ring.
Hair by Darren Lewis, Makeup by "Make up by Mariam" and photography by Brittany Dawson Photography

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www.austinflag.com
The Zilker Tree Lighting Ceremony remains a tradition in Austin. Spectators bring toys, which can give to Santa's helpers, who will be lining the parade route. The toys go to Operation Blue Santa Program, a nonprofit organized by the Austin Police Department that gives the toys to children in need for the holidays. The parade begins 11 a.m. at Congress Avenue and 11th Street and ends at the intersection of Congress Avenue and Cesar Chavez Street. www.chuyssparade.com

Christmas at the French Legation Museum
Dec. 4, Dec. 10 and throughout December

The French Legation historic house museum, originally built to serve as the diplomatic outpost for King Louis Philippe of France in the Republic of Texas in 1841, will present holiday festivities throughout December. Mid-19th century French practices and American Victorian decorations will be displayed all December, and tours will be available Tuesday through Sunday from 1 to 5 p.m. • Adults ($5), seniors 62+ ($3), teachers and students ($2)

Visitors can also see Père Noel who will make a short trip to the museum. Visits with the traditional French “Santa” are free. Professional photography will be available for purchase • Sat., Dec. 4, 9–11 a.m. Also, Christmas Tidings, a free holiday open house, will include warm refreshments, live music and community fellowship at the candlelit museum in East Austin • Sat., Dec. 10, 6–8 p.m. • 802 San Marcos St. • 472-8180 • www.frenchlegationmuseum.org

Pioneer Farm Christmas Candlelight Tour
Dec. 10–11 and 17–18

Jourdan-Bachman Pioneer Farm presents Ebenezer’s Journey where Charles Dickens’s classic tale “A Christmas Carol” will be re-enacted at the farm’s historic sites with audience participation. The festivities include holiday lights, family activities and a one-man stage play of “A Christmas Carol” by award-winning actor Damien Gillien at the farm’s Town Square stage. No reservations are necessary. 7–10 p.m. • $12 11418 Sprinkle Cut-Off Road • 837-1215 • www.pioneerfarms.org

Austin Symphony’s Christmas Sing-Along
Dec. 14

The Austin Symphony presents its annual free Christmas Sing-Along Concert at Riverbend Centre, a holiday tradition for more than two decades. Families gather each year to sing along with the Austin Symphony Orchestra and chorus. Guests will include Dr. Seuss’ The Grinch, Frosty the Snowman, Rudolph the Red-Nosed Reindeer and Santa Claus. Admission is free, but tickets are required for admission and will be available Dec. 1 on a first-come, first-served basis at the Symphony Box Office, 9 a.m.–5 p.m. Riverbend Centre, 4214 Capital of Texas Hwy. • 8 p.m. • 476-6064 or 1-888-4-MAESTRO (toll-free) www.austinsymphony.org

Armadillo Christmas Bazaar
Dec. 15–24

The holiday arts and music festival is a three-decade-old holiday tradition in Austin and a retail attraction that draws about 40,000 shoppers. The event features fine art, distinctive gifts, refreshments, a full bar and live music. Evenings and weekends before 7 p.m. ($4), evenings and weekends ($7), children 12 and under (free) • Austin Convention Center, 500 E. Cesar Chavez St. • 447-1605 • www.armadillobazaar.com

Elgin Christmas Tree Farm

Take a hayride into the fields to cut a Christmas tree at the Elgin Christmas Tree Farm. Trees range in price from $25 to $124. Bow saws are provided. Customers can fill other Christmas tree needs in the Christmas Cottage, which sells tree stands, decorations and gifts, including some handmade items and Texas-made candles and jellies. Other highlights include the Crazy Maze, made from wood posts and netting; hay stacks and a hay maze for children; several picnic areas; and animals including Sweetie Pie the pig, Larry the Llama, Goober the Horse, Sally the Basset Hound, a herd of pygmy goats and their babies, rabbits and ducks. Open daily after Thanksgiving • Weekends, 9 a.m.–dark • Weekdays, noon–dark 242 Monkey Road, Elgin • 281-4833 • www.evergreen-farms.com

Elgin Christmas Tree Farm

Cut Your Own Christmas Trees
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Evergreen Farms is a choose-and-cut Christmas tree farm. Customers can take a wagon ride or walk to pick out their perfect Christmas tree. Evergreen Farms furnishes tools for cutting and harvesting, poles for measuring and saws for cutting trees free of charge. Evergreen farms will also clean and shake the tree and provide netting and rope for transportation. Activities at the farm include tetherball, hopschotch, bean bag toss and horseshoes. There is also a nature trail, farm animals and a gift shop. Weekends offer several more activities, including a campfire with free marshmallows, cider and coffee, pine cone painting and food from the concession stand, including the famous Elgin sausage. All farm activities are free. Trees are $7 per foot for trees up to 8 feet tall. Open daily after Thanksgiving • Weekends, 9 a.m.–dark • Weekdays, noon–dark 242 Monkey Road, Elgin • 281-4833 • www.evergreen-farms.com

Elgin Christmas Tree Farm

Elgin Christmas Tree Farm

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Elgin Christmas Tree Farm
# Holiday Retail Guide

## Bath and Body

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<tr>
<td>1</td>
<td>Quarter to Ten</td>
<td>6800 West Gate Blvd., Ste. 119</td>
<td>512-447-1147</td>
<td><a href="http://www.quartertoten.com">www.quartertoten.com</a></td>
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<td>2</td>
<td>Star Perfumes</td>
<td>6800 West Gate Blvd.</td>
<td>512-301-3800</td>
<td><a href="http://www.starperfumes.com">www.starperfumes.com</a></td>
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<td>4</td>
<td>Baby Bugaloo</td>
<td>5700 W. Slaughter Lane</td>
<td>512-301-3800</td>
<td><a href="http://www.babybugaloo.com">www.babybugaloo.com</a></td>
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<td>5</td>
<td>Gomez Western Wear</td>
<td>6700 S. Congress Ave.</td>
<td>512-326-1413</td>
<td><a href="http://www.gomezwesternwear.com">www.gomezwesternwear.com</a></td>
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<td>6</td>
<td>Goodbye Hello Consignment</td>
<td>10030 Manchaca Road</td>
<td>512-554-1982</td>
<td><a href="http://www.goodbyehelloconsignment.com">www.goodbyehelloconsignment.com</a></td>
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<td>8</td>
<td>Heaven Cent</td>
<td>8708 S. Congress Ave., Ste. 250</td>
<td>512-775-8002</td>
<td><a href="http://www.heavencent.com">www.heavencent.com</a></td>
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<td>9</td>
<td>LJ Bridal</td>
<td>801 E. William Cannon Drive, Ste. 110</td>
<td>512-416-7111</td>
<td><a href="http://www.ljbridal.com">www.ljbridal.com</a></td>
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<tr>
<td>10</td>
<td>Once Upon a Child</td>
<td>7010 Hwy. 71 W.</td>
<td>512-301-5004</td>
<td><a href="http://www.onceuponachild.com">www.onceuponachild.com</a></td>
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## Clothing and Accessories

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<td>Persistent Threads</td>
<td>6340 Hwy. 290 E., Ste. 105</td>
<td>512-301-2220</td>
<td><a href="http://www.persistentthreads.com">www.persistentthreads.com</a></td>
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<td>Plato’s Closet</td>
<td>5400 Brodie Lane, Ste. 220</td>
<td>512-358-8888</td>
<td><a href="http://www.platosclosetsouthaustin.com">www.platosclosetsouthaustin.com</a></td>
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<td>Zacatecas</td>
<td>5330 Manchaca Road</td>
<td>512-914-4981</td>
<td><a href="http://www.zacatecaswesternwear.com">www.zacatecaswesternwear.com</a></td>
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<td>4</td>
<td>Game Over</td>
<td>5400 Brodie Lane, Ste. 210</td>
<td>512-891-6837</td>
<td><a href="http://www.gameovervideoeogames.com">www.gameovervideoeogames.com</a></td>
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<tr>
<td>6</td>
<td>Play N Trade</td>
<td>4301 W. William Cannon Drive</td>
<td>512-888-768-4263</td>
<td><a href="http://www.playntrade.com">www.playntrade.com</a></td>
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<td>7</td>
<td>That Computer Store</td>
<td>11629 Manchaca Road, Ste. D</td>
<td>512-448-1570</td>
<td><a href="http://www.thatcomputerstore.com">www.thatcomputerstore.com</a></td>
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<tr>
<td>8</td>
<td>Vicom PC</td>
<td>8100 Brodie Lane, Ste. 9</td>
<td>512-282-9292</td>
<td><a href="http://www.vicompc.com">www.vicompc.com</a></td>
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<tr>
<td>10</td>
<td>Bed of Roses</td>
<td>8213 Brodie Lane, Ste. 104</td>
<td>512-291-0038</td>
<td><a href="http://www.abedofroses.net">www.abedofroses.net</a></td>
</tr>
<tr>
<td>11</td>
<td>C’est Chic!</td>
<td>5800 W. Slaughter Lane, Ste. 330</td>
<td>512-609-8721</td>
<td><a href="http://www.cestchicaustin.com">www.cestchicaustin.com</a></td>
</tr>
<tr>
<td>12</td>
<td>Community Renaissance Market</td>
<td>6800 Westgate Blvd.</td>
<td>512-522-6161</td>
<td><a href="http://www.communityrenaissancemarket.com">www.communityrenaissancemarket.com</a></td>
</tr>
<tr>
<td>14</td>
<td>Learning Express</td>
<td>5207 Brodie Lane</td>
<td>512-892-2020</td>
<td><a href="http://www.learningexpress.com">www.learningexpress.com</a></td>
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## Gifts

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<td>512-288-1196</td>
<td><a href="http://www.navidadfarms.com">www.navidadfarms.com</a></td>
</tr>
<tr>
<td>2</td>
<td>Oak Hill Gift Plus</td>
<td>7101 Hwy. 71 W., Ste. E3</td>
<td>512-301-4438</td>
<td><a href="http://www.oakhillgiftplus.com">www.oakhillgiftplus.com</a></td>
</tr>
<tr>
<td>4</td>
<td>Sorelle Gifts</td>
<td>12000 Manchaca Road</td>
<td>512-292-0901</td>
<td><a href="http://www.sorellegifts.com">www.sorellegifts.com</a></td>
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## Hobbies

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<th>Phone</th>
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<td>1</td>
<td>ATX Bikes</td>
<td>5000 W. Slaughter Lane, Ste. 201</td>
<td>512-282-0400</td>
<td><a href="http://www.atxbikes.com">www.atxbikes.com</a></td>
</tr>
<tr>
<td>2</td>
<td>The Book Exchange</td>
<td>5316 Manchaca Road</td>
<td>512-441-6070</td>
<td><a href="http://www.bookexchangeaustin.com">www.bookexchangeaustin.com</a></td>
</tr>
<tr>
<td>3</td>
<td>Disc Nation</td>
<td>1218 W. Slaughter Lane</td>
<td>512-280-1115</td>
<td><a href="http://www.discnation.com">www.discnation.com</a></td>
</tr>
<tr>
<td>4</td>
<td>Junior’s Comic and Cards</td>
<td>2110 W. Slaughter Lane, Ste. 147</td>
<td>512-282-1302</td>
<td><a href="http://www.juniorscollectibles.com">www.juniorscollectibles.com</a></td>
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<tr>
<td>5</td>
<td>Strait Music</td>
<td>2428 W. Ben White Blvd.</td>
<td>512-476-6927</td>
<td><a href="http://www.straitmusic.com">www.straitmusic.com</a></td>
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<td>7</td>
<td>Tobaccoville</td>
<td>5330 Manchaca Road</td>
<td>512-851-1741</td>
<td><a href="http://www.tobaccoville.com">www.tobaccoville.com</a></td>
</tr>
</tbody>
</table>
While Community Impact Newspaper attempted to include all locally owned retailers in the area we define as Southwest Austin, this list may not be comprehensive. If you were left off, please e-mail us at listings@impactnews.com.
MoPac/U.S. 290
CONTINUED FROM 1

travel time, according to TxDOT.

Eliminating traffic stops for these vehicles will not only save time, but will also help reduce the negative impact that traffic may have on the environment, said John Hurt, director of public affairs at TxDOT.

An estimated 18,000 vehicles a day will bypass traffic signals, which will save approximately 44,000 gallons of gasoline annually, an output of about 340 metric tons of CO2.

“There is one thing I think is very important and that is this is the perfect time to build projects like this,” Leffingwell said. “Our original estimated cost on the MoPac/Hwy. 290 interchange completion was $13 million, but because of the economic environment we are in now, commodity prices being cheaper and it being a more competitive market with the contractors and designers, that project actually came in at $8.4 million, which is about a 35 percent savings.”

The City of Austin has agreed to pay for the project under a pass-through financing agreement with TxDOT and will be reimbursed for 80 percent of the project’s expected cost over the next 10 to 15 years. “Not all projects would lend themselves to partnering with TxDOT, but this one did,” Leffingwell said. “This is a project that TxDOT has had on their back burner for at least 10 years, but they simply haven’t had the money to do it. So the City of Austin worked with TxDOT to work out an arrangement where we could fill that gap in their budget and get it built now instead of waiting until they had the funds to do it.”

Pass-through financing, which has become popular in the past three to four years, is a great way for local entities to get projects built, Hurt said. The local entity pays the local entity back based on the amount of traffic that uses the road. For the MoPac/Hwy. 290 project, the city will only get 80 percent of the money back because the road will still be a state-maintained facility, which is the responsibility of TxDOT.

“There is one thing I think is very important and that is this is the perfect time to build projects like this.”
—Mayor Lee Leffingwell
City of Austin

what gets the biggest bang for the buck, which may not be a project that is near and dear to the city.”

Weather will play a major role in the time to completion for the project.

“Right now it looks like there is not going to be any [harsh] weather,” Hurt said. “So we may get a little ahead of ourselves because of the mild weather.”

Construction will not affect the morning and evening commutes. All lane closures will be at night between the hours of 8 p.m. and 5 a.m., and any necessary daytime work will be done on weekends.

Other MoPac improvements
The MoPac Improvement Project is looking for solutions to congestion along the MoPac corridor from Cesar Chavez Street in downtown Austin to Parmer Lane in North Austin.

MoPac attracts more than 180,000 vehicles a day, and that number is expected to increase to 320,000 by 2030, according to the project’s website.

Texas Department of Transportation is doing an environmental study on nine alternatives to increase mobility along MoPac, including adding general-purpose or HOV lanes, converting existing lanes into HOV lanes, adding express lanes, which would charge a toll to drivers wishing to use the express lane and deciding to do nothing. The study is expected to take two years.
By Bobby Longoria

Musicians spanning several decades have serenaded audiences in a studio space that helped Austin transform into the Live Music Capital of the World. For 36 years, “Austin City Limits,” the longest running music series in American television history, has been taped from Studio 6A on The University of Texas campus, but it will soon move to a custom-made venue downtown that producers say will attract a larger audience and retain the same intimate setting for which the show became famous. “ACL” had its final taping in Studio 6A with Lyle Lovett Nov. 8.

Construction on the venue is to be completed in January. The show announced its new schedule Nov. 19, with the first taping to happen as soon as February 2011.

“ACL” Executive Producer Terry Lickona said although Studio 6A once fit 800 people, its capacity was reduced to 320 after fire marshals reassessed the space. As the show’s popularity grew, it became apparent that a larger space was needed.

As the show’s popularity grew, it became apparent that a larger space was needed.

Moving to a new space that we could design from scratch and accommodate for more people has been a goal for a long time,” Lickona said. “We have taken the ‘ACL’ brand and expanded it beyond our wildest dreams. Having a full-time music venue that operates year-round—as opposed to a festival—will hopefully have as much or more impact.”

Expanding beyond the city limits

The show, which was restricted to only 10,000 square feet, will expand into a three-story venue that will contain 85,000 square feet of studio space with a capacity of 2,700 people. The venue—dubbed The Moody Theater—is being constructed alongside the new W Hotel at the corner of Lavaca and Second streets. “ACL” tapings will be intimate, with an audience of no more than 800 people, Lickona said.

The first floor will be general admission, the second will be seating with box suites and the third will be stadium seating. The farthest seat from the stage is 75 feet away. “ACL” will operate in the venue 45 days out of the year. The venue will be available for other live music events that will utilize its total capacity for the remainder of the year.

“The studio is exciting for what it’s going to do for Second Street and downtown,” said Elaine Garza, founder of Giant Noise, The Moody Theater’s public relations firm. “It’s really the crown jewel of Austin and a venue artists will say they have to play.”

Going to the rock show

By spring 2011, Austinites will be able to approach the corner of Lavaca and Second streets, see the studio’s cube-like appearance and enter a large courtyard with a statue of Willie Nelson in the front. A staircase brings patrons to the first floor of the venue where a bar and public deck overlook City Hall. An exterior staircase on the southwest corner of the building goes up another two stories and provides a view of Lady Bird Lake.

When entering the venue, patrons will see the stage with a large backdrop illustrating the skyline of Austin. “ACL’s” new home will be the only venue in Austin, and one of three in the nation, to be certified for Leadership in Energy and Environmental Design—or LEED—which means it follows green building standards.

While the move may detract from the tradition of attending an “ACL” taping in Studio 6A, Lickona said it will not affect Austin’s uniqueness. The new venue is poised to attract international acts that previously may not have considered participating in an “ACL” taping.

Two to three days before a taping, chosen radio stations, typically KGSR or KLBj, announce a location and time for people to pick up free tickets, though entry is not guaranteed.

“It will still capture and reflect what makes Austin, Austin,” Lickona said.

“There is nothing more gratifying than bringing great music to great people wherever they are through ‘ACL’. Music is the source of inspiration for many people in different ways—I love every minute of it.”
Now, we do all our banking with them. We’ve financed our vehicles, set up educational savings accounts for our children, and personal lines-of-credit. They’re almost like extended family. It feels good to know that we’re part of a secure, healthy financial institution.”

Lynn Jones Eaton
Director Instructional Development, UT Austin
UFCU Member
Foundation Communities receives $10 million for apartment renovations

By Kate Hull

Foundation Communities, a local nonprofit that provides affordable housing and community support for more than 2,000 low-income families, received $10.2 million in federal tax credits in early October to renovate and restore an apartment complex on South Congress Avenue.

The 9-acre, 240-unit property called Sierra Vista is the 13th apartment complex owned by Foundation Communities in the Austin area.

The nonprofit was started in 1990 by a group of University of Texas graduate students who saw that the cost of housing was growing faster than annual incomes. Now 20 years and 5,000 benefited families later, the group is striving to combine consistent and quality living opportunities with enriching education and financial situations.

“What sets us apart is that our properties don’t look like affordable housing,” Executive Director Walter Moreau said. “They are very well-maintained and pass the ‘I would live here’ test. We want people to be proud of where they live.”

Residents must meet three basic requirements for living in the community: reach specific income guidelines that vary by location, pass criminal and credit checks and have a good rental history. Moreau said they are mainly interested in the individual story for each family so they can help provide the appropriate services each family needs.

Prior to Foundation Communities purchasing the property, the buildings had foundation issues, eight residents did not have working refrigerators and the maintenance had not been kept up.

“The owner knew the property was in disrepair and that someday they wanted to sell it to us,” Moreau said.

The nonprofit finalized ownership in late spring and changed the name to Sierra Vista.

The $10 million in tax credits will ensure that the necessary renovations can be done and will allow residents to move into the complex. Currently, only 40 units are occupied.

Beyond quality of living, Foundation Communities focuses on the quality of community and family life by providing on-site educational support with learning centers. Eight of the 13 complexes have centers that provide tutoring, afterschool care, English as a Second Language courses and parent-centered activities to provide inclusive family support for residents.

“Residents are getting a good deal and there is free after-school care so parents can work and have child care,” said Vicki McDonald, the asset manager responsible for the buildings. “Children are getting attention on their academics but also building a community.”

The new property is located directly across the street from the flagship apartment complex Sierra Ridge. Currently, Sierra Ridge has partnered with nearby St. Elmo Elementary School to collaborate after-school care with family development programs that are held at the apartment sites. Once Sierra Vista has been renovated, a majority of the 315 students at the school will live at either complex.

“We are especially excited that they have purchased the new property because the potential for impacting many more students is really great,” said Adriana Gonzales, principal at St. Elmo Elementary.

Gonzales said the children who live at the apartment and participate in the programs they offer are less likely to move from school to school and are given a more stable environment. About 25 percent of the students move during the year, she said.

Foundation Communities offers other programs and tools to empower Austin residents to succeed including financial management and free income tax preparation for low-income individuals. The Community Tax Centers will open in January 2011 for the next tax season. For more information on the programs available through Foundation Communities, visit www.foundcom.org.
November 2010 Community Impact Newspaper • Southwest Austin Edition

Residential Real Estate | Neighborhoods at a Glance

78748 - Morningside

Morningside, a new subdivision, is located near Chapel Hill Park, popular restaurants and is a short drive to downtown Austin.

Schools

- Menchaca Elementary School
- Paredes Middle School
- Akins High School

Featured homes

11717 Alexs Lane
4 Br/2.5 Ba | 2,173 sq. ft.
Agent: Erin Bara
$189,900 294-6298

11721 Alexs Lane
3 Br/2.5 Ba | 1,831 sq. ft.
Agent: Erin Bara
$182,539 294-6298

11816 Easy St.
4 Br/2 Ba | 1,910 sq. ft.
Agent: Erin Bara
$182,500 294-6298

11729 Alexs Lane
3 Br/2.5 Ba | 2,131 sq. ft.
Agent: Erin Bara
$187,500 294-6298

Market Data

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### Residential Real Estate | Property Listings

#### Zachary Houston

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For additional residential real estate listings, visit more.impactnews.com/10645.

The residential real estate listings were added to the market between 10/22/10 and 11/3/10 and were provided by the Austin Board of Realtors, www.abor.com. Although every effort has been made to ensure the timeliness and accuracy of this listing, Community Impact Newspaper assumes no liability for errors or omissions. Contact the property's agent or seller for the most current information.

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### Zillow Guide

#### Southwest Austin

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<tr>
<th>Location</th>
<th>Address</th>
<th>Price</th>
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<tr>
<td>78736 Oak Hill</td>
<td>8305 Fort Sumter Road</td>
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<td>78737 Oak Hill</td>
<td>2509 Keepsake Drive</td>
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**Someday, I will get into a new home.**

*Someday I will buy a new home. Sound familiar? If your current home is stopping you from buying the new home that you want, we may be able to help. We’ve assisted customers that have had homes to sell many times, and we may be able to help you too. Let’s talk!**

### We want to see how big your BUT is!

Maybe you need your lease to end at your current place or you’re not sure you can afford another payment right now. Visit us now and see how we can help.