Next Meetings: June 12 and August 14 (2nd Tues) 6:45pm at The High Road 700 Dawson Road

Bouldin Bulletin

President's Message

— Jesse Moore, BCNA President

Surprise! CodeNEXT Brings the Party Everywhere!

Coming soon to the house next door--commercial entertainment venues selling sweet, sweet alcohol! Yes, you're reading right - CodeNext will drastically expand the use of residential property for commercial purposes in Austin neighborhoods. For-profit "entertainment" and "recreation" uses such as performances, pavilions, and sports courts will be permitted throughout Bouldin and other residential areas with minimal or no City oversight. Tickets and concessions can be sold. These commercial establishments will even be able to generate up to half of their income through alcohol sales. CodeNext will permit the friendly new venture next door to you to advertise its presence with a six-foot-by-six-foot sign. CodeNext will neither limit traffic to the new business enterprise nor require parking for those hoped-for throngs of thirsty customers.

"Wait, how does this help housing supply and affordability?" you may be asking. As with far too many aspects of CodeNext, it is entirely unclear how this major change helps affordability. Instead, this change will decrease affordability by allowing residential areas to be commercialized.

Unfortunately problems like this make it seem like CodeNext is not about affordability and not about the interest of any residents, current or future. Instead, far too many aspects of CodeNext primarily benefit real estate speculators happy to squeeze a buck by any means possible, such as plunking a public party pavilion down next to your bedroom window.

Maybe problems like this explain why Mayor Adler and Councilmembers Casar, Flannigan, Garza, Kitchen, and Renteria do not think you should vote on CodeNext. They seem to think you're just not quite smart enough to understand how turning residential areas into commercial areas will help increase the supply of residents. (I'm obviously perplexed....) Along with denying you any vote on the matter, these Lords of Austin also refuse to share meaningful analysis about what CodeNext actually does - their attitude

	Issue

Lavender Sector	.1
Green Sector	.2
Yellow Sector	.3
Pink Sector	4
Parks Update	.5
BCNA Contacts	.6

seems to be that they've told us CodeNext is all about affordability, so we should stop asking questions.

We all lose under CodeNext as drafted, which is a shame because many parts of CodeNext are reasonable and progressive compromises that appropriately balance the interests of new residents, old residents, and future residents. The Bouldin Creek Neighborhood Association voted in support of many of these compromises, but sadly our basic requests - such as more information, a vote, and the removal of provisions that harm affordability and quality of life by unnecessarily commercializing residential areas - continue to be ignored.

Is this really how politics should work in Austin, Texas? Even if Austinites do in fact want to enact a version of CodeNext that sacrifices our town for the sake of non-residents' profits, don't we at least deserve to be honestly informed about what CodeNext actually does? And then maybe even make that decision on our own?



Lavender Sector - Kate Francis

So you've decided to shun AC, walk your dog to a meal, and BYOB? Well head to the intersection of S. 1st and Live Oak for some new additions and lots of tasty options to satisfy all kinds of nourishing needs.

Starting in the South First Food Court at the SE corner, 4 food trailers offer a wide variety with plenty of picnic tables to park at. As you approach, check out the lovely artwork by Bouldin's own Faith Schexnayder (Flatforkstudio.com), featuring some of Austin's best known characters for an excellent photo op.

Doggie Style will be celebrating two years in their current location in June, and offers all vegan hot dogs with a variety of toppings and other comfort foods. The Chicago Dog is their most popular, but don't overlook the strongly recommended Jon Stewart.

TX Shawarma has a large halal menu with plenty of meat and veggie options. Their most popular plate is the Mixed Schwarma plate (#4).

For dessert (or as your meal, I won't judge), head to Manolis for 7 different flavors of ice cream, various pastries, and decadent cakes, all made on site. This trailer has been open for 4 months now and offers a little bit of everything for your sweet tooth. Enjoy on site or take some home to impress your friends and family.

Bananarchy also has a variety of dipped bananas with seemingly unlimited options for toppings. Their most popular is the vegan Peanut Butter Pie, or the Texas Two Step.

Across the street at the SW corner, 2 new trailers opened in January of this year. If you've ever wondered what that heavenly smell is around lunch time as you wait for the eternal light at Live Oak and 1st, it's **Tito Adobo**, a Filipino food truck offering tacos,



fried rice, and lumpias (filipino egg rolls). Their most popular dish is the Pork Adobo Fried Rice.

At the other end of the lot is **Flavia's Kitchen**, offering a very large menu of authentic Mexican dishes with homemade tortillas. Try the tacos al pastor or bistec.

The NW corner has the intersections's oldest and newest food trailers. **Mirchi Express** has only been open for 3 months now and offers Indian, Mediterranean, and Pakistani dishes. Their most popular dishes are the lamb shank and Chicken Biryani.

El Primo has been in business for 13 years and specializes in breakfast tacos, burritos, tortas, and quesadillas. Their most popular offerings are any of the many, many breakfast tacos or for lunch, the asada or pastor tacos. It's also conveniently located next to Once Over **Coffee** to grab a cup of caffeine while you wait.



Green Sector – Melynda Nuss

What's Up With That Green Sector House? Episode 1: What's up at 2310 S. 2nd?

When John Newbold-Knipp first moved into 2310 S. 2nd in 2005, it was a tiny 2-bedroom bungalow. His fiance Kirsten lived in Clarksville and commuted to work in Boston. John started his concrete business, Newbold Stone, in a shed behind the house.

John filled the little house with his creations -- concrete countertops, concrete light fixtures – even a concrete birdhouse. But when Kirsten moved back from Boston in the spring of 2012, the house was just too small. So the two moved to an apartment downtown and started planning their dream house.

John did most of the design himself, with help from friends Clay Little at Noack-Little Architects and Interiors and former colleague Justin Cook a former colleague and now an architect.



The construction of this complex beauty took about 18 months with hands-on collaboration between John, Kirsten and their builders Mike Hammer of Hammer-Design and Michael Smeets. A few finishes



remain, so you might catch one of the owners doing final touches on the weekends.

The house has over 15 custom concrete features that John made himself, including the teal blue front door, which is made out of board-form concrete. John designed and made the house's concrete side panels, concrete sinks and countertops, stair risers, and the 3D origami concrete tile on the living room accent wall. There is a lap pool on the roof, so the whole structure required extra reinforcement. But the view of the city from the pool deck is worth it.

John and Kirsten got married during the construction and moved back in in May 2017. The house was built with a kitty door from the beginning, and within a year they were joined by kittens Hurley Burley and Shimmer. Kirsten now works in digital marketing downtown, and she enjoys her short commute. In her spare time she's starting a garden.

If you want to see more of John's designs, Newbold Stone has now grown, and Newbold Stone and Origamecrete are featured in a variety of luxury homes and design-oriented commercial installations. You can find Newbold Stone's creations at the Spa at the JW Marriott, the powder rooms at Geraldine's in Hotel Van Zandt and the modern offices of The Chive. [check out more concrete work at www.newboldstone.coml

Thanks to John and Kirsten for volunteering for the first episode of "What's Up With that Green Zone House?" If you'd like to tell the neighbors what's going on with your house, email me at: mellynuss@yahoo.com.



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Yellow Sector - Elizabeth Howard

Things are buzzing as usual in the yellow sector. Since it includes the SoCo district, I get to join in on South Congress Merchants Association meetings. It's a great way to stay informed on our Avenue. Here are a couple things in the works:

Public City, a local group that aims to engage communities through public art, is currently selecting a muralist to create and beautify a wall on South Congress that will hopefully attract locals and visitors alike. Location is to be decided but lots of talk about increasing public art all along the Avenue in general which would be great.

We also recently talked about a local's afternoon and evening stroll filled with shopping, music and food on South Congress. Think first Thursday (but probably a Sunday) for us and our Travis Heights neighbors! Merchants and restaurants are eager to get their neighbors out and onto South Congress and this is sure to be a fun event.

Page | 3

Bouldin Creek Neighborhood Newsletter Bouldin Creek Neighborhood Newsletter 2 | Page



TEN QUESTIONS WOMEN SHOULD ASK THEIR FINANCIAL ADVISOR

Different groups of people have different financial needs. Business owners need assets that are more liquid and products to lower their liability. High earners need tax-minimization strategies. In the same way, women need specific products and services that fit their circumstances and goals.

When embarking on your advisor search, ask potential candidates these 9 questions:

- 1. How much experience do you have?
- 2. Do you hold any credentials?
- 3. What financial planning services do you offer?
- 4. What is your planning philosophy?
- 5. Do you have many clients like me?
- 6. How much do you charge?
- 7. Do you receive a commission?
- 8. Are you a fiduciary?
- 9. Have you ever violated any standards or laws?

Take your time and trust your intuition when selecting your advisor. The relationship should feel right and you should never feel pressured to make a decision quickly.

- Richard Archer (www.archerim.com)

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Pink Sector – Piper Becker

We have been getting ready for the summer and welcoming several new families and new neighbors to the Pink Sector these past few weeks. It is fun to walk the neighborhood on the weekends and meet all of the new faces, and say goodbye to old friends as Spring marks a popular moving season.

As expected, the Warren Wildlife debacle continues. Spring means heavy machinery and more building, rebuilding, and just general construction for construction's sake at Warren's party pad. Their current plan (under review by the Planning Commission staff) is to demolish the adjacent duplex on Bouldin Avenue and build a parking lot for his events. That should fit perfectly into the center of the Pink Zone, ha!

We will be asking our friends in the other zones to join us for the open hearing in the coming weeks/months. Warren has solicited letters from hunting groups in Austin to support his case with the Planning Commission and we are organizing our own letter drive from actual residents. Email opposewarren@gmail.com for more details on how you can help with this and to stay updated in general.



South Austin Community Acupuncture



acupunctureworldheadquarters.com (512)707-8330

Parks Update - Ingrid Weigand

BCNA's roads feature nine traffic calming devices: roundabouts, median strips and chicanes. Initially, they were planted with shrubs and some trees, but the City did not have the resources to maintain them and over time most of them turned into trash-strewn little wastelands.



Some neighbors tried to weed and water the ones closest to them but there was no concentrated effort until 2014, when the BCNA Parks Committee decided on a plan. Each device was adopted by one Parks Committee member who was given plenty of leeway in what to do, as long as basic principles were followed:

Plants should help draw attention to roundabouts and medians, provided that all of them remained clearly visible without greenery blocking the view of on-coming traffic whether car, bike or pedestrian. Space permitting, we were looking for single-trunk trees without low-hanging branches and a ground-cover or just mulch. All plants should be native and drought tolerant.

Over the years, most neighbors have handed responsibility for "their" roundabout off to others, though a few hardy souls have kept theirs up for almost five years now.

Throughout the next couple of years, we will publish a series of articles, introducing each roundabout or median and the neighbor maintaining it.

Mary and South Second Roundabout

This roundabout features a beautiful mature oak tree in the center, surrounded by clumps of non-spreading dwarf nandina and yellow lantana. Originally maintained by Jenn Aquila, two years ago it passed into the care of Eric Radjef, who also serves as the liaison between Ricky

Guerrero Park and the City's Parks And Recreation Department. Eric's approach was to "work with the great plants that are already established (Thank you, Jenn!). And keep it simple."

In the spring of 2017, we were contacted by a young artist born and raised in Bouldin, Clair Cole. Clair was interested in creating something colorful and artistic that would make the roundabouts stand out better. After some discussion about requirements - cannot block views; must be safe for cars, bikers and pedestrians; sustainable; weather and graffiti resistant - she came up with the idea of flower sculptures. Working closely with two friends, Abraham Van Vleck and Casey Leech, Clair took her designs to a metal shop that created the pieces with a plasma cutter; they were then sanded and welded together. "Learning about welding is something I've been wanting to do, so the opportunity ... (to do so) and create an artistic vision of mine was really awesome." Clair used mainly recycled materials. "We used fan pieces seen on the pink and white flower, tractor pieces and thick bailing wire on the blue flower, and recycled fence posts on both to act as the stem." She then painted them to get the desired effects. Clair donated all her time, only asking to be reimbursed for material costs.

The first flower was installed in December of last year, the second one this March.

If you have not seen them, please go take a look – they are a wonderful, colorful, quirky addition to our neighborhood.

"Creating these pieces for the neighborhood I not only grew up in, but found my artistic flow in, is such an amazing opportunity that is very close to my heart," Clair said. "I hope y'all enjoy driving by and looking at them as much as I did making them!"

How has that worked for Eric's approach of keeping it simple? "With the addition of Clair's brilliant sculptures, that's more true than ever."

Thank you Clair. And thank you, Eric, for your continued work.



Bouldin Sector Map











BOULDIN CREEK NEIGHBORHOOD ASSOCIATION

www.BouldinCreek.org

General Association Meeting: 2ND Tuesday, every other month Steering Committee Meeting: 1st Monday, each month Zoning Committee Meeting: 3rd Monday each month Newsletter Publication: 2 weekends before General Meeting

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The Bouldin Bulletin, published every two months, is handdelivered by your neighbors to approximately 2500 households. Please reach out if you would like to contribute to the distribution effort or if you would like to place an ad. (Ads are due one month prior to the GA Meeting.)

MEMBERSHIP

If you would like to join the Neighborhood Association to be able to vote or pledge a candidacy, please send your name, address, phone, and email to:

Jeff Seiden treasurer@bouldincreek.org BCNA Treasurer PO Box 3683

Austin TX 78764-3683

If you would like to make the optional dues payment, please include \$25 payable to BCNA.

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