Hello Neighbors,

I want to start by welcoming and thanking all the Bouldinites who stepped forward during BCNA’s December elections to fill our many steering, special committees and sector representative positions. If I’m counting right, that’s 16 officers - before including our website wonks, newsletter designer, and the many volunteer carriers who got this newsletter to your door. It’s quite an operation, but as we’re frequently reminded, there’s plenty of room for improvement, and always a need for more volunteer help.

I have been amazed and encouraged by all the new faces at our general association meetings over the past couple of years, and I credit Kevin Lewis, our president of the past two years, for fostering that interest, attendance and participation. It’s what keeps us healthy and relevant.

As we enter a new year, there is plenty going on to impact our lives here in Bouldin and throughout Austin. In 2014 the city adopted a new comprehensive plan: https://www.austintexas.gov/department/imagine-austin, with a lot of lofty language about connectivity, creativity, compactness, green, open spaces, economic and ethnic diversity, affordability, safety, transit options, and respect for neighborhood plans. Now the city is doing the hard work of ensuring those goals are achieved. The principal enabling tool is a revised land development code. http://www.austintexas.gov/code next revision in how the city manages change and how the Waterfront Overlay ordinance was adopted to prevent future similar development chaos and potential loss of public access to the 4.5-mile dam-to-dam waterfront. https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_CUSDERE_ART3ADRECEDI_DIV8WA_OVDISUDERE

I bring up lost historic knowledge—both ancient and recent—as background to our many newcomers and our long-time residents alike, because amid so much development and revision in how the city manages change, we don’t want to lose our neighborhood identity altogether. With that in mind, I will try in the coming year to include experts in our meetings to provide context to some of the larger changes we see around us.

I look forward to seeing more of you at last Friday-of-the-month happy hour gatherings, general association meetings, creek cleanings, and out and about.

BIG NEWS
Next Meetings:
February 9 & April 12 (2nd Tues) 6:45p
The High Road
700 Dawson Road – Former Elks Lodge
Annual Creek Cleaning: Saturday, March 5
(See article on Page 6)

Boulevard Creek Neighborhood Association neighborhood newsletter – February/March 2016 edition

PRESIDENT’S MESSAGE

Cory Walton

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BOULDIN ‘HOOD FAQS

To find out which BCNA Zone you reside in and to view our neighborhood zone map, go to:
http://www.bouldincreek.org/?page_id=351

BCNA Officers as well as your Zone rep and his/her information is always listed on the back page of the Bulletin.
Or go to http://www.bouldincreek.org/?page_id=13

Join your neighbors for info on lost pets, construction news, street closures, garage sales, and many more exciting topics on the Bouldin Forum. Send an email to bouldinforum-subscribe@yahoogroups.com. You may have to sign up for a yahoo account, but you don’t have to use the email function of the account except as your login.

GENERAL MEETING AGENDA

BCNA General Meeting Agenda for February 9
6:45pm
The High Road, 700 Dawson Rd.

General Business and Announcements
• Member introductions
• Treasurer’s report

New Business
• Association Bylaws review
• Historic Assets Survey update
• State of Green Pastures Peacocks

Committee reports
• Communications- web site host transfer
• Parks- Creek cleaning announcement
• Traffic Parking Safety update
• Zoning
  ▪ 1615 & 1617 South 2nd Street rezoning update
  ▪ PSW Condos update 900 S. 1st Street Condos & Bouldin Court update
  ▪ 110 W. Elizabeth St. Vulcan Video/Ecowise closure/ redevelopment
  ▪ 211 W. Johanna Street Boys & Girls Club/ Live Oak Condominiums

TALKING ABOUT PEACOCKS

Stuart Hampton

I’ve been musing about why the Green Pastures peacock flap has struck such an emotional chord with neighbors (petitions, TV coverage, and t-shirts). I’ve come to the conclusion that at some deep metaphysical level many of us long-term residents identify with those beautiful, wild, raucous birds. We like to wander and strut our stuff; we don’t like being fenced in or fenced out; and we don’t like our long held patterns of living suddenly being put in peril by newcomers.

And while this particular peacock welcomes all the new birds that are moving to our increasingly popular roost, I simply ask the new birds to give some space for our long held patterns of living while we try to accommodate the different sensibilities and expectations. (I personally want to hear some new bird songs in the hood).

We may be loud and ridiculous sometimes, but we’ve graced the community, too, for many years, cutting down that too often soul-sapping barrier between private and public with many fine displays of collaboration (creek cleaning, socials, and other community initiatives).

Forgive our wildness, our love of the human-scale houses, of a walkable hood, and of green spaces and open front yards, and we’ll try our best not to mess with your personal space. Communalist birds and private property birds of the ‘hood, can’t we all just get along?"
Elliott Mitchell

I am very pleased and excited to be the Lavender Zone Representative (with the active assistance of my wife, Sheri, I might add!). Our neighborhood is diverse and enjoys a unique mixture of the flavor of the original South Austin mixed with progressive redevelopment to provide the residential opportunities, food, entertainment and shopping for which it is famous. Key to the preservation of the character of our neighborhood and the quality of life we enjoy is a working relationship with the businesses that populate our area. Responsible establishments want to keep the lines of communication with area residents open to foster a symbiotic trust between them. Nowhere in our neighborhood is that more apparent than the example set by Lucy's Fried Chicken.

Recently, Chef James Holmes, the owner of Lucy’s, reached out to my wife and me regarding their plans for their upcoming SXSW live music event. Once again, Lucy’s wants to partner with the neighborhood to ensure a successful and fun event for everyone. As in past years, they would like to donate a portion of the proceeds to St. Ignatius Church. James has requested to meet with the officers of the BCNA at the 2218 College Avenue Lucy's to discuss this year’s SXSW event.

On another note, the former Tree House Italian Grill at 2201 College Avenue will have completed its transformation and make its debut this February as Vinaigrette, a super hip, fun way to get wholesome local farm produced food. Owner/Chef Erin Wade is expected to fully exploit the salad with lots of unique and quirky names and recipes (The Nutty Pear-fessor and All Kale Caesar) as well as provide soups, sides, sandwiches and desserts to complement her salad-centric menu offerings. Local sourcing is the name of the game for Chef Wade, so I am waiting with bated breath for the opening! Vinaigrette will take over the former location of Austin’s Pig Stand, (the historic Texas restaurant chain originated by Jessie Kirby in Dallas in 1921 and the very first drive-in)! Maybe innovation will be the hallmark of this new restaurant choice in our neighborhood!

APD Animal Cruelty Specialist Alan Schwettmann
(512) 974-5974

If a citizen finds a carcass of an animal that is believed to have been mutilated, that citizen should contact 311 and have an APD officer respond to have the animal collected for further examination. To preserve the scene, please do not move or have contact with the animal. The Animal Cruelty Unit has been advised that there is a forensic veterinarian who now lives in the Austin area. The Veterinarian has offered her expertise and service to examine the carcass to determine if the animal was killed by a predator or a human.

We also have an Animal Cruelty tip line that number is 512-978-0523

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**GREEN ZONE NEWS**

**Lorie Barzano**

Green Pastures Remodel & Construction Project: Phase I
Green Pastures submitted its permit for remodeling the historical plantation house in late January. They hope to begin some preliminary demolition and remodeling of the house in mid- to late February. Green Pastures will close for Phase I demolition and remodeling. Construction on the main house for Phase I will begin this spring and the restaurant and event space will reopen in October of this year. The primary goal of Phase 1 is to remodel/restore the existing historic home. Design efforts and permit submittals are in the works for the second phase of the project and more details will follow.

Peacocks(fowl): In January, Green Pastures appeared at the first hearing before the City of Austin with a petition signed by over 150 BCNA residents who live in the neighborhood the peacocks call home. They report the petition in support of the peace. Neighbors are once again engaged in planning and exploring ways to shape the future. They report the petition in support of the peace poles, signs of the lull, and is beginning to look for progress. Design efforts and permit submittals are in the works for the second phase of the project and more details will follow.

**BLUE ZONE NEWS**

**Tom Grodek**

Diane and I moved to the Blue Zone six years ago, the same year as the neighbors behind our house. Our tiny lot has no back yard, but our new neighbors generously cut a gate in the fence between us so our toddlers and theirs could move about freely. The kids still do today, as do the adults, when we need an extra cup of sugar or some friendly conversation.

Our kids are a little older now and the Blue Zone is opening up to them. The neighborhood has given them a number of friends within walking distance and they can make it to Becker on their own each day, a school that has blossomed into the perfect place for a wonderful childhood. Becker also comes with parks for the whole neighborhood to enjoy—two playgrounds and a dog park, to boot.

Around the corner, there’s the bustling Twin Oaks Library, an institution it’s difficult to believe wasn’t in the neighborhood six years ago. And few trips to the library are complete without the kids wanting to stop for a treat at David’s Food Store, another Blue Zone institution in its own special way. And, as you may have heard, there happened to be a robbery there on the eve of January 20. Shots were fired, no customers, ownership or employees were injured, two suspects were apprehended, and at least some of the money and one gun were recovered. Hopefully this is an isolated incident.

When we need a landmark to help folks find us in the Blue Zone, nothing is better than the iconic “Greetings from Austin” mural, lovingly restored for every Austin couple’s local engagement photo.

Feeling stressed? There’s a meditation center. Feeling too relaxed? There’s a train crossing Mary Street right now to test your patience. The Blue Zone has it all: restaurants, beautiful homes, and local businesses - even a moon tower. I won’t mention all the neighborhood riches just outside the zone. There are simply too many good things to name.

Six years ago, we didn’t care that we were moving to the Blue Zone specifically. It only mattered that we were moving to Bouldin, the neighborhood that has it all. There may be disagreements at times about parking, home architecture, or peacocks, but surely we can all agree there’s no better neighborhood in Austin.

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**JOIN US FOR THE BOULDIN CREEK NEIGHBORHOOD MONTHLY HAPPY HOUR!**

Meet your neighbors and their families

**EVERY LAST FRIDAY (EXCEPT DECEMBER)**

**EL MERCADO – S. 1st & Gibson**
February 26 & March 25
5-7p

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**BROWN ZONE NEWS**

**Magdalena Rood**

We were happy to see the hawks this week on our morning walk. It is something to see them gliding through the air on awesome wings seeking breakfast in the meadow behind Clear Spring Yoga by East Bouldin Creek. In general the feeling on this block of S. 2nd street continues to be quiet and rustic. Other than the almost daily drilling of holes for new utility poles, signs of the expected invasion of urban infill are minimal still. Old houses stand abandoned, more relics of times gone by than promises of great times to come. And yet, change is shaking off its winter lull, and is beginning to look for progress. Neighbors are once again engaged in planning and exploring ways to shape the future.
Jeff Seiden

BCNA’s Residential Yellow Zone is mostly SF-3 with a bit of multi-family (MF-1, MF-2 and MF-3) apartment and condo mixed in. As an SF-3 zoned Single Family area we have the ability to place two residence units on a single lot - Duplex or a Primary plus an Auxiliary Dwelling Unit (ADU). Until recently, the lot size minimum for two residences on one of our SF-3 lots was 7,000 sf in the Bouldin neighborhood, which was above the city wide standard of 5,750 sf. However, the City of Austin (CoA) City Council recently changed the code, overriding our neighborhood plan. Bouldin (and all of Austin) can have full residential units (kitchen, bath, living space) located in an ADU behind single family homes (with proper permitting from the CoA) on SF-3 lots larger than 5,750 sf. The new city code discards a development constraint previously included in our Bouldin neighborhood plan.

To back up a step: It was always possible to build a duplex on a larger SF-3 lots as long as they maintained a single family home feel. There was also the ability to build living/work space in or above a garage on SF-3 lots smaller than 7000 sf. However, the CoA code previously restricted auxiliary structures on smaller lots, inhibiting their legal use as a second residential unit. As a result of the new CoA regulations, we’ll likely see more full secondary residences behind primary homes. The new code changes also allow the secondary ADUs to be larger, with a floor area up to 1,100 sf, depending on lot size. ADUs were previously limited to 550 sf on smaller lots or 850 sf on lots over 7,000 sf.

The details of the code are complex. However, it is important to note that impervious cover (<45% of lot size) and residential floor area (<40% of lot size) limits are unchanged, helping to control the development on each SF-3 lot. For a typical 6,500 sf lot in Bouldin, new code would allow a combined floor area maximum of about 2,600 sf. That could be a 1,625 sf 3-bedroom, 2-bath Primary Home and a 975 sf 2-bedroom, 1.5 bath ADU on an SF-3 lot. Additionally, in a citywide effort to encourage residents to rely on public transportation, there were parking exemptions included with the new ADU code. These changes often place parking for ADUs onto our streets. The erroneous assumption is that people living in ADUs will ride the bus, a bicycle or use car-share/ride-share.

The constraints on development due to city code complexity and the requirement for architect/engineer approved drawings, along with city permitting, the cost to build, and the limited availability of contractors are natural controls on the rapid development of higher density in Bouldin. That said, new CoA code changes make our neighborhood even more desirable for owners, developers and builders as it is possible to put more residential units on smaller lots.

Overall, I am a proponent of a smart increase in neighborhood density, alongside retention of our wonderful, old, historic homes as long as the CoA supports our safety, transportation and parking needs, along with proper drainage for rain and saving our trees.
Ingrid Weigand

25th Annual Creek Cleaning – March 5, 2016

The Bouldin Creek Neighborhood Association’s Annual Creek Cleaning will take place on Saturday, March 5, 2016 in conjunction with the Austin Park Foundation’s “It’s My Park Day” celebration.  
(Rain date: March 12)

Since 1991, neighbors have met once a year to collect trash in both East and West Bouldin Creek. Together we have removed enough car parts and tires to build a small fleet of cars, carpets and appliances to furnish several homes, cans and bottles to open a convenience store and Styrofoam to last quite a few lifetimes. In addition, innumerable pieces of found art made it home with their proud finders.

We did extensive clean-up in the West Bouldin Creek Greenbelt this past November and December, so hopefully it will still be in fairly decent shape. With that in mind, if enough people participate we’ll have time to do some trail maintenance in Nicholas Dawson as well.

We’ll meet at 8:30 am at the entrance to Nicholas Dawson Park on the corner of Gibson and South First for coffee and snacks provided by neighborhood restaurants, then send teams of people to different parts of the two creeks. Around 11:30 a.m. we meet back in N. Dawson Park for lunch, again courtesy of our business friends.

Gloves and trash bags will be provided. Please dress in long sleeved shirts and long pants to guard against possible contact with poison ivy and wear sturdy shoes. And don’t forget your mosquito spray. Be prepared to get muddy and dirty and have a very good time. Kids, dogs and family friends welcome.

And if you register on the Austin Parks Foundation’s site http://austinparks.org/ for our creek cleaning, you’ll get a nifty t-shirt in the bargain.

GENERAL ASSEMBLY MEETING: 2ND Tuesday, every other mo
STEERING COMMITTEE MEETING: 1st Monday, each mo
ZONING COMMITTEE MEETING: 4th Monday each mo
NEWSLETTER PUBLICATION: 2 weekends before General Meeting

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NEWSLETTER 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:
Ronnie Dittmar
BCNA Treasurer
904 Ebony Street
Austin, TX 78704
If you would like to make the optional dues payment, please include $25 payable to BCNA.

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.)