



## PARK BEAT

*The Pulse of Greater Boulevard Park*

Boulevard Park Neighborhood Association ■ Box 163179, Sacramento 95816 ■ December 2017

### BPNA Annual Holiday Party Saturday, December 9th

The Boulevard Park Neighborhood Association's 2017 annual Holiday Party is set for Sat. December 9. Festivities will begin at 6:30 p.m. and end at 9 p.m.. Guests are invited to bring the beverage of their choice and a potluck dish to share with their neighbors. Please bring your favorite holiday dish! This year's party will be hosted by Rebecca and James McDaniel at their home at 626 21<sup>st</sup> Street in midtown Sacramento. Many thanks go out to the McDaniel family for their hospitality!



#### Twelve Days of Midtown and Other Holiday Opportunities in the City

Every year midtown businesses celebrate the winter holidays with seasonal offers, events, and experiences (December 1-12). Although many Boulevard Park residents may prefer to cycle or walk, the city is offering free on-street metered parking between I and L Streets on weekdays after 4:30 p.m. and all day on weekends through December 25. There will be a full range of activities appealing to all ages and interests, including wreath-decorating, ornament-making (and other seasonal crafts), concerts, and dance performances. Many events are free, others have admission fees. The SPCA is hosting a fund-raiser on December 2, the first annual "Jingle Bell Walk." This "Pup" crawl starts at noon at Truitt Bark Park, 1818 Q Street (fee of \$25 per human; limited to 200 participants). The following Saturday, December 9, Sutter's Fort offers a full day of family-friendly activities with "Hands-on History: A Simple Emigrant Christmas" (10 a.m. to 5 p.m.; admission fee, except for children 5 and under). For further information about these and other events, go to: <http://exploremidtown.org/12-days-of-midtown/>

The city's Downtown Partnership also sponsors holiday events, including the traditional Santa Parade on Saturday, December 9. This year's parade will start at Fourteenth and N (9 a.m.), head west on N to Tenth, north on Tenth, then east on L, finishing at Twelfth and L. The parade usually features marching bands, clowns, youth groups, horses, antique vehicles and, of course, Santa Claus. That same day, from Noon to 4, the Partnership will host a lively Holiday Shoppe at the Downtown Sacramento Ice Rink, with local artisans, craftsmen, and makers.

#### JANUARY 16 MEMBERSHIP MEETING - SAVE THE DATE

The annual membership meeting and election of the new BPNA Board will be held on January 16, 2018, at the Ethel Hart Senior Center, 915 27<sup>th</sup> Street at 6:30p.m. We're working on speakers for the program – look for details in the January newsletter. To vote, your dues must be current. Look for our candidate statements on Page 4.

# RESIDENTS VOICE CONCERN OVER MIDTOWN ZONING CHANGES

Because of numerous citizen concerns, Councilmember Steve Hansen called a meeting on Monday November 13 at the Ethel Hart Senior Center to allow residents to talk directly to Greg Sandlund, City Senior Planner handling development of the Specific Plan— now renamed the “Central City Specific Plan” in response to midtown residents concern that the “Downtown Specific Plan” blurred the distinction between the zoning and development needs of downtown, that is, the Central Business District, and the residential neighborhoods that surround it.

The Plan has many desirable features, including an infrastructure funding mechanism, a goal of creating streetlighting throughout the central city, and enhancing transit connections and traffic flow (google “Central City Specific Plan” for highlights; from that page, click on “Resources” to see the full document).

However, to meet the city’s goals of adding 13,000+ Central City housing units over the next decade or more, the Plan also proposes increasing height limits from 65’ to 85’ (8-9 stories) in corridors zoned commercial, office, and residential mixed use, *next* to adjacent residential areas. The Plan allows for “transition zones” of lower heights (45’ if within 39’ feet of adjacent property, 55’ if within 40-79’) next to residences zoned R1, R1B, or R2, but no such protection is given to R3, 3A or R4 properties, many of which are historic districts and are not distinguishable in urban form from the R1 and R2 types. For instance, bungalows and other historic single family homes may be in an R3 zone, and look exactly like ones in R1. The Plan right now leaves those homes at risk of finding themselves adjacent high-rise development.

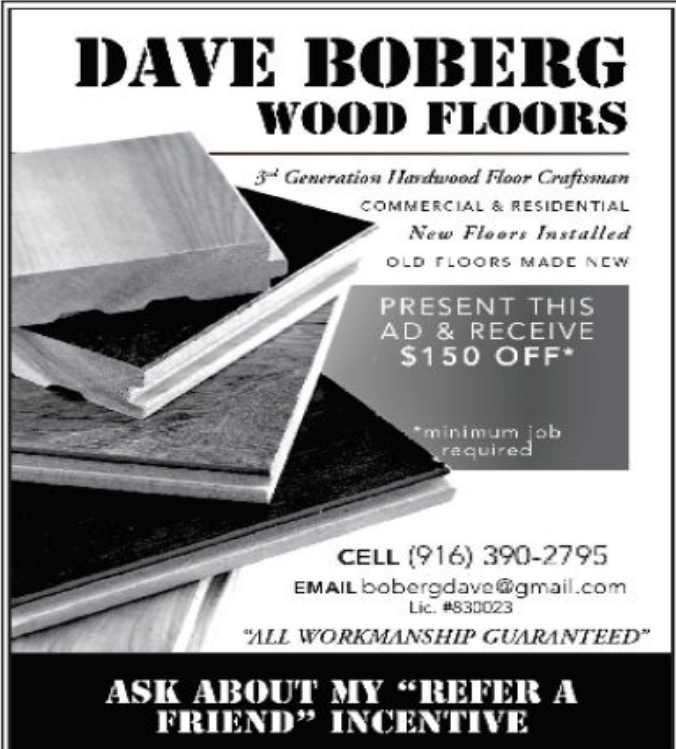
A related concern is removing a stipulation that would have capped deviations from the Floor to Area ratio that defines how high developments can go if there is “significant community benefit.”

The Plan also proposes streamlining city processes to encourage development downtown. Two streamlining proposals (not directly part of the Plan but a parallel streamlining effort) are of major concern. One would devolve decision-making on construction in historic districts from the city’s Preservation Director to the generalist planning staff. Not only would that mean that staff with limited, if any, training in preservation policies, would have authority to approve construction plans. Neighbors would not be notified of such plans on adjacent properties: instead, the decisions would be posted on the city’s website for seven days. If you happen to notice a project of concern within those seven days, you can ask the planner to reconsider, but you do not get to appeal to a higher authority. This loss of opportunity to comment and to appeal is unfair to existing residents and could lead to some very bad infill projects imposed on neighbors. The other “streamlining” measure would eliminate the role of the Preservation Commission’s review of projects that deviate more than 50% from existing standards. The number of these projects is very small, and the Commission’s review is crucial for ensuring projects still meet the city’s overarching preservation goals and policies.

Residents at the November 13<sup>th</sup> meeting expressed concern about these and other issues, including the fact that Sutter’s Landing Park, a regional park, has been included in the plan, raising questions about height limits in the industrial area north of C Street. Many speakers specifically voiced the loss of trust they have that the city would respect the limits proposed in the new Specific Plan, given that the city overrode the General Plan when it approved deviations for the 15-story Yamanee development. Other speakers provided factual background policy information that could be used in developing the plan. While the meeting was difficult at times, it was a productive in airing the deep-seated concerns held by residents. Also, kudos are due to the city’s Senior Planner, Greg Sandlund, who listened to the comments and criticisms of the city with careful attention, and to Steve Hansen’s aide, Matt Read, who expressed his appreciation for the comments, which he said he would convey to the councilmember.

Many provisions that would implement the Plan are scheduled to go to City Council’s Law and Legislature Committee on November 28<sup>th</sup>, so the results were not available when this newsletter went to press. The recommendations of that Committee will be subsequently forwarded to City Council for a vote.

BPNA will try to keep residents up-to-date on developments using our Facebook page and email blasts. It will be important for as many people as possible to weigh in at the appropriate times with city staff (Greg Sandlund, [GSandlund@cityofsacramento.org](mailto:GSandlund@cityofsacramento.org)) and Councilmember Hansen (SHansen@cityofsacramento.org) on these issues as they develop. As we said, the Plan has much to commend it. City staff have done an excellent job overall. But we will all be living with the consequences of the Plan for a long time: it is crucial that the City get the details right.



**DAVE BOBERG  
WOOD FLOORS**

*3<sup>rd</sup> Generation Hardwood Floor Craftsman*  
COMMERCIAL & RESIDENTIAL  
*New Floors Installed*  
OLD FLOORS MADE NEW

PRESENT THIS  
AD & RECEIVE  
\$150 OFF\*

\*minimum job  
required

CELL (916) 390-2795  
EMAIL [bobergdave@gmail.com](mailto:bobergdave@gmail.com)  
Lic. #830023

"ALL WORKMANSHIP GUARANTEED"

**ASK ABOUT MY "REFER A  
FRIEND" INCENTIVE**

## BPNA Board of Directors 2017

Margaret Buss	<a href="mailto:bussmlou@gmail.com">bussmlou@gmail.com</a>
Ty Dockery	<a href="mailto:tyd71@icloud.com">tyd71@icloud.com</a>
Marjorie Duffy, Membership	<a href="mailto:marj_duffy@sbcglobal.net">marj_duffy@sbcglobal.net</a>
Liz Edmonds, Treasurer	<a href="mailto:liz@lizedmonds.com">liz@lizedmonds.com</a>
David Herbert	<a href="mailto:davidmather446@gmail.com">davidmather446@gmail.com</a>
Eric Knutson, Chair	<a href="mailto:eric@knutsonarchitecture.com">eric@knutsonarchitecture.com</a>
Vacancy	

Boulevard Park Neighborhood Association purpose: The BPNA is created to support, promote, and improve the quality of life for the residents of the greater Boulevard Park neighborhood. By achieving this goal we strive thereby to improve the quality of life for others who work and live in and around Boulevard Park and therefore Sacramento as a whole.

## Committees

**Membership:** Marjorie Duffy, 916 448-4659

**Preservation:** Eric Knutson, 925 324-0587

## Park Beat Production Team

**Designer:** Luke Shawver [adikenspot.com](http://adikenspot.com)

**Editor:** Catherine Turrill Lupi, [sac16712@csus.edu](mailto:sac16712@csus.edu)

**Block Captain Coordinator:** Joe Cress, 916 698-7938

[cressj@saccounty.net](mailto:cressj@saccounty.net)

**Ad Manager:** Jennifer Knutson, 925 324-1289

[jennifer@knutsonarchitecture.com](mailto:jennifer@knutsonarchitecture.com)

## Places to Go, People To See

**Every Saturday:** Free Yoga in the Park – 9 a.m., McKinley Park (behind the H St. Rose Garden). For more info., go to: <http://yogamovesus.org/calendar-items/yoga-in-the-park-mckinley-park/>

Midtown Farmers' Market – 9 a.m. to 2 p.m., 20<sup>th</sup> Street between J and L Streets. **Special note:** The Farmers' Market also will be held on Friday, Dec. 22.

**All December:** Free concerts in the rotunda of the State Capitol. For a schedule, go to:

<https://capitolmuseum.ca.gov/the-museum/capitol-holiday-music-program>

**Sun., Dec. 3** (starting at 7 a.m.): California International Marathon (for schedule and route, go to:

<https://runsa.org/california-international-marathon/>

**Tue., Dec. 5** (6:30-9 p.m.): BPNA Board Meeting, open to BPNA members and other interested neighbors. Contact Eric Knutson for location or to suggest agenda items.

**Sat., Dec. 9** (6:30 p.m.): BPNA Holiday Party (article on first page)

**Sat., Dec. 9:** Second Saturday Art Walk – Galleries around town will be open to present individual and group shows of artists' work (<http://www.2ndsaturdaysacramento.com>).

## Places to Go, People To See (cont.)

**Sun., Dec. 10** (3 p.m.): "A Master Singer Christmas," choral performance at Westminster Presbyterian Church, 1300 N (fee charged)

**Wed., Dec. 13** (7-9 p.m.): Concert by Commanders Jazz Ensemble and Travis Brass from the USAF Band of the Golden West, Memorial Auditorium (free tickets at the Community Center Theater Box Office; for more information call 916.808-5181)

**Fri., Dec. 15** (7:30-9:30 p.m.): Capella Antiqua performs Handel's "Messiah" at the Cathedral of the Blessed Sacrament (fee charged)

**Sun., Dec. 24** (10 a.m.-2 p.m.): Free admission day at Fairytale Town (3901 Land Park Drive).

## THE TREES OF MIDTOWN



### THE ZELKOVA

One of the more common trees seen along midtown streets is the Zelkova serrata (or Japanese Zelkova), a variety of elm tree that has many good qualities for city street planting. Elms were one of the most popular street trees when midtown was young. The Zelkova elm is well adapted to Sacramento's hot summers, grows well in a variety of soils, is drought resistant, and withstands winds. Unlike American and European elms, Zelkovas are highly resistant to the deadly Dutch Elm Disease. It is also resistant to elm leaf beetles which often defoliate other elm varieties during the late summer.

Zelkovas are a medium sized deciduous tree that grow rapidly when young, but slow in growth rate during middle age. The leaves are green to dark green in summer changing to yellows, oranges, and reds in autumn...a dramatic looking tree in the fall. Zelkovas have that very desirable elm "vase" shape and the leaves are easy to clean up in fall. They live longer than some other elm varieties. One Zelkova near Osaka in Japan is said to be 1,000 years old.

Zelkova is native to Southern Europe and Southwest and Eastern Asia. A common tree in Japan, Zelkova is commonly used for bonsai due to its attractive shape and color. The Japanese also value its wood for use in furniture making. The wood is considered ideal for construction of the Japanese taiko drum.

To see a mature Zelkova, visit the northwest corner of 20<sup>th</sup> St. at "F". This tree was burned in a fire many years ago when an auto repair shop on that corner burned down. As you can see, the tree recovered nicely and is again a beautiful tree in the neighborhood.

# 2018 BPNA Board Candidate Statements

**Ty Dockery** - My Partner in life, Dr. Thomas Reda and I, along with our two fur babies Beau and Squirty, moved to Boulevard Park two years ago from the Windy City. I have had the honor of serving on the board last year and would love to continue momentum for another year. I continue to focus on being a champion for Washington Elementary, and other community outreach projects. With all the changes the city continues to navigate it's the people that truly make it special. This is where I will continue to focus my energies- on my neighbors in Boulevard Park

**Liz Edmonds** - As a 38-year resident of Boulevard Park, I would consider it a privilege to serve on the BPNA board. BPNA has provided the leadership for many positive changes in our neighborhood in the past 3+ decades. When we moved to our house on 22nd Street, G Street was a 3-lane, 50 mph freeway, and there were several poorly-run board-and-care facilities on our block. Today, we are one of the most desirable neighborhoods in Sacramento, a fine place to raise a family, with caring and involved neighbors. As a sales agent with Lyon Real Estate I have had the pleasure of helping many clients move into Boulevard Park, who have become my friends and neighbors. My husband and I raised our 3 sons here, and there is no place we would rather live. I have enjoyed volunteering over the years at many BPNA events, including the annual yard sale, National Night Out, and the Spaghetti Dinner. I would appreciate your vote, and if elected will do all I can to preserve and continue to improve our neighborhood and city.

**Bob Flack** - We've finally escaped Southern California! Back to the land of fresh air and water. We purchased in Boulevard Park 3 years ago, planning for the opportunity to make Sacramento our last home. We came here, first on business trips and now to stay. We were attracted by the gracious homes, the convenient access and the pleasantly diverse community. We have not been disappointed, having witnessed first hand several 4th of July celebrations and spaghetti dinners. But, Paradise does not protect itself. As a community, we have to protect the essence of what is great against forces that may not favor those values. While some change is inevitable, we can work to make those changes more acceptable. When asked what kind of attorney I am, my pat answer is: "A good one." My favorite professional compliment has been: "You can always count on Bob to do the right thing." Lately, I've been serving as a professional mediator, a role requiring an ability to see both sides of an issue and to seek solutions that respect the needs of both sides. I've been involved in Arbitration and Mediation for over 20 years. I generally work on assignment through the American Arbitration Association. Often it works; admittedly, sometimes it doesn't. Miracles cannot be promised. We can just do our best. Should you choose me for the BPNA Board, I would welcome an opportunity to serve my new neighbors. I have served on many other nonprofit, business and government boards and commissions and I am hopeful that that experience will be useful for this community.

**David Herbert** - I am a native of San Francisco but a long time Sacramento resident. I have lived in the same house on "F" Street in Midtown Sacramento for 41 years. I have always thought of the greater central city area as my home and have often gotten involved in issues that seemed important to maintaining our wonderful Midtown/Downtown.

**David Herbert - (cont.)** I have communicated on many occasions with City Council members to dispute various historic home demolitions, historic business demolitions, questionable tree removal programs, park improvement issues, and so on. During the 1980's, I was a member of the Sacramento Street Tree Task Force. My determined involvement and monitoring of what the City referred to as the central city "reforestation" program during this period, did much to help guide the city's attitude back to a greater appreciation of our wonderful street tree heritage. I have a Bachelor of Arts from San Francisco State and am married to Emily Herbert for 23 years. We have 3 children and 4 grandchildren. I have served as a board member on the Boulevard Park Neighborhood Assn. board of directors for the past 2 years and would love to continue in this position in the year 2018. I have also delivered the BPNA Park Beat newsletter for the past several years.

**Eric Knutson** - My wife, Jennifer and I have lived in the neighborhood for a few years now with our (noisy!) dogs at the corner of H and 23rd. I have had the pleasure and honor of serving on the BPNA Board for three years and would like to serve another. I have been active as the Preservation Chair, working to ensure that the neighborhood stays informed about proposed projects and developments in Boulevard Park and Midtown in general and, if elected, promise to continue focusing on these issues in this time of change in our central city.

**Whitney Leeman** - My name is Whitney Leeman. I was born and raised in Sacramento, moved to San Francisco in my late teens, then returned home to attend graduate school at UC Davis. I lived in Elmhurst for 20 years, and my partner Mark and I were thrilled to move to Boulevard Park in early 2014. We love Sacramento's diversity, and consider ourselves very lucky to live in a city rich with a large, multicultural population, plus (!) amazing food, art, music, theater, dance, craft culture, and the nature that surrounds us. We grow food in the 19th Street Community Garden and have made a lot of friends in the neighborhood. I used to be an air quality and climate change researcher at the California Air Resources Board. In the past three years, I have had to refocus my energies on fewer physical activities, and now have time to work on various issues impacting neighbors in Boulevard Park, particularly those related to urban planning and the densification of Midtown. In addition to advocating for the neighborhood, I also advocate for neuroimmune disease patients, both locally and globally. I care about people, our environment, our neighborhood, and the future of all. I try hard to be a person of word and action, and, if elected to the BPNA board, will do my best to represent you, as a friend and neighbor.

**Dylan Wiseman** - I'm an intellectual property lawyer, and recently opened my firm's office on Capitol Mall. I was raised in Auburn, and graduated from UC Davis before going to law school at Santa Clara University. I returned to Sacramento in February after living in San Francisco for a couple of years. I recently married Emily Howe, a management consultant who lives and works in Oakland. We enjoy spending time at my Boulevard Park home, cheering loudly for Sacramento Republic FC, and exploring the cafes, restaurants, and art scene that Midtown has to offer. This is a very exciting time for our neighborhood, as Sacramento continues to thrive. I want to help with the decision-making to ensure Boulevard Park remains charming and diverse.

# Locomotive Junction

If you have been around anyone associated with Washington Elementary School, you will have most certainly heard the word STEAM more than a handful of times. If you are like myself, then you usually smile, nod and think to yourself, “I have no clue what they are talking about.” That is about to change,

**STEAM** is an acronym for **Science, Technology, Engineering, the Arts and Mathematics**. As our workforce and economy shifted more towards professions in STEAM fields, it became apparent that our youth needed to build confidence in these topics from the beginning.

## It's a philosophy, NOT a program.

Traditional education philosophy separates subjects completely, so that skills may be developed in one area and abandoned in another. In our real world, content knowledge is interwoven, layered and sophisticated. STEAM programming builds collaborative programming and curriculum, allowing students to utilize skills learned in one subject in each of the areas they are studying—and thus creating more confident learners in the classroom.

Washington Elementary implements the STEAM philosophy through Project Based Learning (PBL), usually in the form of interdisciplinary activities, and is supported by the New Tech Network and The Leader In Me. As a STEAM school, Washington receives 1-1 technology, extensive staff training, and an on-site PBL Coordinator. Each classroom was designed for Project Based Teaching and Learning.

Project Based Learning is a teaching method in which students gain knowledge and skills by working for an extended period of time to investigate and respond to an authentic, engaging and complex question, problem, or challenge.

As the world continues to evolve and change, Washington Elementary is providing its students with the tools needed not only to survive but also to thrive in an uncertain tomorrow.

For more information about Washington Elementary, visit its website: <https://washington.scusd.edu>

# ABC

## PLUMBING HEATING & AIR CONDITIONING

*Your Neighbors at 22nd & C*

- All Plumbing & HVAC Repairs & Installations
- Stoppages & Drain Services
- Trenchless Sewer and Water Line Replacement
- Guaranteed Repairs

**24-Hour Emergency Service**

**10% off any service for our Boulevard Park neighbors**

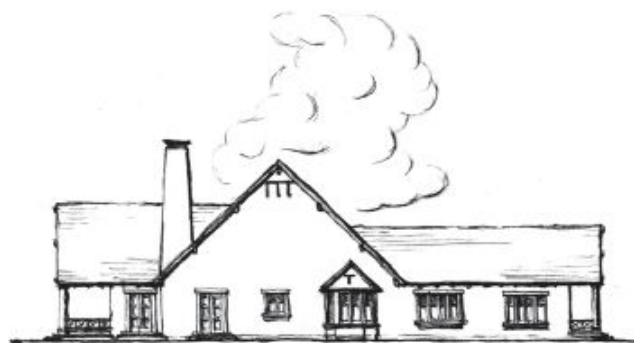
**Call: (916) 448-0801**

[www.abcplumbingandhvac.com](http://www.abcplumbingandhvac.com)

**Locally owned and operated for over 50 years**

California Contractor's License # 412127

## KNUTSON ARCHITECTURE



**ERIC KNUTSON**

ARCHITECT-AIA, LEED, AP, CGBP

2231 H STREET, SACRAMENTO

925.324.0587

[ERIC@KNUTSONARCHITECTURE.COM](mailto:ERIC@KNUTSONARCHITECTURE.COM)

**COMMERCIAL AND RESIDENTIAL**

**SPECIALIZING IN HISTORIC PRESERVATION  
AND DETAIL-DRIVEN SUSTAINABLE DESIGN**

## Our Talented Neighbors

The professional skills of Boulevard Park resident Charles W. Morton, the original owner of the McDaniel house (626 21<sup>st</sup> Street), were the topic of an article four years ago in the online edition of The Daily Mail. The English journalist wrote:

It is hard to imagine a shop without an inviting window. But in the late nineteenth century, when shop windows were competing with newspaper ads and billboards, window dressers went to extremes to get their displays noticed. One such display, which came to be known as the "Vanishing Lady," caught the attention of huge crowds outside Weinstock's department store in Sacramento, California, in 1898. The head, neck and shoulders of a live model, wearing a hat, appeared behind the glass of the store window. Then she slowly vanished into the floor, before reappearing moments later in a new hat.

The spectacle was invented by Charles W Morton, head window trimmer of the department store, who later won the diamond medal for best display at the national convention of window trimmers. The "magical" Vanishing Lady display, which involved mirrors and a trap door, was so mesmerizing to crowds that the store had to install an iron bar in front of it, to keep the glass from cracking.

## Celebrating Neighborhood "Trees":

This month the biggest treats are our glorious trees in their fine autumn color. If you have a favorite place or sight in the neighborhood you'd like shared in the newsletter, contact Margaret Buss at [bussmlou@gmail.com](mailto:bussmlou@gmail.com).



### FRIENDS OF THE RIVERBANKS

Friends of the Riverbanks (FORB) join the American River Natural History Association (ARNHA), operators of the Effie Yeaw Nature Center, in the 33<sup>rd</sup> Annual Wildlife Count on Saturday, December 2. Then, please join us on Saturday, January 1, for our annual New Year's Day morning gathering on the river. We will meet at 9 a.m. in Sutter's Landing Park, near the skateboard park at the end of 28th Street.

For details, go to the FORB or ARNHA websites <http://www.friendsoftheriverbanks.org/> or <http://www.arnha.org/>

## EDMONDS AND PHILIPP: *Your Way Home*



Whether buying or selling, call the team that lives & works in Boulevard Park.  
Recycling vintage homes in record time is our specialty!

*Doug Philipp*  
**REALTOR**  
916.212.1322  
[dave@davephilipp.com](mailto:dave@davephilipp.com)



*Liz Edmonds*  
**REALTOR**  
916.838.1208  
[liz@lizedmonds.com](mailto:liz@lizedmonds.com)



## Boulevard Park Neighborhood Association Membership Form

Send form with your \$5 to \$15 check per member for the remainder of the calendar year to: P.O. Box 163179, Sacramento, CA 95816-9179

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ E-mail: \_\_\_\_\_

- New Member**       **Renewing Member**       **Yes! I want to help. Call me.**  
 **Would you like to receive the newsletter by email, as well as home delivery?**