

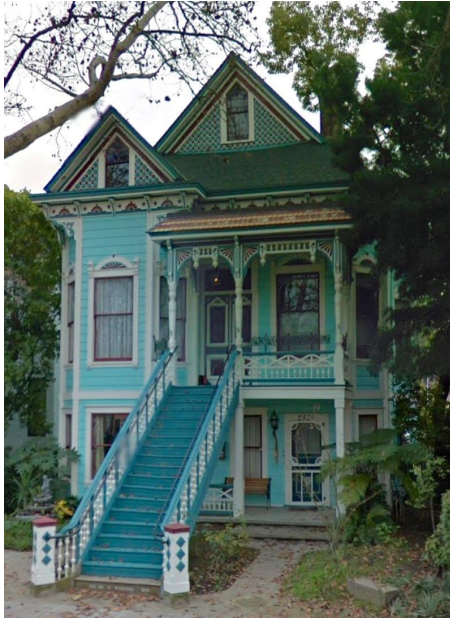


## PARK BEAT

*The Pulse of Greater Boulevard Park*

Boulevard Park Neighborhood Association ■ Box 163179, Sacramento 95816 ■ May 2018

# BPNA's Yard Sale Is Happening Soon!



Pictured above: the historic  
Winters House  
(1890) at 2324 H Street

Here is your opportunity to free up space in your closets, garage, or attic by donating gently used items to the BPNA yard sale, our biggest fundraiser of the year

**(Saturday, May 19; 9 a.m. to 1 p.m.).**

It is *not* too late to donate to the annual neighborhood yard sale. We will take household goods, collectibles, books, sports items, garden tools, clothing, and *small* pieces of furniture (items that one person can easily carry). We cannot accept electronics. Items may be dropped off at the garage on the alley behind the Cosentino family's home at 2324 H Street the entire week before the 19<sup>th</sup> (go to Historic Alley, between H and I Streets; look for the double garage with the azurean-blue exterior). Call Pat Cosentino (916-718-8894) to coordinate your delivery time. Volunteers are needed to help sort and price objects that Friday, starting at 5:30 p.m., and to help before, during, and after the sale on Saturday (between 8:30 a.m. and 1:30 p.m.). Please contact Eric Knutson by email ([eric@knutsonarchitecture.com](mailto:eric@knutsonarchitecture.com)) or phone (925-324-0587) if you can spare a few hours of your time. **Chatting with neighbors at a yard sale on the grassy meridian in the 600 block of 22<sup>nd</sup> Street (between F and G) is a pleasant way to pass a Saturday morning!**

## A Brief Report from the BPNA Board

Final planning for the May 19 yard sale was just one of several tasks tackled by the the members of Boulevard Park Neighborhood Association's Board of Directors during their April meeting. The Board also reviewed an application for hard liquor sales by Pacific Market in the Winn Park neighborhood, a request which has since been withdrawn by the market owner. In addition, the Board discussed an application for a marijuana cultivation business at 1500 "C" Street that is strongly opposed by Blue Diamond Growers because their nut processing plant is located just three blocks away from the proposed facility. Blue Diamond says that almonds can absorb the odor of marijuana. Another issue raised at the meeting was the negative effect of an impending construction project on midtown architecture. There is some concern that the vibration of the soil compaction equipment used in the J Street "road diet" project, where traffic lanes will be reduced and a bicycle lane installed (see the March issue of *Park Beat*), might endanger nearby buildings. In the area of architectural preservation, there were two good news items: the application to demolish a group of three early 20<sup>th</sup>-century houses in the 1600 block of 21<sup>st</sup> Street has been denied, and plans are moving forward for the adaptive reuse of the historic Marshall School (27<sup>th</sup> and G) and Jefferson School (16<sup>th</sup> and N) buildings.

**>> HELP WANTED <<**  
***Calling all residents***  
***who like to walk!***

A few more **Block Captains** are needed to deliver newsletters in three areas (near **21st & F, 23rd & G, and 22nd & H streets**). If you can spare 15 minutes a month and like to walk and talk with your neighbors, please contact our **Block Captain Coordinator**, Joe Cress, at 916-698-7938 ([cressj@saccounty.net](mailto:cressj@saccounty.net)).

# Jane Jacobs Walks (Friday, May 4 – Sunday, May 6)

Named for the author of *The Death and Life of Great American Cities* (1961), the urbanist and activist Jane Jacobs (1916-2006), “Jane Jacobs Walks” can be held any time of the year but are typically scheduled in early May, to coincide with her birthday. The walks always are free, can be led by anyone interested in urban history and design, and provide groups of people with the opportunity to learn what makes a city’s neighborhoods distinctive, interesting, or functional.

This year there will be six Jane Jacobs Walks in the city, coordinated by Preservation Sacramento in collaboration with Sacramento Heritage Inc., Sacramento Art Deco Society, Sacramento County Historical Society, the Old City Cemetery Committee, and Del Paso Boulevard Partnership. To learn more about Jane Jacobs Walks in general, go to [www.janejacobswalk.org](http://www.janejacobswalk.org). For more information about local Jane Jacobs Walk events, go to [preservation.sacramento@gmail.com](mailto:preservation.sacramento@gmail.com) or call (916) 202-4815.

## Friday, May 4:

- **6 p.m.:** Poverty Ridge Walking Tour  
(sponsor: Sacramento Heritage, Inc.)  
**Starting point:** McClatchy Library, 22<sup>nd</sup> & V Streets  
**Tour leader:** Jose Esparza

## Saturday, May 5:

- **10 a.m.:** Parks & Wreck (sponsor: Old City Cemetery Committee)  
**Starting point:** Old City Cemetery, 10<sup>th</sup> & Broadway  
**Tour leader:** Eric Bradner
- **1:30 p.m.:** Sacramento City College of the 1930s  
(sponsor: Sacramento Art Deco Society)  
**Starting point:** North side of Hughes Stadium, SCC  
**Tour leader:** Bruce Marwick  
**RSVP:** [bamarwick@myccci.net](mailto:bamarwick@myccci.net) (916-549-5419)
- **4 p.m.:** Southside Park  
(sponsor: Sacramento County Historical Society)  
**Starting point:** Bocce/horseshoe court, corner of 8<sup>th</sup> & V Streets, across from St. Andrew’s AME Church  
**Tour leaders:** Eric Bradner and Andrew McLeod

## Sunday, May 6:

- **10 a.m.:** Alkali Flat (sponsor: Preservation Sacramento)  
**Starting point:** Naked Lounge, 11<sup>th</sup> & H Street  
**Tour leader:** Luis Sumpter
- **Noon:** Sacramento Northern Bike Ride (sponsor: Preservation Sacramento). **Starting Point:** Sacramento Northern Bike Trail, corner of 19<sup>th</sup> & C Street. This **cycling tour** follows the Sacramento Northern Bike Trail, former route of an electric railroad that once ran from Chico to San Francisco via Sacramento, and ends on Del Paso Boulevard, at the starting point for the Old North Sacramento walking tour (see below).
- **1 p.m.:** Old North Sacramento on Del Paso Boulevard  
(co-sponsors: Preservation Sacramento and the Del Paso Boulevard Partnership). **Starting Point:** *Sacramento News & Review* parking lot, 1124 Del Paso Boulevard. This walking tour will cover many of the Boulevard’s businesses and landmarks (including examples of Streamline Modern and Mid-century Modern architecture), offering participants the chance to learn more about the past, present and future of North Sacramento.

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Boulevard Park Neighborhood Association purpose: The BPNA was 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:** Ty Dockery and Liz Edmonds  
**Preservation:** Eric Knutson

## Park Beat Production Team

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**Webmaster:** **Open - Contact Ty Dockery to volunteer**  
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**Ad Manager:** Dave Herbert, [davidmather446@gmail.com](mailto:davidmather446@gmail.com)

## Places to Go, People To See

**Every Saturday:**

**Free Yoga in the Park:** 9 a.m., McKinley Park (behind the H Street Rose Garden). For more information, go to:

<http://yogamovesus.org/calendar-items/yoga-in-the-park-mckinley-park/>

**Midtown Farmers' Market:** 8 a.m. to 1 p.m., 20<sup>th</sup> Street between J and L Streets.

**Tues., May 1:** BPNA Board Meeting, open to BPNA members and other interested neighbors (6:30-8 p.m.). Contact Eric Knutson for location or to suggest agenda items.

**May 4-6:** Jane Jacobs Walks: Preservation Sacramento and other local organizations are hosting a series of walking and cycling tours in Sacramento over these three days. See article on **page 2**.

**May 5-6:** Old Sacramento Underground tours (also on May 12-13; from 11-2 each day). Website:

<http://sachistorymuseum.org/tours/underground-tours/>

**Sun., May 6:** "Old Garden Roses": Garden talk and tour about once-blooming European roses, Historic City Cemetery, 1000 Broadway (1 p.m.). Website:

<https://www.historicoldcitycemetery.org/upcoming-events>

**Thurs., May 10:** "Gather Oak Park" (6-9 p.m., 3433 Broadway): community event with communal dining tables, artisanal food vendors, kids' park, live music, and more. Website:

<http://www.gathernights.com/oakpark/>

**Sat., May 12:** "Bats!!" Monthly gathering of the Friends of the River Banks with a presentation by JoEllen Arnold, at Sutter's Landing (starting at 7 p.m.: see the article on the right).

**Sat., May 12:** Second Saturday ArtWalk. Galleries around town will be open to present individual and group shows of artists' work.

Website: <http://www.2ndsaturdaysacramento.com>

**May 12-13:** 20<sup>th</sup> annual East Sac Garden Tour, with seven gardens open to the public (10-4 each day; fee charged). Website:

<http://www.eastsacgardentour.com>

**Sun., May 13:** Sacramento Antique Faire, held the second Sunday of every month (under the freeway at 21<sup>st</sup> and X Streets; 6:30 a.m. – 3 p.m.; \$3 admission fee for adults). Website:

<http://www.sacantiquefaire.com>

**Sat., May 19:** BPNA Yard Sale, on the meridian in the 700 block of 22<sup>nd</sup> Street (9 a.m.-1 p.m.). See article on **page 1**.

**Sat., May 19:** 13<sup>th</sup> annual Amgen Tour of California. The men's and women's races will be finishing at the State Capitol, where the Lifestyle Festival also will be held. Website:

<http://www.sacsports.com/amgentoc/>

**Sun., May 20:** "Pay-What-You-Wish" at the Crocker Art Museum (third Sunday of every month).

**Sun., May 20:** "Downtown Drives," California Automobile Museum, 2200 Front St. (third Sunday of every month; 10 a.m.-2 p.m.): ride around downtown Sacramento in a 1931 Model A (free with museum admission). Website:

<https://www.facebook.com/events/1074588216024557/>

## Bats Along the Banks



**Buzz, the Big Brown Bat (above), will be there too!**

The Friends of the River Banks will meet at Sutter's Landing in the early evening on May 12 to enjoy the nocturnal company of bats. As in past years, Boulevard Park resident JoEllen Arnold will be sharing her expert knowledge of these fascinating winged mammals. She also will bring three live "education bats" of different species that are native to this area. "Bat detectors" will be used to listen for (and see!) bats as they emerge to hunt for insects in the gathering darkness along the river bank.

Anyone is welcome to join the gathering at the north end of 28<sup>th</sup> Street (near the skateboard park), starting at 7 p.m. Bring a blanket or folding chair (for sitting on the ground), a flashlight, and a jacket, as it can be chilly after dark. A pair of binoculars will come in handy. Also, because children like to dabble on the edge of the river, parents may want to bring a change of clothes for them.

Preservation Sacramento is the sponsor of this perennial event, first held in 1974, when several city residences (and sometimes other buildings) are opened up to the public. Armed with a brochure detailing the history of the neighborhood and of the structures on view, tour participants can explore several sites between 10 a.m. and 4 p.m. This year's home tour is set in the Capitol Mansions Historic District, bordered by 22<sup>nd</sup> and 27<sup>th</sup> streets on the west and east, and by Kayak and Matsui alleys on the north and south. Six handsome residences from the early 1900s, representing a variety of architectural styles, will be included: 1311 22<sup>nd</sup> Street, 1215 24<sup>th</sup> Street, 2204 Capitol, 2209 Capitol, 2220 Capitol, and 2219 L Street. Tickets will be sold before the tour at selected retail stores and on the web ([www.PreservationSacramento.org](http://www.PreservationSacramento.org)). There also will be a ticket booth in the tour neighborhood on September 16 (tickets will cost \$30 when bought in advance, \$35 on the day of the tour). Boulevard Park has hosted the home tours several times in the past, and its residents often volunteer at the tours in other neighborhoods. If you can spare two hours on the day of the tour and would like to serve as a docent in one of the tour homes, please contact the volunteer coordinator, Vickie Valine, by email ([vhvaline@cw.com](mailto:vhvaline@cw.com)) or by phone (916-442-1160).



Vintage postcard from c. 1911: M Street (Capitol Ave.) looking west from the 24<sup>th</sup> Street intersection

## The Trees of Sacramento's Central City: Southern Magnolia

This striking evergreen tree is often seen in Sacramento parks where there is plenty of room for its large size and its extensive root system. Planted widely in warmer climates, the Southern magnolia is native to the southeastern United States and is the state tree of Mississippi. It features large, fragrant (lemon or citronella scented) white flowers which are up to 12 inches in size. The trees typically reach 50-60 feet but one Smith County Mississippi specimen is an amazing 121 feet high.

Southern magnolias, drought-tolerant and nearly trouble-free once established, cast a dense shade, which can be observed when visiting Sacramento's Capitol Park. One of its Southern magnolias is shown in the photo at the right; other southern magnolias can be seen on the north side of the Sterling Hotel, at 13<sup>th</sup> and "H" Streets. The tree's seeds are eaten by squirrels, opossums, quail, and turkeys. Its hard and heavy wood is commercially harvested for furniture, boxes, pallets, venetian blinds, and doors.

Among the many other varieties of magnolia trees, the Saucer magnolia and the Star magnolia are also frequently planted in Sacramento. These smaller, deciduous accent trees are popular for their spectacular spring flowers. Also, unlike the very large Southern magnolia, they fit well in smaller gardens. Are you interested in the trees of Capitol Park? Check out the brochure, available on the web (<http://capitolmuseum.ca.gov/images/pdf/CapitolParkTreeBooklet.pdf>).





## Passage of Central City Specific Plan



At New City Hall on April 19, following a presentation by the Central City Specific Plan (CCSP) project development team, the Sacramento City Council formally approved the CCSP in an 8-0 vote. This plan, developed by City planners and staff and championed by District 4 Councilmember Steve Hansen, will shape development in the Central City for years to come.

Prior to the Council's vote, members of the community had the opportunity to comment publicly on the plan. Both negative and positive responses were registered. Several representatives of the Sacramento Tenants Union questioned the CCSP's adequacy regarding issues such as affordable housing, the negative impact of gentrification, and the displacement of lower income residents in the central city. It was the consensus of the Council and Staff that the plan was intended to help resolve problems like these, although some specifics remain to be addressed in the General Plan Update, which is scheduled to occur later this year. The City Staff intends to include the Tenants Union in those discussions. Other organizations spoke in favor of the CCSP, among them Preservation Sacramento, neighborhood associations, and builder's trade groups. As reported in the March issue of *Park Beat*, Planning staff had incorporated most of the Preservation Commission's recommendations in the CCSP, which the BPNA had endorsed. Staff stated then that the "transitional height" language for commercial (C2) zones that are next to residential R3A zones had been added to the CCSP Ordinance. The BPNA and other midtown neighborhood associations had requested that change.

As discussed in previous issues of *Park Beat*, an accompanying document to the CCSP, the revised Central City Neighborhood Design Guidelines, will guide the size, shape and design of infill projects. It is particularly important because specific infill guidelines for historic districts and alleys will not be issued until later in the year. For a copy of the draft guidelines and other information related to this topic, go to: <https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/Central-City-Specific-Plan>.

## Pachamama Coffeebar Now Open: Good Coffee for a Good Cause

Pachamama Coffee Cooperative has opened its midtown coffee bar! Pachamama had already been roasting and selling beans for several years at their Midtown Roastery in Improv Alley between I and J, off 20<sup>th</sup> Street (note: they also sell green beans for those who like to roast their own). In 2015 they opened a coffee bar in East Sac at 36<sup>th</sup> and J Streets which did well, and this year they took the leap into Midtown, opening another coffee bar on the 20<sup>th</sup> Street side of the Roastery at 919 20<sup>th</sup> Street.



Pachamama is unique as an operation. They don't just buy "fair trade" coffee but instead are owned by the farmer-cooperatives in five countries—Ethiopia, Guatemala, Mexico, Nicaragua and Peru—which source the beans sold here. More than 140,000 small-scale farmers belong to the cooperatives and directly benefit from the sales. Representatives from the cooperatives sit on the Board of Directors and direct policy and business decisions. Sustainability is a key value, and the beans are certified organic.

The beans are also *very* good. Pachamama's Ethiopia Kossa Geshe and Ethiopia Amaro Gayo were selected as 2018 winners by the Good Food Foundation, which honors crafters of food and drink that are authentic and socially responsible.

The Midtown Roastery Coffeebar is a light and airy space with two small meeting rooms that can be rented for \$15 an hour; the whole room can be rented after hours for other events. The tables and chairs are designed by local artists Eddie Stein and John Foster, and the table supports mimic the trusses of the Tower Bridge, the I Street Bridge, and the Guy West Bridge. Pachamama aims to have a community focus at the Coffeebar by offering classes, open mike nights, Second Saturday events, and live music. They also want to highlight the connection between the farmers, the coffee growing and production process, and the Sacramento consumer. Hours are 7 a.m. to 8 p.m. For more information on this remarkable company and the Midtown store, visit [www.pacha.coop](http://www.pacha.coop).

## "JUMP-starting" Bike Share in Boulevard Park

May is "Bike Month," and it was then that the Tower Bridge Bike Share Preview was initiated last year. Operated by a company called Social Bicycles (SoBi, recently renamed JUMP), this project resulted in the installation of several "hubs," special racks accommodating a limited number of smart rental bikes, around Sacramento (the hub shown in the photo below is at the northeast corner of K and 24th Streets).

That trial project, combined with insights gleaned from the experiences of other cities, has informed the expanded JUMP bike-share program that will be launched in



Sacramento, West Sacramento, and Davis this month, starting with 300 electric-assist bicycles (another 600 e-bikes will be added over the summer).

Both Sacramento and Davis passed bike-share ordinances in March 2018. It is said that the public-private partnership between SoBi/JUMP, the Sacramento Area Council of Governments (SACOG), and the three cities will result in "the largest electric-assist bike share system in North America."

As of this writing, one JUMP hub's location has been confirmed in the Boulevard Park neighborhood (23<sup>rd</sup> and G Streets). Another proposed location, 26<sup>th</sup> and G, was rejected at the request of the residents in that area. In consultation with city representatives, JUMP currently is investigating other possible sites in midtown.

Once a potential site is identified, signs will be posted nearby for a ten-day period to inform residents and solicit their responses. The racks serving as hubs must be installed in a way that does not interfere with vehicular or pedestrian traffic. The vendor—whether JUMP or another company—is entirely responsible for maintaining the hubs and the bikes (residents should report any problems to the city by contacting 311: see <https://www.cityofsacramento.org/Information-Technology/311>).

Any bike-share vendor also is required to purchase a business license that must be renewed each year (the license costs \$14,480; annual renewals cost \$12,380).

For more information about the regional bike share program and to receive email updates, go to the SACOG website, <https://www.sacog.org/bike-share>. Information about this and other Sacramento initiatives related to bicycle usage (including the 2016 Bicycle Master Plan) can be found at <https://www.cityofsacramento.org/Public-Works/Transportation/Programs-and-Services/Bicycling-Program>.

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### Reminder – Renew your BPNA Membership for 2018

#### 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

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