

**NOTES**  
**Code Next “Community Character in a Box”**  
**Community Mapping Workshop**  
**Cherrywood, Upper Boggy Creek Planning Area**  
**April 2, 2014**

GENERAL COMMENTS

Participants love that this is a residential neighborhood bounded by really robust vibrant business corridors. Manor Rd. has the most to offer, 38th ½ has moments, and Airport and I-35 have lots of potential.

ASSETS

+ In.gredients, 2610 Manor Rd, Austin, TX 78722

Small grocer has great outdoor space, music, great food, wide variety of events, anchor plot for Cherrywood Urban Patchwork Farm, great neighborhood partners, even participate in creek cleanups

+ Windmil Bicycles, 2209 Manor Rd, Austin, TX 78722

Quirky, small business turned social hub, hosts lots of pop up parties for all kinds of events, great neighborhood partners, participated in parades

+ Haymakers, 2310 Manor Rd, Austin, TX 78722

Recently opened but seem to want to be good neighbors, very responsive to concerns about overflow parking, attended workshop on issue, provide more parking than required to

+ Vortex Repertory Company & Butterfly Bar, 2307 Manor Rd, Austin, TX 78722

Fantastic outdoor space, host enormous variety of events, very kid-friendly space and staff

+ Mi Madres, 2201 Manor Rd, Austin, TX 78722

Great food, great meeting space, many many neighbors are weekly regulars

+ Hoovers, 2002 Manor Rd, Austin, TX 78722

Great food, lots of neighborhood regulars

+ Thunderbird, 2200 Manor Rd., Austin, TX 78722

Good neighbor, regularly advertise in Flea, engaged in discussion about overflow parking into neighborhood by their customers

+ East Side Café, 2113 Manor Rd, Austin, TX 78722

Started it all, believed in Manor strip when the idea was laughable, one of original large-scale “farm to table” urban gardens

+El Chile, 1809 Manor Rd, Austin, TX 78722

Neighborhood favorite (so many complaints when they closed and moved to S. 1<sup>st</sup> that they reopened!)

+ Cherrywood Green, 34<sup>th</sup> St and Cherrywood Ave.

Beloved pocket park, lots of volunteers involved in maintaining it, location of many neighborhood events (parade ending place, Easter egg hunt, plant and book swap, etc)

+ Willowbrook Reach, 39<sup>th</sup> St. and Sycamore Dr.

Beloved trail along Upper Boggy Creek, lots of neighbors involved in maintaining and improving it, used regularly by joggers, dog-walkers, kids, picnickers, etc.

+ French Place street, between Manor Rd and Kern Ramble

A “shared street,” French Place as a whole is (one of) the centerpieces of the neighborhood; residents host hundreds (thousands?) of trick or treaters at Halloween from throughout the East Side, 4<sup>th</sup> of July parade and many other events including a long-standing Neighbors Night Out party

+ art studios, 3904 Cherrywood Ave. for example

Many studios scattered through neighborhood add to richness, diverse uses

+ Asbury Servant Church, 1605 E 38th 1/2 St, Austin, TX 78722

Beautiful building, grounds, location, active partners in neighborhood events, including hosting NA meetings and other special events (clothing swap, pop-up farmer’s market)

+Taqueria Los Altos, 3301 N Interstate Highway 35, Austin, TX 78722

Great food, good meeting space

+ Patterson Park, 4200 Brookview Rd, Austin, TX 78722

Beloved space hosts daily get togethers at playscape, used by people of all ages

+ new cross light at Airport and Schieffer/Zach Scott

Improves connectivity to Mueller for pedestrians and cyclists, makes use of Airport Blvd easier for motorists

+ City Theatre, 3823 Airport Blvd, Austin, TX 78722

Just beyond Cherrywood on other side of Airport Blvd but engaged with neighborhood, advertise in quarterly newsletter

+ Maplewood School, 3808 Maplewood Ave, Austin, TX 78722

Good school, active community of parents, faculty and staff engage community in multiple events

+ Cherrywood Coffeehouse, 1400 E 38th 1/2 St, Austin, TX 78722

Great food and outdoor space, lots of different kinds of events, art shows, good meeting place, kid-friendly

### CONSTRAINTS

- Hangars/West Bank Dry Cleaning, 1300 E 38th 1/2 St, Austin, TX 78722  
Enormous, underused parking lot is a functional blight, owners resistant to negotiating with neighboring businesses for shared use that would alleviate major neighborhood parking congestion.

- Stealth dorms, e.g. new construction on Robinson Ave. & Concordia Ave.  
Oversized stealth dorms in general are inappropriate structures in central Austin residential neighborhoods

- Manor Rd sidewalks  
Damaged sidewalks and long curb cuts are awful for pedestrians

- Hoover's Cooking, 2002 Manor Rd, Austin, TX 78722  
Curb cut all along parking lots messes up sidewalk for pedestrians

- off ramp flare at I-35 and Airport Blvd  
Inefficient and ineffective

- Speedy Cash, 3840 Airport Blvd., Austin, TX 78722  
Pay day lender at corner of I-35/38 1/2, preys on low-income population

### OPPORTUNITIES

+/- Patterson Park, 4200 Brookview Rd, Austin, TX 78722  
Could be more strongly programmed to encourage wider range of uses-the planned community garden is a step in the right direction, lots of tennis but not other sports, could tie into regional trail systems better

+/- 4020 Airport Blvd. Austin, TX 78722  
Empty lot for 20+ years, likely to be developed into either residential or mixed use project in next year or two

+/- Future 7/11, 3848 Airport Blvd., Austin, TX 78722  
Plan to be good neighbors, have been responsive to neighborhood's concerns, but still have gas pumps. We would like to have businesses that are NOT auto oriented

+/- Bike/pedestrian connectivity  
Potential for better connections to trails at Mueller

+/- Rail

Want a rail stop that we can all walk to (closer than MLK) \*\*\*

+/- Manor Rd.

Potential for vertical mixed-use projects, especially between Walnut Ave. and Airport

+/- Parking inundation from overflow, events.

Programs addressing it include RPP, meters.

## FUTURE

What do we want the neighborhood to look like in 20 years?

- Parking problem on Manor Rd and other corridors could be solved by more aggressive density (multi-story buildings with garages)
- more rental properties, including garage apartments, to keep diversity as property values continue to increase
- more backyard art studios

We need a permanent decision about the future of I-35 so that people who own property along the frontage road can make investments without the specter of property being condemned.

*Notes submitted by Jennifer Potter-Miller on April 8, 2014.*