



Martin Acres VOICE

Martin Acres Neighborhood Association (MANA) PO Box 3514, Boulder, CO 80307 www.martinacres.org

Special Edition – January 2014

Martin Acres Neighborhood Association wants your involvement & opinions on the impact of a planned large-scale development on the NE corner of 27th Way & Moorhead.

Take the MANA survey NOW!

Online <http://tinyurl.com/manasurvey> or by phone call Ron 303.494.5650

West Baseline Investors LLC (a joint venture of Bruce Dierking, Jim Loftus, Scott Reichenberg & Neil Littman) plan to build a 250,000 sq. ft. development on the property currently occupied by Boulder Gas Station, Grease Monkey, Baseline Liquor and Nick's Auto. All present small businesses will be closed.

The plan includes 180,000 sq. ft. of office space in a 4-story high building & a 70,000 sq. ft., 4-story, 100 room hotel. The plan also closes the right of way on the South side of Rt. 36 as well as the Moorhead Frontage Rd. in front of Nick's Auto. There are no plans for any new retail or service businesses.

The developers have requested a number of variances for this 3 acre, BC2 zoned property including:

- An exception to the city's 35 ft. height limit, to build up to a height of 55 ft or 4 stories high (plus an additional 16 ft. for appurtenances for both buildings).
- A 48% reduction in the 720 parking spaces mandated by the city to a proposed 375 spaces.
- Front yard setbacks of less than the required 20 ft.

MANA has convened a Working Group to address this neighborhood issue. Thus far the group has identified the following concerns:

- The already problematic intersection (Baseline/27th Way/Moorhead) will likely see an increase in traffic, particularly during rush hours.
- The increased traffic, both in type and amount, will likely seek residential streets to avoid the 27th Way intersection. The only way to enter or exit this complex will be from Moorhead.
- An increased number of employees working in the new buildings coupled with the deletion of 14 parking spaces along Moorhead & a reduction in mandated parking spaces will likely displace a large number of cars into the neighborhood & in front of residences. Added to the CU & Brookside overflow, an already difficult parking situation will be exacerbated especially along Elm, 28th, 29th, 30th, 31st, Moorhead & Lashley.
- There is no provision for a transition from the massive 45 ft tall, 70,000 sq ft commercial building to the neighboring one story homes in Martin Acres
- There are questions as to whether this proposal actually meets the requirements for BC2 zoning which is designed for "... fostering businesses that serve neighborhood needs."
- Currently existing retail will be removed with no stated intent from the developer to replace it.
- Proposed bike/pedestrian paths do not appear to accommodate safe travel in all directions.

Will this development enhance the livability of our neighborhood?

Whether you support this proposal or have concerns,
GET INVOLVED NOW!

If you would like to have input into the process please contact MANA: communications@martinacres.org or City Planning Staff Case Manager Chandler VanSchaack: vanschaackc@bouldercolorado.gov 303-441-3137 and/or **SPEAK UP** on

THURSDAY 16 January 2014 at 6 p.m.
Planning Board Concept Review and Comment
West Boulder Senior Center 909 Arapahoe

For a complete copy of the proposed development go to: <http://tinyurl.com/manazero>

There is a Martin Acres Neighborhood Association Meeting on January 6th at 7pm at the Church of the Nazarene, 300 S. Broadway.
Please join us to hear more about MANA Steering Committee and the Baseline Zero Development.

MANA STEERING COMMITTEE 2013-2014

President: Coby Royer president@martinacres.org, 720-837-1366

Vice President: open

Secretary: open

Treasurer: Bennett Scharf treasurer@martinacres.org, 303-499-5119

Zoning/Code: Mike Marsh

Events: Bill Flinchbaugh

Communications: Ron DePugh communications@martinacres.org, 303-494-5650

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SA+R
ARCHITECTS

SITE DEVELOPMENT CONCEPT

BASELINE ZERO

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