



Martin Acres VOICE

Spring 2024

Newsletter

Vol. 46, No. 1

MANA's EGGSTRAVAGANZA - MARCH 30

It's time again for MANA's favorite spring ritual! We still don't have an event coordinator volunteer — so this year again, we need your help. If we can get enough volunteers, the event will be held Saturday, March 30 at 9 am in Martin Park. There will be fun and games for the whole family. Egg hunting is done in four age groups: Under 2, 2-4, 5-7, 8-10. This is a bring-your-own-basket event.

Again, this event is tentative since we desperately need volunteers. If you are interested in helping, please email steeringcommittee@martinacres.org. Stay tuned to MANAlist for a definitive announcement.

THE MARTIN ACRES NEIGHBORHOOD ECOPASS DISTRICTS HAVE EXPANDED!

See if you are eligible at MARTINACRES-ECOPASS.org



Neighborhood EcoPass is an environmental alternative to single occupancy vehicles, a cost-saving convenience for residents, and a great way to enhance community relations. The neighborhood EcoPass offers several

benefits including:

- Unlimited rides on bus, trains, and FlexRide for up to one year, including the Flatiron Flyer
- No additional fare for trips to and from the airport on either SkyRide or the University of Colorado A Line
- Reduced commuting costs and hassles
- Cost savings on parking

Contact Scott (MA2) – martinacresecopass@gmail.com or Jennifer (MA3) – ma3ecopass@gmail.com

NEIGHBORHOOD RETAIL SPOTLIGHT: SEWBO

This Neighborhood Retail Spotlight focuses on a business serving our community that is also owned by a Martin Acres resident. Jordan Martindell is passionate about sewing as an activity with lots of benefits—ranging from creativity to community building to up-cycling to mental health. Launched out of Jordan's Martin Acres home, and transitioned thru a vintage trailer, SewBo now lives in the lovely east-facing corner of Base-Mar, looking to welcome sewing enthusiasts of all ages and experience levels. SewBo seeks to be Boulder's neighborhood fabric store and sewing center. "Selfishly, I don't want to leave South Boulder for anything," said Martindell, "We want to create a community arts hub, and we really want to serve our community."

While SewBo has been a boon to South Boulder creativity, it attracts kids from as far as Frederick, proving the value and relevance of textile arts for children today. Currently, kids make up approximately 35% of SewBo's students. SewBo offers classes, birthday parties, "school day off" events, and camps for kids of all levels of experience, ages 7-15 years old. They also add a "sewing for little ones" event for 5-6 year olds, 4 times a year. SewBo also offers adult classes for all levels. Martindell states that 99.9%-- basically everyone—can learn to sew well. All SewBo textiles are OEKO-Tex certified, for maximum ecological responsibility and the highest quality of fabric. Please visit <https://www.sewboco.com>.

MANA WINS 2023 COMMUNITY PARTNER AWARD

On October 25, the Martin Acres Neighborhood Association was presented the award for 2023 Community Partner of the Year by the Bridge House Ready-to-Work (RTW) program, a non-profit organization located in our neighborhood at the intersection of Moorhead and Table Mesa. Since 2015, MANA has worked closely with RTW to support their mission of vocational training and community service. It's been a great, symbiotic relationship. RTW-Boulder Program Manager Joshua Lagge wrote MANA, "Thank you for being such a valued part of our community efforts."

The RTW facility helps formerly unhoused individuals transition out of homelessness by providing them housing at the Martin Acres facility, as well as vocational training in culinary arts, catering, and landscaping. RTW houses roughly 45 individuals, who work jobs, pay rent, and must comply with a 100% sobriety requirement and a curfew. Ready to Work has an average success rate of 74%.

MANA has been proud to collaborate with this great program that offers people a real, sustainable way out of homelessness. To view the award plaque and declaration, visit: <https://martinacres.org/about-us/>

MOORHEAD REPAVING PROJECT

The city will repave Moorhead Avenue between 27th Way and Table Mesa Drive in summer 2024 as part of the Pavement Management Program (PMP). Advance concrete work began last fall along Moorhead to repair sidewalk, curb and gutter, as well as upgrade ramps to meet Americans with Disabilities Act (ADA) standards and will be completed by February, weather permitting.

Additional mobility enhancements will be coordinated with repaving as a cost-effective and efficient way to make the street safer for people walking, biking, rolling, driving and taking transit. Regarding these new ADA supporting updates, it's important to note there is no parking allowed in within 20 ft of these curbs cuts, or within 5 ft of driveways. Obviously no parking is allowed in front of the 8 RTD bus stops on each side of the street. To learn more about the Pavement Management Program (PMP), please visit bldr.fyi/pmp.

2700 & 2952 BASELINE DEVELOPMENTS

These two large nearby development proposals are through Planning Board's Concept Plan review, for their initial feedback. It's unknown when either proposal will return for their Site Review public hearings (when the Board will actually rule yes or no). We will update when those hearings are scheduled. Details below:

2700 Baseline (aka Baseline Zero) would remove Nick's Auto, Baseline Liquor, Grease Monkey and Boulder Gas / mini mart and build high density housing described by the developer as "boutique" high-end student housing.

2952 Baseline would remove the Dark Horse, Sprouts, Carrelli's, Cosmo's Pizza, Moe's Original BBQ, Dairy Queen, Short Stop gas station & minimart, Austin's Barbershop, a liquor store, and a gaming store. It would construct six large, 55' high building of 610 high-end (market rate) housing units for students and general population. Concerns include: **a)** loss of walkable retail, **b)** no on-site affordable housing at either Baseline

development, and **c)** 2952 Baseline's 55' high hard-surface buildings—rising two stories above the freeway on the north side of US 36—would likely reflect additional highway noise southward to Martin Acres.

MANA ANNUAL MEETING - MARCH 4, 2024

The Martin Acres Neighborhood Association Annual Meeting is Monday March 4, 2024 at 7pm. The meeting will take place virtually, via zoom. There we will elect officers and appoint Steering Committee chairs. To attend, please email: steeringcommittee@martinacres.org. All Martin Acres residents are welcome, we just need your name and address for the official sign in.

RADON TESTING KITS AVAILABLE FROM MANA

MANA purchased two Radon monitors, available to Martin Acres residents by loan, on a rotating basis for one week at a time. A \$5 donation is requested to defray the cost of the devices. To borrow the Radon detectors, contact Ron DePugh, 303-494-5650, communications@martinacres.org.

Do you know about the MANA List? Are you new to Martin Acres and looking for a way to connect with neighbors? MANA sponsors and maintains a listserv exclusively for those living in or owning property in Martin Acres. You can choose to receive each email post in real time or on a daily digest version. MANAlist is not for commercial use. To subscribe to, and for more information, visit martinacres.org/mailman/listinfo/manalist_martinacres.org

MANA STEERING COMMITTEE 2023-2024

President: Jan Trussell, 303-549-4409
president@martinacres.org

Vice President: Bob Porath, 303-499-9889
vp@martinacres.org

Secretary: Dorothy Cohen, 303-494-0458
secretary@martinacres.org

Treasurer: Steven Racz, 303-518-7109
treasurer@martinacres.org

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

Zoning/Code: Mike Marsh, 303-499-3395
codezoning@martinacres.org

VOICE Newsletter: Lisa Harris, 303-443-4068
voice@martinacres.org

Steering Committee: steeringcommittee@martinacres.org

2024 MANA CALENDAR

March 4, 2024 MANA Annual Meeting

March 30, 2024 EGGStravaganza (tentative)

***The MANA Steering Committee meets at 7 pm on the first Monday of most months. MANA is meeting online only due to COVID concerns.*

For info, visit <http://martinacres.org/>

For topics of concern or inquiries, please email: steeringcommittee@martinacres.org

MARTIN ACRES VOICE CLASSIFIED ADS

Ads are \$15.00 for the first 3 lines, \$3.00 per line thereafter. Contact Voice@martinacres.org to place an ad. Payments: Treasurer, MANA, PO Box 3514, Boulder, CO 80307

ABRAMSON SPRINKLERS. Martin Acres Special \$55 sprinkler start up, \$10 off any repairs. Schedule online @ www.Abramsonsprinklers.com. 720-429-6736.

AFFORDABLE SOLAR from a reliable local company. Install at nearly ½ the price of big names. Eric Stonebraker, MA Solar Home Electrification Expert. 303-525-1959. <http://tinyurl.com/EricMartinAcres>

BUILTSTRONG DECKS. We are a local general contractor specializing in decks. We are licensed and insured. Call or text 303-520-2867 or email builtstrongdecks@gmail.com for a free estimate!

DOG WALKING, PET CARE, HOUSE-SITTING since 2013! Reasonable rates. We love animals! Paula and Al, paulafmoseley@gmail.com

EVOLVE IN NATURE, Psychotherapy within walking distance from Martin Acres! In-person therapy for adults struggling with anxiety, depression, relationship issues, grief, or trauma. We offer compassionate trauma-informed attachment, somatic, and nature-based therapy. You have one precious life, and you deserve to live it well. Indoor and outdoor sessions available. Email info@evolveinnature.com or call (303) 993-7787 for a free consultation or visit www.evolveinnature.com for more information.

MCLEAN FORGE AND WELDING is your local metal shop. We specialize in railings but also do repairs. Ray@mcleanforge.com, www.mcleanforge.com

STEPHANIE WATSON, PORCHLIGHT GROUP. Local Real Estate agent living in MA for 11 yrs & Boulder for 21 yrs. Dedicated to taking clients through the buying and selling process 1-step at a time! Stephanie@watsonboulder.com. 303-506-2137

SARAH KELLY, 8Z REAL ESTATE. Buying or selling a home can be nerve-racking. Get an ally you can trust, a no-BS experience, and the deal you deserve. Boulder-Denver Realtor 13 yrs, MA resident 3 yrs. 303-917-0202 sarah.kelly@8z.com

SEWBO is South Boulder's newest fabric store and sewing studio. Learn to sew or nurture your current hobby with high quality curated fabrics and unique classes for the modern maker. www.sewboco.com

SUMMIT ALTERNATIVE COUNSELING AND COACHING. In-person, in-nature, online. What have you done for yourself today? Summit-alternatives.com

THE GIGGLING TREE ACADEMY. New Childcare & Preschool with a bit of a family feel! We offer a Montessori inspired, relationship based childcare center. We believe in kid first childcare, and it starts with a foundation of attachment, love and your child's sense of security. Find us at thegigglingtreeacademy.com, thegigglingtreeacademy@gmail.com, 303-963-5230, Owner/Director call/text 720-732-4986. We love what we do, and it shows in our kids! In Martin Acres!

TINKER ART STUDIO Join us in the studio for art making and community! (Pro Tip: Sign up for our email newsletter to be the first to know when classes open!) With a wide variety of classes for toddlers, children, teens, and adults, you're sure to find a great fit for the whole family. Located in the back, SW corner of the Table Mesa Shopping Center. Spring Classes and School Day Off Camps are open for registration! SUMMER CAMPS open for registration January 24th at 1pm! Tinker is owned by a Martin Acres resident. Visit tinkerartstudio.com for more info and to register.

VIOLIN AND VIOLA LESSONS. MA resident with 30 years teaching and performing experience. All ages & levels welcome. Nancy "Sam" Headlee. 727-373-8758 headlee.sam@gmail.com

YOUR ANCESTORS WANT TO BE FOUND and as a professional genealogist, I can help find them. Free consultation, Mark Fearer: www.ancestraldiscovery.com. Mark@ancestraldiscovery.com