



Martin Acres VOICE

Fall 2021

Newsletter

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THE VOICE RETURNS

Greetings, Martin Acres! We hope you're staying well and taking good care of each other. We halted publication this past year, to keep neighbors safe. With widespread vaccinations, people feel better going door to door, and we are resuming operations. The VOICE seeks to uphold the Martin Acres Association Bylaws, Article II- Purpose:

Said organization is organized to:

- 1. promote the quality of the neighborhood enclosed in its boundaries;*
- 2. monitor actions by other organizations, city, state and federal governments as those actions affect the quality of the neighborhood, including those actions which are outside the boundary of the neighborhood;*
- 3. promote actions by city, state and federal governments which will enhance the quality of the neighborhood;*
- 4. join with other neighborhood associations to promote the above goals.*

We've received many questions about some current issues that may impact Martin Acres in material ways:

CU SOUTH ANNEXATION

On Sept. 21 Boulder's City Council voted to annex CU South, the property located just south of Moorhead and Table Mesa Dr. Since it's outside the city limits and it can't get city water or sewer services. CU applied for annexation to get those services, so it can build another campus there.

There is currently a drive to gather signatures to trigger a citizens' Referendum vote on CU South, in the Nov. 2022 election. The Referendum vote is a new effort, in addition to a Nov. 2021 citizens' ballot measure #302.

On Dec. 2, 2020, the City of Boulder's Phil Kleisler did a CU South Zoom presentation for Martin Acres residents. That presentation is viewable on the MANA website <https://martinacres.org>

Kleisler explained that the 308-acre CU South property is roughly the same size as Main Campus' 313 acres. Annexation of CU South is part of complicated negotiation in which the City seeks to construct a dam of South Boulder Creek on CU South property. The goal is to provide 100-year flood protection for the downstream Frasier Meadows neighborhood.

Annexation opponents cite a City of Boulder study of the 2013 flood, which showed only 30% of the downstream damage to Frasier Meadows was from South Boulder Creek, and question why the City is doing a project to accomplish 30% protection. They ask, why not mitigate the other sources that caused 70% of the damage?

CU SOUTH, *Continued*

Others feel that 100-year flood protection isn't sufficient, in the wake of 300- to 500-year floods such as Hurricane Ida just demonstrated, from New Orleans to New York City. Some feel the City should pursue 500-year flood protection.

Much of where CU wants to build its South Campus is in a flood plain. Kleisler explained that under the Annexation Agreement, the City will be responsible for the costs of bringing in thousands of tons of fill dirt to raise CU's targeted construction site above flood plain level. Some residents question building in a floodplain.

Kleisler said the City's costs for constructing the dam, moving the tennis courts, the fill dirt, and other site improvements for CU will likely total between \$66 million and \$99 million. City residents will fund this through increases in their water bills.

The campus was originally proposed to include 500,000 sq ft of non-residential space (offices, classrooms, space for workers). But the City agreed to CU's request for a 50% larger campus, with 750,000 sq. ft. of non-residential space. Using commercial real estate guidelines of 150 sq. ft. per person, CU South could entail roughly 5,000 additional CU employees and students. CU has committed to constructing housing at CU South for 2,200 individuals. No increase in housing accompanied the 50% increase in non-residential space. Given this, CU South could end up adding 2,800 more un-housed people to Boulder's housing crisis.

CU's traffic report states that CU South will generate 7,000 additional daily trips on South Boulder roadways. US 36, and S. Broadway are already impassable for much of the day. Martin Acres residents have expressed concerns that Moorhead Avenue may become a cut-through traffic route between CU South and Main Campus.

Please watch the presentation on the MANA website, do your research and decide for yourself.

OCCUPANCY LIMITS BALLOT MEASURE

This November, Boulder residents will vote on a ballot measure of interest to neighborhoods, particularly Martin Acres and other neighborhoods immediately surrounding CU.

Boulder currently has occupancy limits of no more than three unrelated people per dwelling unit. Most college towns have occupancy limits of between two and four unrelated individuals. Ft. Collins – home of CSU – also has a limit of three unrelated individuals per residence. Austin, TX – home of the University of Texas – went up to six unrelated people. But after numerous problems the city reverted back to a limit of four. Boulder's ballot measure known as Bedrooms Are For

People (Measure #300) has no upper limit on the number of unrelated occupants within a house. Instead, it uses a minimum size guideline of 70 sq ft for bedrooms, with no limit to the number of bedrooms that can be added (or subdivided), if they meet that minimum size. The initiative would allow as many unrelated occupants as the number of bedrooms, "plus one" more individual.

Proponents believe this would create affordable housing and more housing equity.

Questions we've heard from Martin Acres residents include:

1) If landlords currently rent a house to three unrelated individuals for \$3,000 a month (\$1,000 per occupant) – once they're allowed to rent to eight people, what would prevent them from charging \$8,000 a month? With the initiative lacking any affordability requirements, how will it create affordable housing, as opposed to simply creating more bedrooms at current, expensive rents?

2) Another question we've heard is that, at 70 sq. ft. per bedroom, could a 1200 sq. ft. house have 10 bedrooms, 70 x 10 = 700 sq. ft.), with 500 sq. ft. for a kitchen, living room and bathroom? At \$1,000 per occupant, such a house could rent for \$10,000/mo., rather than its current \$3,000/mo. What impact will this have on our already inflated housing market?

3) Residents have asked how will young families – or moderate-income residents who don't seek large group living settings – afford these likely increases in overall per-home rental rates, given the additional revenue potential for landlords? How is this more equitable?

4) Residents have expressed concerns over a U.S. trend in which large investment companies are buying up housing in desirable markets. Such companies can afford to pay the higher per-home prices that are likely to follow if the initiative passes. Will moderate income buyers or young families be priced out?

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, please contact Ron DePugh, 303-494-5650, or email: communications@martinacres.org.

MANA STEERING COMMITTEE 2020-2021

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VOICE Newsletter:

Lisa Harris 303-443-4068 voice@martinacres.org

Steering Committee: steeringcommittee@martinacres.org

2021 MANA CALENDAR

MANA Events are on hiatus due to a hold on permits issued by the City of Boulder, as well as a 50-person limit on events in Parks & Rec spaces. Stay tuned for future gatherings!

****The MANA Steering Committee meets at 7 pm on the first Monday of most months. MANA is temporarily 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 \$10.00 for the first 3 lines, \$2.50 per line thereafter. Contact Voice@martinacres.org to place an ad. Payments: Treasurer, MANA, PO Box 3514, Boulder, CO 80307

ABRAMSON SPRINKLERS. Martin Acres Homeowner for 12 yrs. \$65 Sprinkler Blowouts. \$55 Fall Aeration. Organic Fertilizer/Winterizer \$45. Schedule online at Abramsonsprinklers.com 720-429-6736

ARBOR VITAL TREE CARE, Certified Arborist, 27 yrs experience, fully insured. Trees & shrubs pruned, removed, consultations. Mulch delivered. Martin Acres based for 20yrs. David Schaldach david@arborvital.com 303-919-8183.

BOULDER INTEGRATIVE MASSAGE - Medical Massage & Bodywork- Specialties: chronic pain, surgery/ acute injury rehab, prenatal/ postpartum, TMJD, fibromyalgia, posture, performance. 720 684 8982. www.boulderintegrativemessage.com

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

FLOW STATE SALON Stylist Beth Chambers. Over 20 years experience. Beautiful private, clean salon suite located inside Indie Salons. Specializing in blonde hair and dimensional color, creating soft natural looking hair. Flowstatesalon.com, 760-473-8052

KIM DUNNING, NEIGHBORHOOD REALTOR Martin Acres/South Boulder specialist. MA resident for over 20 years. Contact me today for a free consultation & home evaluation. I look forward to hearing from you! [303-588-6037](tel:303-588-6037). kim@kimdunning.com

SILVER FERN HOMES REAL ESTATE & PROPERTY MANAGEMENT

Dallice Tylee 303-746-6765

DalliceTylee@Gmail.com

MA Resident and Realtor for 16 years... Ask for references!

STEPHANIE WATSON, PORCHLIGHT GROUP. Local Real Estate agent living in MA for 9+ yrs & Boulder for 19+ yrs. Dedicated to taking clients through the buying and selling process 1-step at a time! Stephanie@watsonboulder.com [303-506-2137](tel:303-506-2137).

SWEET RUCKUS is South Boulder's Gift & Paper goods store offering a thoughtfully curated selection of sparkling gifts, outstanding greeting cards, and many other surprises for giving and receiving! We look forward to seeing you soon! Located on the King Soopers side of the Shops at Table Mesa, next to Elevations Credit Union. 303.494.5131

TINKER ART STUDIO. Art classes for kids, teens, and adults. Hey neighbors! We're so grateful for your support over the last year+. Come check out our reopened Make & Take Studio -- reserve a table online and pop in to create anytime, and our just-posted Fall kids workshops and school day off camps. Shop small with us this holiday season for all the crafty kids in your life! Find us in the back, SW corner of the Table Mesa Shopping Center. Visit tinkerartstudio.com for more info.