



Spring 2022

# Martin Acres VOICE

Newsletter

Vol. 44, No. 1

## MANA's ANNUAL PANCAKE BREAKFAST

**Saturday, Sept 10, 2022, 8 am, Martin Park Shelter**

It's that time again! After a two-year hiatus due to COVID, MANA's Annual Pancake Breakfast Fundraiser will be held Sat, Sept. 10, 2022 in the Martin Park Shelter. Pancakes (including gluten-free), sausages, fruit and coffee will be served from 8-11 am. Save the date, to join your neighbors for MANA's biggest event of the year.

Tickets for adults will be \$7. Seniors and children are \$3. MANA is trying to create an environmentally-friendly event. To cut down on waste, MANA encourages all neighbors to bring their own reusable plates and silverware. Disposable options will be available for an additional \$1 per person, however.

Please come join the fun, enjoy a delicious breakfast, and meet neighbors – new and old. Volunteers needed! If you are interested in helping, or have questions, please email: [steeringcommittee@martinacres.org](mailto:steeringcommittee@martinacres.org).

## FIRE PREPAREDNESS

A changing climate is contributing to extreme conditions including extended droughts, record low precipitation, and sustained hot, dry winds. The Marshall and NCAR fires show that "wildfire season" is now 365 days a year (previously, 3-5 months). Martin Acres could be next. So MANA has formed a Disaster Preparedness Team that has, in partnership with the Boulder Fire Department, assembled guidance on (1) how to harden your home against fire, (2) how to properly insure your property against fire, and (3) what to do if/when fire visits our neighborhood. This material will soon be available at: <https://martinacres.org/fire-preparedness-resources/>

To educate residents and reduce risk, MANA and Boulder's Fire Department will offer a free, online information session on fire preparedness on June 6th at 7 p.m. featuring the Fire Dept.'s Danielle McNutt. Email [steeringcommittee@martinacres.org](mailto:steeringcommittee@martinacres.org) to sign up for this live event. If you have questions you'd like the Fire Dept. to address, please submit those questions by June 1 to MANA's Disaster Preparedness Team at: [steeringcommittee@martinacres.org](mailto:steeringcommittee@martinacres.org)

While there may be little that can be done to fully control wildfires under the extreme conditions that fueled the Marshall Fire, there are still things we can do to reduce the risk that fire might plow through Martin Acres the way it did in Superior. Our concerted preparedness efforts will benefit us individually and collectively. Moreover, we can also take steps *now* to adequately insure our property against fire damage so that we are better off after a fire than the 92% of Marshall Fire victims who found themselves under-insured.

We can help the Fire Department and each other by getting the details right on when and how to evacuate.

## PREPAREDNESS CONT'D.

We invite you to join our Disaster Preparedness Team. With more folks involved, we can do more. Email us at [steeringcommittee@martinacres.org](mailto:steeringcommittee@martinacres.org) if you can help.

## RESIDENTS TO VOTE ON CU SOUTH SOON

CU South, the large proposed development just south of Table Mesa Dr. and Moorhead Ave., is on the ballot again. This November, city residents will vote on whether to repeal the City's approval of the CU South development. *Counter-intuitively – a "yes" vote supports repeal of the CU South plan; a "no" vote supports building the campus as planned.*

CU South would be Boulder's fourth CU campus, after Main Campus, East Campus, and Williams Village. The following includes information from CU and the City, and questions we've heard from residents:

- Size: according to City of Boulder planner Phil Kleisler, CU South's overall footprint of 308 acres would roughly approximate Main Campus' 313 acres. You can view Kleisler's entire presentation to MANA, at <https://martinacres.org>.
- Traffic: CU's traffic study predicted that CU South would add 7,000 additional vehicles per day to Boulder's roads. (Page 16 of the Fox-Tuttle traffic study commissioned by CU.)
- Traffic: Some residents have expressed concerns about the potential bottleneck of traffic on already-jammed US 36 – the primary route between CU South and Main Campus, and the main entry/exit for all Boulderites traveling to Denver, DIA, etc.
- Traffic: Another concern we've heard is that as US 36 to Colorado Ave backs up, and the same happens on Table Mesa and S. Broadway, many of the additional 7,000 vehicles per day from CU South to Main Campus may use Moorhead Ave., as a cut-through shortcut between the two campuses.
- Traffic: CU's traffic study was based on a smaller campus design. Since the study, CU increased the size of CU South by an additional 50%, from 500,000 to 750,000 sq ft of non-residential space (classrooms, offices, sports stadium, etc.) No traffic study was done on the larger size, but it seems inevitable that a 50% larger campus will generate additional traffic beyond the previous 7,000 trips/day figure.
- Impact On Boulder's Housing Market: CU did not increase their onsite housing, as they increased CU South's campus size. CU will house only 2200 of CU South's now-expected 5000 additional students, faculty and staff. The remaining 2800 additional persons, that CU will not be building housing for, will place



even more demand on Boulder's already highly sought-after housing market, and will likely increase housing prices even more.

- Cost to Residents: Boulder residents and businesses will fund the majority of CU South's \$46 million costs through increases in residential and commercial water bills – bills that have already tripled since 2008.
- The 30% Solution? A City of Boulder report on the 2013 flood showed only 30% of the damage to Fraser Meadows and other downstream neighborhoods came from South Boulder Creek. So some residents ask why the City is spending \$46 million and agreeing to this development, to dam South Boulder Creek at CU South, in order to mitigate only 30% of the flood risk. Some residents believe the City should instead research, and mitigate, what caused 70% of Fraser Meadows' flood damage.

Regardless of your position, please exercise your right to vote on this important local issue in November. And remember, a "yes" vote means a repeal of the CU South decision; a "no" means going forward with CU South.

#### **MANA's NEW WEBSITE!**

Many residents don't know that MANA completely redesigned its website two years ago! The new MANA website has lots of fun, great photos and highly useful information and resources. Check it out at <https://martinacres.org/>! Or just google "Martin Acres" and MANA's website will pop up.

#### **JOIN NEIGHBORHOOD DISCUSSION ON MANALIST**

Martin Acres has a list serve! Join the MANA email list to connect with neighbors and learn about neighborhood events, projects and ideas. MANAlist is the best way to stay in touch with your nearest MA neighbors. (No commercial use.) To subscribe, go to: [http://martinacres.org/mailman/listinfo/manalist\\_martinacres.org](http://martinacres.org/mailman/listinfo/manalist_martinacres.org) or send an e-mail message with the subject "subscribe" to [manalist-request@martinacres.org](mailto:manalist-request@martinacres.org)

#### **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](mailto:communications@martinacres.org).

#### **MANA STEERING COMMITTEE 2022-2023**

##### **President:**

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**Steering Committee:** [steeringcommittee@martinacres.org](mailto:steeringcommittee@martinacres.org)

#### **2022 MANA CALENDAR**

**June 6, 2022 Steering Committee Meeting**

**August 1, 2022 Steering Committee Meeting**

**August 13 & 14 2022 Martin Acres Garage Sale**

**September 10, 2022 Pancake Breakfast**

**October 3, 2022 Steering Committee Meeting**

**November 7, 2022 Steering Committee Meeting**

**\*\*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](mailto: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](mailto:Voice@martinacres.org) to place an ad. Payments: Treasurer, MANA, PO Box 3514, Boulder, CO 80307

**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](mailto: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](http://www.boulderintegrativemessage.com)

**DOG WALKING, PET CARE, HOUSE-SITTING** since 2013! Reasonable rates. We love animals! Paula and Al, [paulafmoseley@gmail.com](mailto:paulafmoseley@gmail.com)

#### **EXPERIENCED SITTER KIDS/PETS/PLANTS**

Lilias 720-530-4608 [Lskilbred@gmail.com](mailto:Lskilbred@gmail.com)

**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. [kim@kimdunning.com](mailto:kim@kimdunning.com)

**ROSEMARY HEGARTY PT, CCRT human and animal PT.** Office in Martin Acres, specializing in manual therapy for acute and chronic pain. 303-656-8667

**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](mailto:Stephanie@watsonboulder.com) 303-506-2137.

**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](http://tinkerartstudio.com) for more info.