



Martin Acres VOICE

Spring 2023

Newsletter

Vol. 45, No. 1

MANA's EGGSTRAVAGANZA TENTATIVELY PLANNED FOR APRIL 8, MARTIN PARK

One of Martin Acres' most beloved events, the EGGStravaganza egg hunt has been on hiatus since the onset of COVID-19. Despite being without an Event Coordinator, the MANA Steering Committee would like to resurrect the Spring fun—but we need your help! If we can get enough volunteers, the event will be held Saturday April 8 at 9 am in Martin Park. Past events have featured games and fun 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.

NEW DEVELOPMENT AT "BASELINE ZERO" SITE

The former "Baseline Zero" site at Moorhead Ave. and 27th Way is now owned by American Campus Communities, a Texas-based private, for-profit developer of student housing. It has submitted plans for a four-story, 55' high, 136,694 square foot development, consisting of 84 units of self-described "boutique" (high-end) student housing, mostly four-bedroom apartments.

The property has been re-christened "2700 Baseline," despite no traffic access from Baseline. All traffic access will be via Moorhead Ave.

American Campus Communities intends to remove 85% of retail currently at the site. This calculation includes the convenience mart at Boulder Gas, which the developer omitted from its retail calculations. Many residents had hoped for new retail or restaurants, or nicely refurbished retail at the site.

The property is zoned BC-2, (Community Business), defined as "neighborhood-serving retail" by the Boulder Revised Code 9-5-2 (c). The Ideal Market retail area (Community Plaza) at Balsam and Broadway is an example of BC-2 zoning. The Boulder Valley Comprehensive Plan says Community Business is "designated to serve the daily convenience shopping and personal service needs of nearby residents and workers, to support the goal of walkable communities."

MANA has long supported those goals for BC-2 zoning at the site to provide convenient, time-saving, and climate-saving reductions in vehicle miles traveled. The current retail has become somewhat dilapidated because the property landowners/landlords have not invested in improving the site since 2008. The MANA steering Committee hired an architect to draft plans for new and nicely refurbished retail at the site. But since 2014, property owners of the site have sought uses other than the retail specified by BC-2 zoning.

MANA has also heard from neighbors who question the high-end student housing. Many students need truly affordable housing, and the MANA Steering Committee is concerned that this proposal does not address that.

Martin Acres residents can voice their thoughts at an April 25, 6 pm public hearing of the Boulder Planning Board. In-person, or virtual, participation is allowed. Email the Board secretary at SpenceC@BoulderColorado.gov, to sign up to speak. The earlier you sign up, the earlier you get to speak.

This is recommended, as the meetings can go late into the evening. Or email boulderplanningboard@bouldercolorado.gov.

CITY COUNCIL MAY RE-ZONE NEIGHBORHOODS; INCREASE OCCUPANCY LIMITS, ADUs

Boulder's City Council has announced intentions for three major changes that may have consequences in neighborhoods like Martin Acres.

1. Council announced a plan to re-zone RL-1 single-family neighborhoods such as Martin Acres. The re-zoning would establish two or more dwelling units (duplexes, triplexes, quadplexes) on single family lots, rather than our current one dwelling unit per lot.

Some neighborhood residents have said that they paid a premium price to buy in a low-density, single family neighborhood, while significantly less expensive options were available in medium- and high-density zoning. Residents are therefore concerned by a major "switch" by the City which could lower the property value of the largest investment in residents' lives. Some are concerned that it may increase congestion, noise, and local traffic for owners and renters alike. Residents can share their views with Council via this link: <https://bouldercolorado.gov/contact-city-council-and-staff>.

2. Council announced a plan to increase occupancy limits. Currently, three unrelated individuals are permitted in Martin Acres rental homes. Council has signaled interest in an increase of as much as 60%, to five unrelated individuals per rental house.

We've heard concerns from residents of Martin Acres – and other CU-adjacent neighborhoods with numerous student rentals – that this may lead to increased noise, loud parties, and competition for on-street parking. There is also growing concern that the increase in occupancy possibilities will bring an increase in speculative real estate purchases of single family homes. Increased occupancy makes single family homes attractive for purchase by commercial real estate groups, putting further pressure on the local house market for middle income residents, or families and first-time home buyers. Residents can voice thoughts to Council via this link: <https://bouldercolorado.gov/contact-city-council-and-staff>

3. Finally, Council seeks to de-regulate the construction of accessory dwelling units (ADUs). Currently ADUs are legal in Martin Acres, with limits on how many per block. Council seeks to completely remove the limit, and increase allowable ADU size to 800 sq ft., or for "affordable" ADUs, 900 sq. ft. Council also seeks to remove a current rule that requires the ADU's additional vehicle to be parked off-street.

Dozens of Martin Acres houses are smaller than 800 or 900 sq. ft. We've heard concerns from residents that an ADU isn't "accessory" to the original house, when the ADU is larger, along with concerns that it might look somewhat strange. Residents have two opportunities to voice thoughts about ADUs: First, a Tues., April 4, 6 pm public hearing before Planning Board. Email the Board secretary at SpenceC@BoulderColorado.gov, to sign up to speak. The earlier you sign up, the earlier you get to speak. This is recommended, as the meetings can go late into the evening. Or email boulderplanningboard@bouldercolorado.gov

City Council, continued

Second, City Council, the final authority on all changes, will have a public hearing on ADUs on Thurs., May 4 at 6 pm. Residents can sign up to speak, either in person or visually, by contacting the City Clerk's Office at cityclerksoffice@bouldercolorado.gov or via: https://bouldercolorado.formstack.com/forms/sign_up_for_public_hearing

MANA ANNUAL MEETING MARCH 6, 2023

The Martin Acres Neighborhood Association Annual Meeting is Monday March 6, 2023 at 7pm. The meeting will take place virtually, via zoom. There we will elect officers and appoint new Steering Committee volunteers. To attend, please email: steeringcommittee@martinacres.org All Martin Acres residents are welcome, we'll just need your name and address for the official sign in.

CITY CHANGES TO TRASH, WEED VIOLATIONS

The City of Boulder is changing the manner in which it handles violations for unsecured trash and over-grown weeds. On February 16, the Boulder Council voted to add a civil component to what was previously a criminal complaint, making it easier to serve notices. In the previous criminal process, property owners who violate the weed or trash ordinances were given a warning and a remediation deadline. If the violation wasn't fixed, the owner was issued a criminal summons. There is a maximum fine of \$2650 and or/90 days in jail attached to a criminal summons, but first offenses were typically \$100. Under the new ordinance, Code Enforcement will post a warning on the property and will email the owner a notice of the violation with a remediation date. However, what's new is the property will receive a civil citation. The new fee schedule is \$100 for the first offense, \$250 for the second and \$500 for a third. The new process mirrors the way the handles bear trash ordinances and is meant to increase resident compliance while saving the officers time by not forcing them to deliver a criminal summons in-person.

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 2022-2023

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:

Bennett Scharf 303-499-5119 treasurer@martinacres.org

Communications:

Ron DePugh 303-494-5650 communications@martinacres.org

Zoning/Code:

Mike Marsh 303-499-3395 zoning@martinacres.org

VOICE Newsletter:

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

Steering Committee: steeringcommittee@martinacres.org

2023 MANA CALENDAR

March 6, 2023 MANA Annual Meeting

April 3, 2023 Steering Committee Meeting

April 8, 2023 EGGStravaganza (tentative)

May 1, 2023 Steering Committee Meeting

June 5, 2023 Steering Committee Meeting

August 7, 2023 Steering Committee Meeting

TBD Martin Acres Garage Sale

September 9, 2023 Pancake Breakfast

October 2, 2023 Steering Committee Meeting

November 6, 2023 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

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 Homeowner for 12 years. Spring Aerations. Fertilizations, Sprinkler Startups Abramsonsprinklers.com 720-429-6736

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

www.boulderintegrativemassage.com

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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.

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

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 10 yrs & Boulder for 20 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).

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. School Day Off Camps and Summer Camps are open for enrollment! Visit tinkerartstudio.com for more info and to register.