



Martin Acres VOICE

Martin Acres Neighborhood Association (MANA)

PO Box 3514, Boulder, CO 80307

<http://www.martinacres.org>

Summer 2014

A Quarterly Newsletter

Vol. 36.No. 2

Hello Neighbors,

In March, I became president of the MANA Steering Committee. It's been a dynamic learning curve. The Steering Committee has never experienced so many simultaneous issues. We've been closely watching, and responding to the proposed Baseline Zero development, the City's exploration of an increase in occupancy limits, updating the MANA by-laws, providing MANA-list guidance and other duties. These events create a lot of work for those of us volunteers on the Steering Committee, but they're inspiring more neighborhood connection and spirit.

MANA's charter is to 'preserve the quality of life in the neighborhood'. The Steering Committee must respond to many notices from the City, attend various meetings, and stay current on topics of neighborhood significance. To address current issues, MANA has formed several Committees: Baseline Zero Working Group, Occupancy Limits Working Group and a Committee to revise the MANA by-laws. Before becoming MANA president, I didn't realize the time and work it takes to keep MANA going. It's a team effort and I'm grateful to my Steering Committee colleagues, both past and present, and all the generous neighbors who have volunteered their time and expertise to better our neighborhood.

I'm also hoping to improve MANA's communication. To better inform about neighborhood issues and opportunities, we are reviving the VOICE and delivering it to the approximately 1,500 residences in Martin Acres. We hope to publish the VOICE bimonthly. Advertising supports the newsletter costs, and is available for a \$10, and includes a listing on the MANA website. YES! MANA also has a website, www.martinacres.org, which has more information about Martin Acres, and neighborhood-serving businesses. You can also join the email list via the website. Thanks to everyone who contributed their time and effort to provide these services!

Please attend Steering Committee meetings, on the first Monday of each month, to effect change, provide feedback, or participate. Or email us at steeringcommittee@martinacres.org
Kathleen Adair, President - MANA Steering Committee

Martin Acres Gardening Club

Summer is here and the beautiful gardens we have here in Martin Acres are inspiring many of you to get into the swing. Now, you can join your neighbors to exchange ideas and expertise, along with garden items and cuttings, for our very own club. Early members of the gardening club say it's in an "evolutionary" stage. So far there have been meetings, and attendance is building slowly, but picking up steam.

During the first meeting a small group met at Barbara McGregor's house and toured her very whimsical and abundant garden. As she toured us around and talked about various things in the garden, it inspired questions and short discussions. There were some nice tips like: placing steer manure on your grass in the spring as

organic fertilizer, raking it in and watering so that it penetrates the lawn... also about keeping Mason Bees as opposed to Honey bees which are non native and can attract bears and other scavenger wild life.

While nothing formal has been written, the gardening club's mission seems to be to share knowledge and experience and anything about gardening while enjoying the community of other gardeners. Members are hoping the club can evolve and grow. In all likelihood, it will be an "organic" process. So

get involved now!

We still need to plan for the next club meeting, so there is still time. For information, please email kim@kimdunning.com, or keep an eye on the MANAlist for announcements.

Flood Recovery/Community Resilience

Community Resilience - The Boulder County Long-Term Flood Recovery Group will be holding meetings in neighborhoods throughout the county in July to help those neighborhoods 1) continue the recovery from the September and more recent flooding, 2) prepare for possible future disruptive events, 3) strengthen community relationships, and, 4) think of infrastructure projects which would reduce the impact of possible future adverse events. If you would like to help schedule one of these meetings in Martin Acres and/or if you have any suggestions, please contact Don Parcher, don@checklists.com, 619 987-5434.

Baseline Zero Update

In 2008, real estate developer/attorney Bruce Dierking purchased the land at the NE corner of 27th Way and Moorhead. Since then, the area has become blighted. Dennis, the manager of Nick's Auto, and our friend and neighbor, says there has been little incentive for the businesses there to improve or beautify, since they've lived yearly with the possibility of their leases not being renewed. In late 2013, Dierking submitted to the City the Baseline Zero development plan, which calls for removing all of the site's neighborhood-serving retail, and building two large office building complexes and a hotel. MANA commissioned a working group to research the plan, and conduct a neighborhood survey about it. 80% to 94% of the neighborhood respondents expressed concern around: Traffic. The development's access will be entirely from Moorhead. Residents fear that the vehicles from 700 Baseline Zero employees will overwhelm the intersections of Baseline, 27th Way, and Moorhead. Even if half take mass transit, 350 drivers will backup these intersections, and seek "cut-through" routes on other, quiet Martin Acres streets. Height. The developer is requesting 55' tall buildings with 16' of roof appurtenances, for 71' in total height. Building Code height limit is 35'.

No retail. The property's zoning is "neighborhood-serving retail." But as proposed, Baseline Zero offers none. Many question if an office park and hotel is the best land use. The Daily Camera documented Boulder's soon-to-be glut of hotels, even without Baseline Zero (1/14/14).

Parking. The developer plans to provide only half of the on-site parking required by Code. This will compound already-existing spillover parking problems on Martin Acres streets near CU, the Brookside Apartments, and Baseline Zero.

Flood concerns. The development sits wholly in Skunk Creek's 100-yr. flood plain. A hydrologist hired by MANA reports that the three buildings, at or near 300' long, each with two levels of underground parking, may significantly increase flood risk to our neighborhood.

6. Questionable Sustainability Claims. Many neighbors have said they want Martin Acres to be more of a "15-minute neighborhood" in which they can walk or easily bike to meet their needs. While BaseMar and Table Mesa shopping centers offer some retail, there are big gaps. 80% of survey respondents indicated they'd like retail at Baseline Zero.

Without Baseline Zero plugging the many retail gaps in south Boulder, neighbors are concerned that they'll have to drive for services, instead of walking or biking to them.

The next step would be for the developer to submit a Site Review plan to Planning Board. While it's unknown when this

will be, Dierking recently purchased the last house on Moorhead, whose access BZ would block. This could mean the project is going forward soon. Residents can voice their concerns to Planning Board and City Council if that happens.

Chemicals Dangerous to Bees

There has been a lot of buzz lately about trying to protect bees in our neighborhood. Here is a list chemicals to avoid, with many of the brands they appear in. Neonicotinoids are an insecticide, used to control a variety of pests, especially sap-feeding insects, such as aphids, and root-feeding grubs. Neonics are systemic pesticides, toxins are taken up by the plant and transported to all the tissues. To see the list of chemicals, visit <http://martinacres.org/chemicals-dangerous-to-bees/>

MANA STEERING COMMITTEE 2014

President:
Kathleen Adair 303-499-5367 president@martinacres.org
Vice President:
Bill Flinchbaugh 303-931-3443 vp@martinacres.org
Secretary:
Dallice Tylee 303-746-6765 secretary@martinacres.org
Treasurer:
Bennett Scharf 303-499-5119 treasurer@martinacres.org
Zoning/Code:
Kara Godbehre MacLean 720-254-5165 and
Mike Marsh 303-499-3395 zoning@martinacres.org
Communications:
Ron DePugh 303-494-5650
communications@martinacres.org
Steering Committee (to email the entire steering committee)
steeringcommittee@martinacres.org

2013 MANA Calendar

July 7th, 2014	Steering Committee Meeting
August 4th, 2014	Steering Committee Meeting

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 your ad. Payments may be sent to the Treasurer at the MANA PO Box 3514, Boulder, CO 80307

A.J. LAWN SERVICES: Spring Clean Up Special Lawn Mowing (Discounted rate if next door neighbors sign up together), Gutter cleaning – Landscaping - Aeration MA Resident, FREE ESTIMATES 17 YRS EXP. Honest and Reliable Call Andy at 720/273-6759 or ajlawnservices@gmail.com, www.ajlawnservices.biz

ARBOR VITAL TREE CARE, Certified Arborist 20 years experience, insured. Trees & shrubs pruned, removed. Mulch & firewood delivered. Consultation. Free estimates. MA resident. David Schaldach 303/919-8183

David Lorraine, 8z Real Estate - I am your Martin Acres real estate expert. Discounted rates are available to my neighbors in the hood. Visit www.MartinAcresPulse.com for Martin Acres specific real estate information.
David@8z.com - 303-502-7823

Friends of Martin Acres - Visit our site at www.friendsofmartinacres.org for more information or contact the executive director David Lorraine at 303-502-7823 to get involved. Friends of Martin Acres (FMA) was founded to bring about neighborly cohesion through collaborative efforts that improve the quality of life in Martin Acres.

DOWN TO EARTH LANDSCAPING | INSTALLATION & DESIGN “Not Only Our Personality, But Our Prices” We offer Custom Flagstone Patios & Retaining Walls, Paver Patios & Walk-ways, Sprinkler Installation & Repair, Site Grading, Sod Installation, Fences, Decks, Arbors, Landscape Lighting, Seasonal Clean-Ups, & More. *FREE ESTIMATES
CONTACT: Hayden Griess (Owner), MA Resident
EMAIL: downtoearth452@yahoo.com,
PHONE: 720-338-3002

Kim Dunning, Neighborhood Real Estate Broker and resident of 20 years. Whether buying, selling, or investing, I can help! Ask me about my 2.5% commission for MA residents. 303-588-6037.

LAWNS & ODD JOBS – I’m a 13-year-old who mows lawns, walks dogs, shovels snow, etc. References available. Contact Djibril at MANAmower@gmail.com.

MATH TUTOR. 25 years of teaching, 1-on-1 tutoring for grades 3-10. Also, Aug week-long readiness classes for outgoing 4th and 5th graders; I live in Martin Acres.
kgnova9@mac.com, 303-478-6467, Kenneth Nova.

MASSAGE & CRANIOSACRAL Registered therapist with 30 yr. Experience. Lovely, tranquil MA studio. Kathleen Adair 303-499-5367 www.boulder.massagetherapy.com

Meeting space can be rented at the Boulder Mennonite Church building, 3910 Table Mesa Dr, for your event. Rates start at \$100. The sanctuary space includes a stage and plenty of moveable seating. Contact the church administrator at info@bouldermennonite.org or 303-443-3889.

P.D.ESIGNS | ARCHITECTURAL DRAFTING, 3D RENDERING, DESIGN
We provide 3D Photo-Realistic Renderings, Floor Plans, Construction Documents, Permit Plans & Design Assistance For: New Construction Projects, Additions, Interior Remodels, Landscape Designs, & More.
CONTACT: Patricia DiMario, LEED AP, BD+C, M.Arch
EMAIL: pdesigns315@yahoo.com, PHONE: 205-792-3442

Rosemary Hegarty PT, CCRT offers Physical Therapy in convenient MA office for humans and animals! I have been a PT for over 25 yrs, and specialize in manual therapy techniques for low back, neck, headaches, all extremities and visceral issues. 303-499-4602 or www.rosemaryhegarty.com

Sasha Krivokapic, with 18 years of experience as a handyman, doing carpentry, painting, drywall, tiles, light plumbing and electrical and almost any kind of exterior or interior remodel. Free estimates, 720-436-1121
sasha@goldenhandshandyman.com
<http://GoldenHandsHandymanServices.com>

Silver Fern Homes Real Estate & Property Management Services Market Knowledge : Artful Negotiation : Defining Service 285 Martin Drive, Boulder CO 80305 Dallice Tylee: 303-746-6765 dallice@silverfernhomes.com

Therapeutic Massage and Structural Integration
Specializing in: movement restrictions, injury recovery trauma, postural alignment and relaxation. Free your body! Introductory offer of 2-for-1 sessions. Jane Apostol, Crossroads Gardens Building, 1800 30th St. Ste. 207 720-238-9444, j.apostol.bodywork@gmail.com