



Martin Acres VOICE

March 2015

A Bi-Monthly Newsletter

Vol. 37 No. 2

MANA Annual Meeting & Steering Committee Election:

MANA had a terrific turnout for its annual membership meeting on March 2. In addition to the election of Steering Committee officers we covered a lot of topics, but the best part of the evening was having both familiar and new folks come together as a neighborhood community. Thank you to everyone who attended!

The election slate presented by the Steering Committee (SC) was uncontested and passed with a unanimous vote. The MANA officers for the next year term are: **President-** Jan Trussell, **Vice president** – Kathleen Adair, **Treasurer-** Bennett Scharf, and **Secretary-** Jennifer Farmer.

Congratulations to Jan and Jennifer and we welcome their enthusiasm and talents to our team. With my transition to the role of VP, I look forward to ongoing participation in MANA. Thanks to Bennett for continuing as treasurer and to the Standing Committee members for their steady presence and dedication. Thank you to outgoing Secretary Dallice Tylee for her service and to Bill Flinchbaugh for his years of service as VP.

This past year required a lot of time and dedication of the MANA volunteers. Yet the issues we confronted and hours of meetings had the pleasant side-benefit of creating a cool community vibe. MANA still has several important matters to track and respond to, but also feels inspired to turn attention towards building our community connections. Please join us when you can for meetings and events. From my involvement this past year I can attest, it's a wonderful opportunity to get to know some of the diverse, interesting and really great people who live in Martin Acres!

Cheers!

Kathleen Adair – VP

Note From Incoming President:

Dear Neighbors,

As some of you may know, we've had a few changes in the steering committee this last election. Kathleen Adair has stepped down as President of the steering committee due to other commitments. It has been an honor working with Kathleen these last few years volunteering with MANA and I am grateful that she will remain on the steering committee as Vice President as I will assume the role of President in her stead.

A little about myself, I've lived in Martin Acres for 20 years, as a renter and homeowner. I care a great deal about our wonderful neighborhood. I've never felt such a sense of community anywhere else than the wonderful friends and neighbors I have come to know in Martin Acres. After living here for so long I feel that it's time to give back to the community that has given me so much for the last two decades.

I will faithfully seek to uphold MANA's mission statement to "preserve quality of life in the neighborhood." I will work toward reaching out to the neighborhood and involving more people. It's important that we be as inclusive as possible when issues about Martin Acres arise. I will continue and expand the MANA efforts that give our neighborhood such a wonderful sense of community. And I intend to be responsive on behalf of the neighborhood to any new and emerging issues. Please call me @ 303-543-1356 or email me at janalan80305@gmail.com so I can learn your concerns.

I hope to get to know more of you in the coming days, weeks and months ahead!

Sincerely,

Jan Trussell

Garden to Garden

All Hands in for Garden to Garden! (Sponsored by the Martin Acres Garden Club.)

Dig your plants to help us rebuild and restore the gardens of our flooded neighbors in Jamestown and Lyons. Bring plants, shrubs, seeds and trees to our staging site (TBA) on Sat., May 30. Up to 5 gallon pot size. Plastic containers only and well watered. Labeled with plant name. Prefer native plants with substantial roots, lilacs, wild roses, grasses and flowers. Deliveries to Jamestown and Lyons on Sun., May 31.

To Volunteer: call Lois LaCroix, 303.494.8411, or Kim Dunning, 303.588.6073, kim@kimdunning.com

MANA Wins Grant from the Awesome Foundation

YAHOO! MANA won a \$1000.00 grant from the Boulder chapter of the Awesome Foundation to fund our project titled; Living the Dream~ Celebrating Community. Our application told how Martin Acres neighbors united during the floods and that now we'd like to host a party to connect again - this time to play, to support ongoing healing and to celebrate our unique neighborhood! We are excited about our plans and will share more details in the next VOICE. Call for volunteers: Do you have creative ideas or interest in helping with the event? Call Kathleen Adair 303.499.5367.

Baseline Zero News

On Feb. 23, Baseline Zero developer Bruce Dierking told the Daily Camera that he has temporarily shelved his Baseline Zero proposal at Moorhead Avenue and 27th Way "for at least the next couple of years...I don't see any viable redevelopment opportunity....particularly if the height moratorium is passed."

However, Baseline Zero may be back after the two-year, temporary height cap recently passed by Boulder's City Council is lifted. The temporary cap applies to buildings seeking height variances (increases) above the normal zoning-defined height limits, which are 35' in Boulder (38' downtown).

The moratorium includes most parts of Boulder, but conspicuously exempts several areas, including University Hill, Gunbarrel, and Boulder Junction at 30th and Pearl, where a number of large, tall buildings have been built and many more are planned. In addition, select projects specifically exempted from 35' height limits include Dierking's planned Armory development in north Boulder, a portion of the 29th St. Mall, and the Frasier Meadows retirement community. Also still able to request taller buildings are projects that provide 40 percent affordable housing, industrial buildings with specialized equipment, and sites with steep slopes that affect how height is calculated.

The Baseline Zero project, as proposed last year, called for replacing all current neighborhood-serving retail on the site with a 55' high, four-story, 180,000 square-foot officepark and a 50' high, four-story, 70,000 square-foot extended stay hotel.

The site has housed for 37 years Nick's Auto, a family-owned business that serves our neighborhood. Baseline Liquor has been there for 50 years, and Grease Monkey and Boulder Gas have also served residents there for years. Wendy's restaurant and a car wash also served the neighborhood on the site until recently. Dierking told the Camera that for the time being he will look to retain the current tenants and sign short-term leases for the vacant sites.

Many Martin Acres residents, including MANA's Baseline Zero working group, had myriad concerns about the size and impact of the proposed project, including traffic from 700 employees per day trying to navigate the neighborhood's limited capacity intersections and streets during peak rush

hours. Many questioned the balance between high impact and low value to the neighborhood, and hoped instead that the site would be re-developed according to the property's BC-2 zoning definition: "neighborhood serving retail." Residents asked why the site couldn't be used for retail that doesn't exist anywhere in south Boulder - a small bookstore, a boutique clothing store, an auto parts supply store, a unique gift store, or a musical instrument supply store - to supplement its current, limited retail. Some suggested a hair salon; others showed there is only one walk-in bank within a mile of the site.

Neighborhood retail and service nodes reduce auto dependency and increase walkability, and this would be particularly true for the northwest half of Martin Acres that is farthest from Table Mesa, and limited in retail. The Lower Chautauqua and East Aurora neighborhoods also lack retail and are within easy walking distance of Baseline Zero. Walkable retail by definition entails less auto traffic, and what auto traffic occurs is typically dispersed throughout the day, instead all coming at peak morning and evening rush hours.

Interestingly, Baseline Zero could be developed now as neighborhood-serving retail, even amidst a height moratorium. Two stories are generally adequate for retail. Perhaps over the next two years the neighborhood can the developer to develop the site in accordance with its zoning definition of neighborhood-serving retail and services.

MANA STEERING COMMITTEE 2015

President:

Jan Trussell 303-543-1356 president@martinacres.org

Vice President:

Kathleen Adair 303-499-5367 vp@martinacres.org

Secretary:

Jennifer Farmer 303-499-0765 secretary@martinacres.org

Treasurer:

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

Special Events:

Bill Flinchbaugh 303-931-3443

Zoning/Code:

Mike Marsh 303-499-3395 zoning@martinacres.org and Kara Godbehre MacLean 720-254-5165

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

Voice Newsletter:

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

Steering Committee (to email the entire steering committee) steeringcommittee@martinacres.org

2015 MANA CALENDAR

April 4th 2015 EGGSTRAVAGANZA

April 6th, 2015 MANA Steering Committee Meeting

May 4th, 2015 MANA Steering Committee Meeting

September 12, Annual Pancake Breakfast

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

A.J. LAWN SERVICES: Spring Clean Up Special- Lawn Mowing for Season – Aeration Shrub Pruning – Gutter Cleaning (ranch style only) Snow Removal - Planting - Mulch/Rock Installation Hauling – Garage Clean out – Landscaping Martin Acres Resident, FREE ESTIMATES. 20 YRS EXP. Honest & Reliable. Call Andy 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

ART & CRAFT FAIR, Don't miss this Spring's Art & Craft Fair May 9th & 10th, 11:00-3:00. Great event to complete a graduation gift or find a unique piece for Mother's Day. Hosted by Marcia Wiens, 130 S 36th. capricornunitheart@gmail.com.

David Lorraine, 8z Real Estate - Unparalleled market knowledge and customer service. Martin Acres specials available. www.MartinAcresPulse.com - David@8z.com – 303-502-7823

Friends of Martin Acres - Visit our site at www.friendsofmartinacres.org for more information or contact 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

JOHN'S APPLIANCE REPAIR service and repair on all major makes and models of household appliances johnsboulderappliance.com 720-560-8385

KATHLEEN ADAIR, LMT, BCST somatic therapist- 30 yrs MASSAGE & CRANIOSACRAL Lovely, tranquil MA studio 303-499-5367 www.boulder.massagetherapy.com. INTRODUCTORY OFFER \$25.00 off first session

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 14-year-old who mows lawns, walks dogs, rakes leaves, shovels snow, etc. References available. Contact Djibril at MANAmower@gmail.com.

MICHELLE LAZAR, PEDAL TO PROPERTIES: My buyers are eagerly looking to purchase a home in Martin Acres. If you or anyone you know is thinking of selling their property, please contact me. I'd love to help a great family be your neighbor! 720-364-0133 or mlazar@pedaltoproperties.com.

NEW HOME FOR SWEET CATS. Relocation and a traveling job require finding a new home for my sweet cats. Sadie loves to snuggle, Sophie loves to be brushed they both love people. Spunky yet well behaved, beautiful, cuddly, and healthy these litter mates are almost 3 yrs. old, have been well cared for, and were raised with an older dog, tons of love. My heart breaks now, as it did when I found them needing a home. Hadn't expected to have to move out-of-state, or find anew adoptive home for them. They are a joy. 720 771-0706.

PET-SITTING & DOG-WALKING service. We love animals! Neighborhood refs. Affordable. (Mom/daughter team) Paula & Alisa at paula@planetearth.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 Dallice Tylee 303-746-6765 dallice@SilverFernHomes.com MA Resident and Realtor for 10 years... Ask for references!

TinyMinders Daycare & Preschool provides a caring, creative, diversified learning experience for children ages 6 weeks to 6 years old. Located in Martin Acres at 3695 Martin Dr. Contact us at (303) 494-5116 to schedule a tour.

Vibrant Veggies Sauerkraut - MA-owned food company. For sale at Whole Foods and Natural Grocers. Try our Moroccan Fusion flavor with soup or salad!

WHOLE PETS SOUTH-In BaseMar shopping center btw. Star Nails and the Liquor Store- Holistic Pet Foods, Treats, Toys, Supplements, etc.! 303-494-1330 www.wholepetsholistic.com