



Martin Acres VOICE

May 2016

A Bi-Monthly Newsletter

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High Occupancy Co-ops Considered for Martin Acres and Other Neighborhoods

At its Tuesday, May 17, 6 p.m. meeting, the Boulder City Council will consider a proposal to allow 20 high-occupancy co-ops per year in Boulder. While the Martin Acres Neighborhood Association Steering Committee is not taking a position, we think it is important that you know the facts, as this proposal will most likely have implications for Martin Acres, however it is decided.

The newest draft of the proposal states that while the City can only permit one co-op per year in Martin Acres, the City can also immediately grandfather, as co-ops, an unlimited number of existing over-occupied dwellings in Martin Acres if such dwellings prove they have been operating as co-ops. The standard for proof remains unclear.

Co-op residences generally have significantly higher occupancy (for instance, 10 unrelated individuals), compared to what is normally allowed under Boulder's occupancy limits. Co-op residents typically share expenses and chores.

The City has had a co-op ordinance in place for years. Council is considering a proposal that would relax many provisions of the existing ordinance. The easiest way to explain the proposal is a comparison/contrast, between the existing ordinance and the changes being proposed to it.

1. Existing co-op law: Permits only ownership co-ops, by which unrelated people who want to live in a co-op can pool their money and buy a house. It leverages the purchasing power of many people's combined income to buy a residence.

1. How the new proposal would change this: It would allow several new forms of co-ops, including rental co-ops, limited equity co-ops, and non-profit co-ops managed by one of the non-profits elsewhere in town.

2. The existing co-op law sets the density within a given co-op residence at 300 sq. ft. per person, with 200 sf of "common space." Using an example of a 1,000 sq. ft. Martin Acres ranch home, with a full basement (2,000 sf total), 6 people could live in the house, if they were a licensed co-op, under the existing law.

2. How the new proposal would change this: It decreases the square footage to 200 sf per person, with no "common space" requirement. Thus, 10 unrelated people could live in a 1,000 sq. ft. Martin Acres ranch with a finished 1,000 sf basement (2,000 sf overall).

3. The existing law requires co-ops to add an off-street parking space for every two additional residents, similar to how homeowners are required to add an additional off-street parking space when they build a home addition of any significance. The idea is that if a residence is enlarged such that more people can live there, requiring it to add additional off-street parking, lessens the residence's impact to on-street parking, a resource that is theoretically supposed to remain available for all the residents on the street.

3. How the new proposal would change this: It eliminates the requirement for co-ops to provide any additional off-street parking, regardless of how large the co-op is. (Homeowners doing additions will still have to provide additional off-street parking, like a double-wide driveway, per normal.) The new proposal limits co-ops to four vehicles, which can all park on

(CO-OP Ordinance change, continued)

the street. (While two cars can park in front of a typical Martin Acres home, three or more cars generally creates spillover parking in front of adjacent neighbors' homes.)

Many houses in Martin Acres have converted their garages to living spaces, and in doing so, have technically eliminated the one off-street parking space required by law. If a co-op locates in one of these houses, technically the house will not have one off street parking space, let alone an additional one. (Off street parking is defined by code as an area next to the house, 25 feet back from the sidewalk.)

4. The existing law requires that co-ops of more than six people be located on "double lots," i.e. two lots. This is particularly relevant for Martin Acres, as we have among the smallest distances between houses of any low density residential neighborhoods in Boulder. (Martin Acres houses have an average of only 7.5 feet to the side property line.) The double lot requirement in the existing co-op law provides more buffer space around ultra high-occupancy co-ops of more than six residents.

4. How the new proposal would change this: It removes any double lot requirement for co-ops, regardless of their size.

5. The current proposal would allow one co-op every 300 feet. In Martin Acres, that would be roughly every 6th or 7th house on a street. However, Boulder's Planning Board recommended that this limitation be struck from the proposal, in which case there'd be no requirement to space out, or separate, co-ops, on given streets.

6. Last, the current proposal removes all criminal fines and penalties for violations of the provisions within the co-op ordinance.

Whether you agree or disagree with the proposal, we encourage you to attend the May 17 City Council meeting and tell them how you feel about the proposed changes. To date, the main input has come from proponents of the new proposal. Citizens can sign up to speak, by arriving any time between 5 p.m., and 6 p.m., prior to the 6 p.m. meeting start. This particular item will come up slightly later in the meeting, and at that time, citizens can speak in the order that they signed up. Citizen comments are limited to two minutes per person. The meeting location is the second floor of the Municipal Building, 1777 Broadway (SW corner of the Canyon and Broadway intersection.)

Petition to Repeal Boulder's Occupancy Limit Law

A citizens' petition to repeal Boulder's current occupancy limits (of no more than 3 unrelated individuals in a residence) has been submitted to the City. If the petitioners get 4,630 signatures, it will be on the Nov., 2016 local general election ballot. If approved by voters, it will specifically prohibit the City from enacting occupancy limits that are less than one person per bedroom.

What this means is that if a house has, or can be made to have, 10 bedrooms, 10 people can live there. The initiative would use the International Building Code definition of a bedroom, which is 70 sq. ft. Under this law, people would be able to "subdivide" existing bedrooms into smaller ones.

Until now, there's been no legal financial incentive for a 3

bedroom rental to add additional bedrooms, subdivide existing bedrooms into smaller bedrooms, or scrape altogether and re-build in such a way as to dramatically increase bedrooms.

This occupancy limits repeal would be a Charter Amendment, which is a permanent change that cannot be reversed or repealed by future City Councils.

REMINDER: Radon Testing Kits Available from MANA
MANA purchased two new Radon monitors to make them available to Martin Acres residents by loan on a rotating basis for one week at a time. A \$5 recommended donation is requested to defray the cost of the devices. However, sliding scale arrangements can be made if necessary. To use the Radon detectors, please contact Ron DePugh, 303-494-5650, email: communications@martinacres.org.
For more Radon info:
<http://www.bouldercounty.org/env/healthyhome/pages/radon.aspx>.
<http://martinacres.org/living-in-ma/radon/>

MANA STEERING COMMITTEE 2016

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Steering Committee: steeringcommittee@martinacres.org

2016 MANA CALENDAR

June 6, 2016 Steering Committee Meeting
August 1, 2016 Steering Committee Meeting
**** Mid August, Martin Acres Garage Sale TBD**
September 10, 2016 MANA Pancake Breakfast
September 12, 2016 Steering Committee Meeting
September 24, 2016 MANA Oktoberfest
October 3, 2016 Steering Committee Meeting
November 7, 21016 Steering Committee Meeting

****The MANA Steering Committee meets the first Monday of most months at Church of the Nazarene, 300 S. Broadway. For info, visit <http://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

A.J. LAWN SERVICES: Spring Clean Up Special-
Aeration - Mulch/ Rock Installation
Shrub Pruning, Shrub removal,
Raised bed installation
Vegetable Garden Installation
Planting(Flowers, shrubs and trees)
Hauling – Garage Clean out – Landscaping
Mowing - for entire season
Martin Acres Resident, FREE ESTIMATES 20 YRS EXP.
Honest & Reliable.
Call Andy [720/273-6759](tel:7202736759), or ajlawnservicesinfo@gmail.com,
www.ajlawnservices.biz

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

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

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

EMILY WISHALL, Certified Rolfer. South Boulder Office. Mention this ad and receive \$25 off your first session! WishallWellness.com (620) 719-0742.

INTRODUCING THE MIXED BOUQUET, Martin Acres’ new Flower shop. Check out Bouldersmixedbouquet on Facebook. <http://tinyurl/ju24j4l> . Call Sheila at 720-890-3769.

JOHN'S APPLIANCE REPAIR service and repair on all major makes and models of household appliances johnsboulderappliancerepair.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.

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@goldenhandshandymanagementservices.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!

Sunflower Preschool has been in your Martin Park neighborhood since 1981. We offer a small, hands-on, nurturing environment, with lots of time for outside play and discovery in our Certified Nature Explore Outdoor Classroom. Come take a look at our unique environment at 3340 Dartmouth. 303-494-2012. Sunflowerpreschoolboulder.com