

# Ponderosa Community Newsletter

February-March 2019



## Upcoming Events - Meetings:

**RLC Meeting and City Q&A**

When: Monday, April 1

5:00-6:30 PM

Where: Shining Mountain Waldorf High School Assembly Hall

[Ponderosa Website](http://www.ponderosaboulder.weebly.com)

[www.ponderosaboulder.weebly.com](http://www.ponderosaboulder.weebly.com)

## COMMUNITY UPDATES AND ANNOUNCEMENTS

This newsletter is a special housing issue to share the variety of housing options that will be available in the future.

The submittal package for annexation, land use change, and site review was submitted to the City of Boulder on February 19, 2019. The documents have been uploaded to Ponderosa’s website at <https://ponderosaboulder.weebly.com/annexation-documents.html> Please email Danica ([danica@trestlestrategy.com](mailto:danica@trestlestrategy.com)) with any questions.

### Ponderosa Community Stabilization

Annexation, Site Review, and Boulder Valley Comprehensive Plan Land Use Change Request

*Written Statement*



### Estabilización de la comunidad de Ponderosa

Anexión, revisión de la propiedad, y solicitud de cambio en el uso de suelos del Plan integral del Valle de Boulder

*Declaración escrita*



We are working on a comprehensive Resident’s Guide for the community to answer questions that we have received over the whole duration of the project. If you have a new question, please email Danica ([danica@trestlestrategy.com](mailto:danica@trestlestrategy.com)).

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# HOUSING DESIGN - SPECIAL ISSUE

The information below has been extracted from the set of plans that was submitted to the City on February 19, 2019, as part of the submittal package for the annexation, site review, and Boulder Valley Comprehensive plan land use change request.

There will be several rounds of revision of the site plan and documents and review by City staff. Once staff review is complete, the Site Plan and proposed annexation will go to public hearing at Planning Board, then City Council (estimated to happen around June-July 2019). Trestle will prepare Technical Documents that will require several months of review, then we will apply for Building Permit for infrastructure construction and for the units on the West Side of Ponderosa. Trestle estimates that construction will begin Summer 2020.

## Proposed Housing Features

### City of Boulder Livability Standards Highlights

- Improved kitchen size
- Ample Bedroom Closets, Linen Closets, Entry Closets, Exterior Storage
- Laundry hookups in all units
- Air conditioning in all units
- Exceeding minimum room sizes
- Diverse mix of unit types reflecting resident needs

### Energy Efficiency

- Photovoltaic rough in on each rooftop
- Photovoltaic solar garden at the Community Building
- Highly insulated building envelope
- Energy efficient appliances
- Low flow water fixtures
- LED lighting
- Efficient mini-split HVAC system
- Transition from gas to electric service
- Optimized solar orientation

# Proposed Housing Matrix

| Home Tag | Home Type                       | Total Living Space per Unit | No. of Bedrooms per Unit | No. of Bathroom per Unit | Color Code |
|----------|---------------------------------|-----------------------------|--------------------------|--------------------------|------------|
| A1       | Carriage house                  | 634 sq.ft.                  | 2                        | 1                        | Light Blue |
| A2       | Carriage house                  | 634 sq.ft.                  | 2                        | 1                        | Blue       |
| A3       | Single story flat               | 634 sq.ft.                  | 2                        | 1                        | Yellow     |
| B        | Two story cottage               | 1232 sq.ft.                 | 3                        | 1.5                      | Orange     |
| C1       | Single story flat               | 652 sq.ft.                  | 1                        | 1                        | Green      |
| C2       | Carriage house                  | 578 sq.ft.                  | 1                        | 1                        | Pink       |
| D        | Single story accessible cottage | 836 sq.ft.                  | 1                        | 1                        | Red        |
| E        | Single story cottage            | 616 sq.ft.                  | 1                        | 1                        | Purple     |
| F        | Two story, two bed cottage      | 1129 sq.ft.                 | 2                        | 1.5                      | Maroon     |

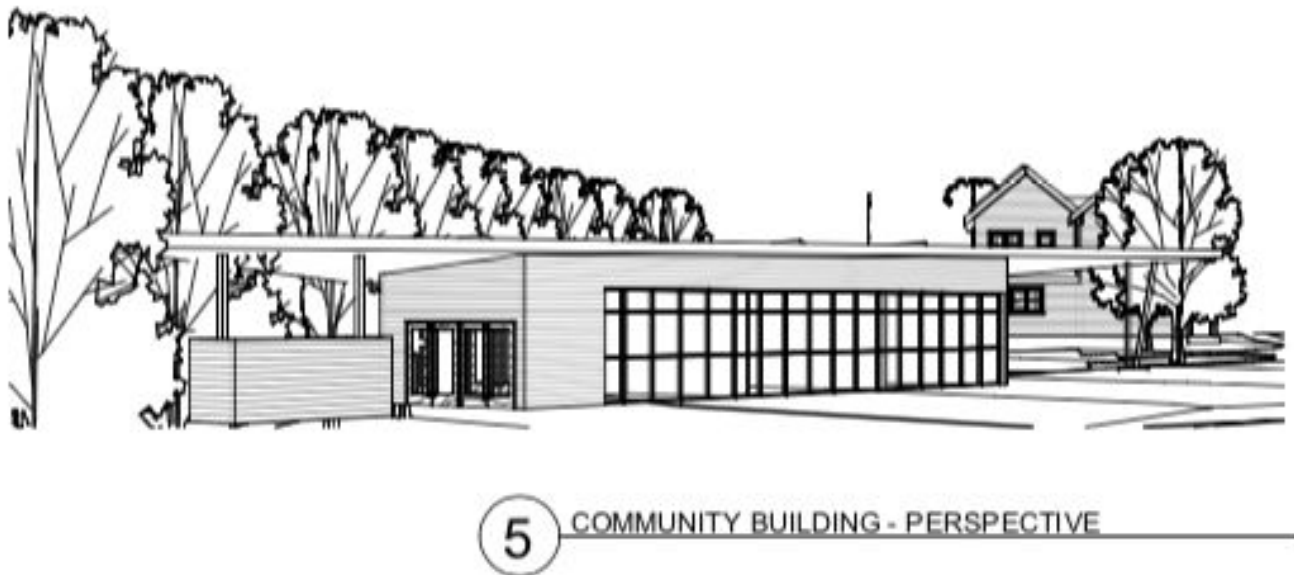
These numbers are based on the current site review application submitted in February 2019 and demonstrate the anticipated diversity of building and housing types, while allowing for some flexibility at the time of implementation. Future phasing, community need, and other factors will determine the final configuration of the long-term site plan.

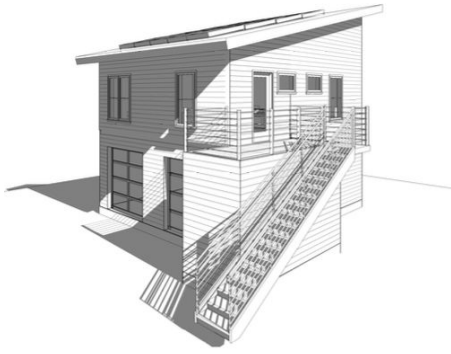


*Proposed Site Plan showing the buildings by type*

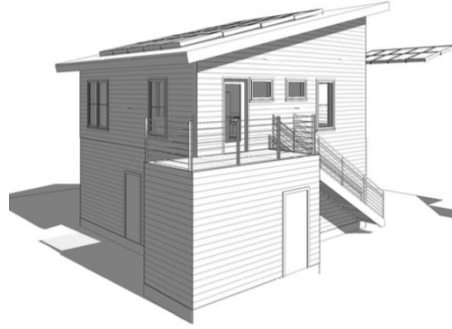
## Building Perspectives

The following drawings were included in the February 2019 submittal and will be reviewed by the city and revised as required.

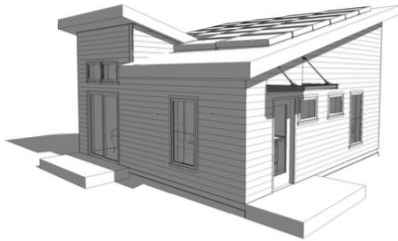




*Carriage House A1 Perspective*



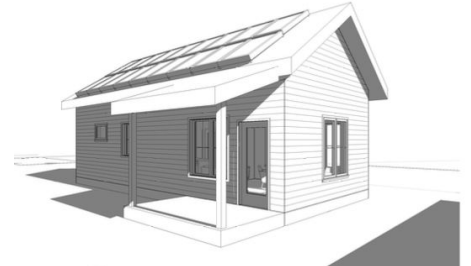
*Carriage House A2 Perspective*



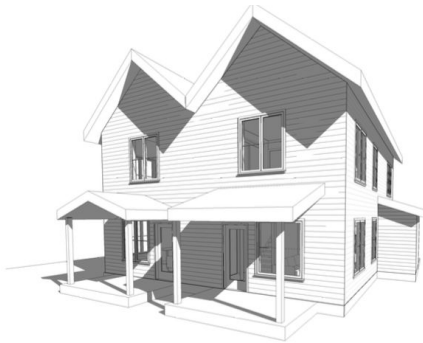
*Single Family A3 Perspective*



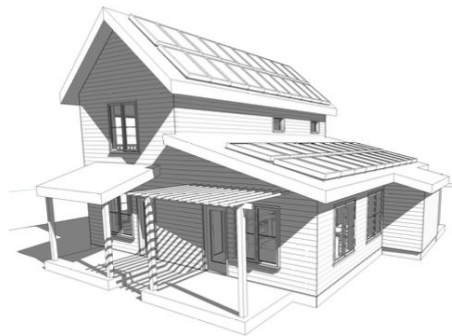
*Single Family B Perspective*



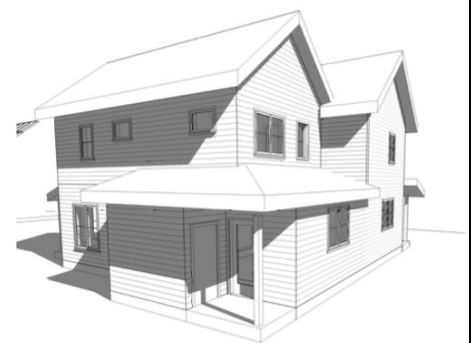
*Accessible Cottage D Perspective*



*Duplex B-B Perspective*



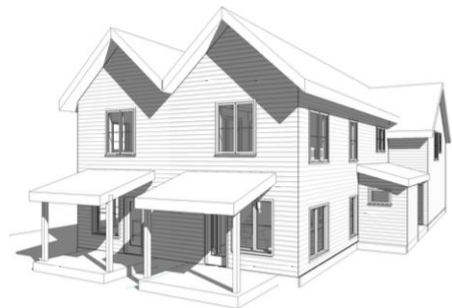
*Duplex B-E Perspective*



*Duplex B-F Perspective*



*Duplex B-C2 Perspective*



*Fourplex B-B-C2-C2 Perspective*



*Triplex B-B-C1 Perspective*

## UPDATE FROM GREG

### **Hello Ponderosa Residents!**

This month's resident shout-out goes to Saul Cardona and his family for their assistance in making Ponderosa a safer place. They were very accommodating and handled the inconvenience of many interruptions to their daily life gracefully. Thank you!

Water usage is high. As always, there is a \$100 cash reward for pointing out any malicious water abuse and \$50 for pointing out accidental water abuse. By the time you receive this, we will have probably already inspected your home for water leaks, etc. We apologize for this inconvenience and very much wish it was not necessary.



Some folks have been upset about the fact that the new Ponderosa redevelopment plan contains many duplex homes. It's understandable because we've all lived in an apartment complex or stayed in a motel where the neighbors can drive you crazy because you can hear or feel what's happening on the other side of the wall. However, the situation with these duplexes is different. The engineers stated that noise and vibration does not get transmitted through that shared duplex wall. It is very important to understand how well these things are built. There will be 2 exterior walls with an air gap in between. There will be no common framing for sound to be transmitted through. It's entirely possible that noise/vibration privacy of a duplex home could be improved over what you have now. Trust me, I've worked in between these mobile homes hundreds of times and can usually hear what's going on in either mobile home. The sound insulation in existing mobile homes is minimal (in many cases) and the distance between them is shorter than any place in Boulder. It's entirely possible that the new duplex Habitat homes could have more sound and vibration privacy than most of the existing Ponderosa mobile home situations. All I'm asking is that you do a little homework before deciding which is best.

Best wishes,

**Greg.**

# UPDATE FROM RLC

## RLC Meeting Notes - 02.04.19

Next RLC Meeting:  
Monday, March 4  
5:00PM-6:30PM

### In Attendance:

|   |  |   |  |
|---|--|---|--|
| <b>RLC:</b><br>Karen Campbell<br>Victor Lemus Vargas<br>Saul Cordona<br>Karen Campbell<br>Ed Zick<br>Cesar Lopez<br>Charissa Potteet<br>Tina Boguhn | <b>RLC Secretary:</b><br>Kathy Schlereth<br><br><b>Community Members:</b><br>40<br><br><b>Park Manager:</b><br>Greg Gustin | <b>City of Boulder:</b><br>Pamm Gibson, Crystal Launder, Kurt<br>Firnhaber, Matt Sundeen, Michelle Allen<br><br><b>Habitat For Humanity:</b><br>Leah Gutierrez<br><br><b>Boulder County:</b><br>Nino Galo | <b>Trestle Team:</b><br>Danica Powell, Marine<br>Siohan<br>Anne Kuechenmeister<br>Marina LaGrave<br>Bryan Bower (Caddis)<br>Charlie Hager (JVA)<br>Sharon Procopio (JVA) |
|---|--|---|--|

### Summary of Ponderosa RLC Meeting

Meeting **called to order** at 5:00pm by Anne.

**Minutes review** Charissa motioned to not review the meeting notes to leave more time for questions.

**Meeting rules and agenda** reviewed by Anne. Keep conversations one at a time. Be respectful of each other.

**Danica introduces new people:** Leah with Habitat, Matt with the City (Community Programs), Nino (Personal Investment Enterprise - PIE - program), Michelle (Housing Division), Bryan (architect), Charlie and Sharon (JVA), Danica & Marine (Trestle), Anne (MBI).

**Victor prepared a statement:** questions & concerns

- City of Boulder said at the beginning that they would include everybody from the community in the process; they formed the RLC; I volunteer to be one of the leaders to pass information to the community; people were very happy then because we thought we would all be eligible to have a new home; you were sharing information with us and provided details about the project; at one meeting we were looking at different models of home; it looked amazing and everybody was very happy.
- At the last meeting it all changed; Habitat will decide if we are eligible or not for a new home; I had a 1 on 1 meeting with Leah; Leah said she will be honest with us; not too many people will qualified for this project; so many people are not happy anymore; people are getting angry with me; we know the City has power and doesn't need us for this project; but you told us that we had a voice, we feel offended, used, played with.
- Question for the City: why do you have such power for this project? Why do you spend so much money and time for these meetings?

#### **Ed**

- Major question: we were promised that those who wanted to keep their mobile homes would be able to without problems. Because there are many people who don't qualify for a new home. We would like this in writing somewhere, set in stone.
- I looked at the site plans, and I don't like certain parts. You wanted to keep the eclectic nature of our park and neighborhood. If you do a 4-way intersection on the other side of the park, you tear out places that are very dear to us and been there a lot of years: the wishing well (memorial for a friend who passed, my daughter made a wooden cross and placed over the well when she was 15, she's now in her 40s), a garden (some pets are buried in there).

#### **Saul**

- Why did the City ask us to vote for floor plans at the beginning? We were promised single-family homes, not duplexes.

- They also told us that everybody could qualify for a new home. Now as it stands nobody will be able to.
- I feel bad because I am viewed as a liar now.

### **Tina**

- I second everything that was just said.
- The community garden is very dear.
- We are wondering what happened to what we wanted, to all the opinions that we shared. Nobody voted for duplexes.
- Has there been any progress about being able to stay in our mobile homes? Has there been any progress about the zoning? Zoning doesn't accommodate mobile homes. We need something written in stone so we can feel safe that we won't be asked to leave if we don't fit into the picture.
- Seeing that so many people are not happy with the plan, what are the chances of us changing the site plan to something people want?

### **Karen**

- Based on all the workshops, it was my understanding that the site plans would have only a few duplexes and mostly single family homes. The site plan is very different to what we expected and were trying to get to.
- Question: is this site plan what will be submitted to the City? Does the site plan remain as it is, or can it change? If it can change, can the RLC members be involved?

### **Kathy**

Will our lot sizes stay the same if we stay in our homes? I just want to make sure that lot sizes will stay the same.

### **Charissa**

- Kathy should not be an alternate member, because she's taking notes and it's a lot of work.
- Low and uniform amount offered for the trailers seem to be very suspicious because they were all released at the same time at the same amount. *[She's passing around mhvillage.com and newspaper listings.]* We expect to get market value for our trailers.
- Back row housing: we should start building as trailers get empty (people move or pass away).
- Original goal was to get minimum number of people displaced.
- Very concerned that meeting notes are getting changed.
- The government is trying to tell us how to live: Sergio from Venezuela used to have 3 homes, the Venezuelan government took away his homes from him, so he had to emigrate. Now you're trying to tell him how he should live in America.
- People are frustrated and desperate, it's building up.

### **Tina**

- It's taken a while for people to feel comfortable, and to say what's on their mind.
- We appreciate the time you spent with us.
- But things seem to have flipped completely lately.

### **Ed**

- This neighborhood was here before anything. Why change the park? We're doing fine the way it is. We like the fact that it's eclectic.
- Why do we need that 4-way road at the end of the park?

### **Anne**

Do we want to continue collecting questions from other community members?

### **Rosewood neighbor**

- Can you explain how you incorporate the City Council guidance as far as not increasing the density?



- Can you share the maths about how you got to the layout because it doesn't seem to accommodate enough parking (i.e. 2 cars per trailer)?

### **Danica**

- Welcome everyone. Please let us know if you're from a neighbor community.
- This is a RLC meeting, maybe there is a need for a bigger community meeting.

### **Kurt**

- Can probably answer 80% of the questions today. We will take the rest with us and answer by writing.
- First big question: ability to qualify for a home; and affordability question.
  - City has to invest a lot for people to be able to afford to live here.
  - We are still committed to that.
  - I have met meeting with the [Habitat for Humanity] executive director [Susan Lythgoe] to go through different scenarios.
  - Two challenges: residence status; income levels.
    - We have solutions for both those problems.
    - We want to work with people on ways to make their financial situations better (e.g. decrease credit card debt amounts).
    - We're looking at ways to address residency status.
    - Rent to own contract: it would enable you to have a majority of your rent back when you want to move out and get appreciation, or buy. One portion goes to community costs (e.g. HOA fee). Eventually you would have the option to own your home. For example when kids become 18 and are documented, they can become the owner of the home. The rent you pay until they become 18 would be applied towards paying for your home. Then you can apply for a mortgage.
    - There will be a meeting in March to talk only about the affordability issue.
    - We are still as committed as we have always been that these houses will remain affordable.
    - There are different problems for different families.

### **Leah**

Habitat doesn't qualify anyone for loans for now. At this stage we are evaluating each household's financial situation, and we need to know income levels to do that. At this moment we don't know if you will qualify. But we do know that you need to have income and credit. We've come across barriers but it doesn't mean that we can't overcome those. It's all about sustainability. I have advocated for latino housing for 15 years and I am looking for solutions. Please meet with somebody. I'm available to meet tonight, and I'll be at the next meetings.

### **Kurt**

- Don't spread rumors if you're not sure they're true. Please email me and communicate with us before putting out stories.
- Second big question: can we stay in our mobile homes?
  - It is a commitment that the Council made from the beginning - maybe it was broader than that (i.e. residents can stay in the community). I am glad to give that in writing.
  - There may be a couple homes that are in the way, mostly of the detention ponds, so those will have to go away eventually. But nobody will ever be evicted.
- Third big question: duplexes.
  - It is correct that at the beginning there was more single-family homes.
  - As we are advancing in the design, some things will change.
  - We are trying to mix design and constraints with changing City regulations.
  - Because it's a very tight community, many of the homes don't meet setback requirements/codes.
  - Codes that we really can't change are around health and safety: roads, separation between homes. That includes the fire department.

- In order to accommodate the fire safety regulation, we have to include duplexes so we can get the separation we need between homes.
- We could look at a couple places to add single family homes.

### **Bryan**

- We need about 10 feet between homes, it's a national fire regulation. *[Note: it is the minimum fire separation code outlined in the national building code, based upon the percentage of window openings per story].*
- We're losing some sq. footage because roads need to be wider for transportation and fire departments.
- Benefits of duplex: save a lot of energy by sharing walls; they are sound proof; yard space will get bigger.
- We are trying to increase sq. footage by going up a little.

### **Sharon**

- Project has phases in how things will be built. First phase is to build roads and utilities, we'll work around trailers that are staying .
- In the final plan - may be in 30 years - we have 2 detention ponds, they won't be wet all the time, they will be open space.

### **Danica**

The only things we know will happen at this time are the new infrastructure and the new homes on the West side. There won't be anybody displaced. There won't be any displacement to put the ponds. There is flexibility on phasing, design, and engineering.

### **Tina**

2 mobile homes are vacant so far. So it should add a little flexibility on construction. We need to keep our yards.

### **Kurt**

- We could look at the range of outside areas you have now and how much you would have in the end. Next step analysis could be to compare the open space - private versus public.
- 4-way stop intersection:
  - Constraint: there is concern about too much traffic going West through the other neighborhood.

### **Bryan**

We are discussing with the City transportation engineers. Design as we have it now is as compact as it can be. We are trying to keep the access to Broadway even though transportation department doesn't want it. So we've stopped drawing it.

### **Charlie**

There are a lot of constraints when talking about access. On the South side there are City utilities over which we can't build homes or a detention pond, so it's a good place to have access.

### **Ed**

Concern that traffic will increase a lot in the neighborhood.

### **Sharon**

There will be signs and different pavements to indicate that you enter a neighborhood.

**Danica:** time check - it's 6:17PM.

- Plans haven't been submitted yet. It's going to be a very long process. We'll present, have more meetings, workshops, etc.
- The conversation doesn't end tonight. Please email, phone, get in touch with us.

**Bryan:** zoning questions.

- Currently it's under County zoning.
- Two choices when annexing into the City: mobile home district or medium-density residential district.
  - A medium-density residential district is more flexible. We have to adopt the zoning when annexing. A mobile home district wouldn't work because it doesn't meet the setback requirements.
  - We are trying to build a ton of flexibility into the design guidelines. E.g. fences will be flexible within the guidelines.

**Kurt**

Currently it doesn't function as a mobile home community because you can't bring in a new trailer for example. Currently it isn't sustainable.

**Tina**

What about the maximum build out? Does it have to be 73?

**Kurt**

- 73 is actually not the maximum build out. This is a community that we're building for the next 100 years. We wake up in the morning to create more affordable housing. So it is an opportunity to create a few more affordable housing units for the larger community.
- We will try to respond to all these questions in writing.

**Pamm:** valuation process.

People have 30 days to comment on their home valuation. We'll have an update in March about valuations.

**Victor**

What happens if we don't agree with the valuation and the 30 days have passed?

**Kurt**

So far we have responded to appeals in the timeline that we have said we would.

**Danica:** meeting logistics.

- Meeting notes: Kathy takes notes, other people take notes. It's a lot to put on the secretary's shoulders, we work as a team to consolidate. We can track comments, etc. The RLC doesn't have to approve the minutes if they don't agree with them.
- RLC Meeting location: we'll try to get the Waldorf location available first.
  - We need to move to a bigger space. So Waldorf is our first choice, Wild Sage is the second choice.
  - **Ed:** do we need to have all residents included?
  - **Anne:** meeting is open, and also it's grouped with the City Q&A. Should we move the Q&A back to Tuesdays?

**Anne**

We heard your comments, concerns, feelings, voices. Thank you for being here and speaking out.

## Next steps

- This package wasn't submitted to the City yet.
- Trestle team will summarize questions and answers from the meeting, and add to what wasn't answered.
- A new resident's guide with all questions from the beginning of the project will be mailed out.

**Meeting adjourned at 6:30 PM.**

**Next RLC meeting is Monday, March 4, 2019 - 5:00-6:30 PM. All Residents are Welcomed.**

## Dear Residents,

Thank you for your continued involvement and interest in the Ponderosa community stabilization project. We are well aware that this is a difficult and stressful process for all residents, and we would like to take the time to provide more information on the site planning process.

While the immediate goal of this project is to provide much needed infrastructure and utilities to Ponderosa, the annexation process requires us to look at the long-term plans for this site in order to ensure that the end result is a well-designed and safe neighborhood.

As discussed before, this long-term build-out is dependent on many factors; most importantly the residents' desires to stay in their existing homes. We do not know the exact timeframe for this long-term Site Plan, but we do know that it will happen over many future, small, incremental changes, and will be dependant upon the choices residents make and what type of housing is desired in the long-term. However, In order to review, evaluate, and approve the annexation request, the City needs to understand the long-term implications of bringing this parcel of land into the City.

We understand Ponderosa residents have a strong connection to their community and value the affordability and freedoms that living there represents. This is why we have spent the last several years identifying solutions and phasing that respond to the many expectations placed on this annexation by the City, County, Residents, and State. A unique and driving aspect of this project is that the City is committed to ensuring that this community is not impacted by displacement or changes that would require people to move out of their homes.

Both the first phase of the Site Plan and the long-term Site Plan were shared with you in January during the RLC meeting. This Site Plan was submitted for review by city staff on Tuesday, February 19th as part of the larger annexation application. Documents for the annexation application can be found here:

<http://bit.ly/PonderosaAnnexation>.

## What is a Site Plan?

A Site Plan lays out the roads, utilities, sidewalks, houses, drainage, and landscaping for a parcel of land. The Ponderosa Community Site Plan started to be developed in October 2017 and was submitted to the City of Boulder on February 19, 2019. The Site Plan is important because it helps guide how infrastructure, roads, and housing are maintained and/or built in your community. The Ponderosa Site Plan has two main components. Near-term includes the construction of water, sewer, electric, roads, and sidewalks as well as the homes in the vacant area on the west edge of the property. The long-term plan shows the vision for the community after many changes are made over many years.

Areas of change will be dependent on several factors, including vacancies and residents' desires to move into a new home. We have designed the replacement homes to follow the 1:1 replacement goals that were discussed during the Concept Plan, which allows us to maintain the same roadway network, maintain parking, and minimize disruption throughout the community. New replacement homes are currently designed to offer a range of living opportunities including carriage homes, duplexes, 3- and 4-plexes, and single family homes. In addition, several homes will offer single story living to allow for accessibility and aging in place (no stairs). Community members will decide if and when they want to transition their home, and may stay in their current homes as long as they want to.

## Why are there two versions of the Site Plan?

The Site Plan has two phases: near-term and long-term. The City requires that the annexation application documents show how the site may look when it is fully transitioned to fixed foundation homes in many, many years. Both the near-term and the long-term plans need to ensure that key improvements are thought about early on, including looped water lines for fire safety, fire hydrant locations, connections between parks to nature, no dead end roads, pedestrian circulation connections throughout the community and to outside neighborhoods, safe access points, fire separation between units, etc. In other words, the project team had to work backwards from this long-term Site Plan to make sure we don't build something that has to be ripped out, is unsafe, or doesn't meet code in the long run. The result of this long-term plan creates a Site Plan that demonstrates how we can meet all of the long-term objectives of both the City and the residents, while also allowing for short-term objectives of infrastructure replacement and non displacement. Phasing is one of the driving factors in how the Site Plan was laid out in the near term phase. While the long term Site Plan shows all new houses, it is expected and anticipated that it will take many years to reach this phase. The City sees this as a long-term investment in the community to ensure that Ponderosa remains an affordable and safe neighborhood for 50+ years.

## How did the Ponderosa Site Plan get developed and who created it?

The Ponderosa Site Plan came together with input from architects, engineers, residents of Ponderosa, and the City of Boulder staff. Here is a history of the Site Plan development:

- October 2017: Housing workshops focused on 1:1 home replacement solutions with Ponderosa residents and the project team.
- January 2018: During a site design workshop, the residents and the project team explored tradeoffs between housing types and outdoor space around houses. Some final resident proposals focused on maintaining similar home layouts, while others clustered or stacked homes together in duplexes and triplexes to allow for more space for community areas and parking. Other suggestions included carriage houses over garages, and smaller single story homes for older-single residents. Other important features included keeping Broadway access open, added a new access point to Cherry/10th, adding a community center, improving mail and trash collection, and creating more open space along the river. The full workshop report can be found here: <http://bit.ly/Jan2018WorkshopReport>
- March 2018: The project team presented concept Site Plans for the Ponderosa community to the residents during a workshop with residents. On April 16th, 2018, Trestle submitted these concept plans to the City. "The proposal includes a mix of residential unit types, including primarily single-family and duplex homes, with some carriage houses, flats, and townhomes. The goal is non-displacement of existing residents and mobile homes would remain in the development for the foreseeable future. Construction of new homes are estimated to begin in 2021. New homes are proposed on the west edge of the property, which would allow current residents to move into a new home without having to relocate from the community for a long construction period." (Staff Report). You can access the Concept Plan here: <http://bit.ly/PonderosaConceptPlan>; and the staff report and comments here: <http://bit.ly/ConceptPlanStaffReport>.
- June 2018: The Ponderosa Concept Plan was presented at a Public Hearing to the Planning Board, including a public comment period. Planning Board provided comments and reviewed the proposal.
- August 2018: The Ponderosa Concept Plan was presented at a Public Hearing to the City Council, including a public comment period. City Council provided comments and reviewed the proposal.
- Fall 2018: The site design team evaluated the feedback received from staff, Planning Board, City Council, neighbors, and residents to determine the best path forward to avoid household displacement and meet fire safety separation requirements when new homes are built. Clustered housing was explored to allow for all of the required site and safety features to be accommodated within the property:
  - The Site Plan has evolved in its design as we received feedback from engineers in the City related to requirements for street design, site drainage, landscaping requirements, solar shading, fire and safety,

and transportation requirements. All these inputs were balanced with those that we have heard from the community, as well as the needs of future families that will live in this community.

- The Site Plan has to respond to the existing life safety concerns of both the City and the County that the mobile homes in Ponderosa are currently too close together (or have been added on to over the years) and don't meet minimum life safety requirements. The existing homes will be "grandfathered in" and allowed to remain where they are. However in order to meet the 1:1 replacement goals of the project, some new homes will have to be attached to allow for greater separation between buildings to meet safety code, including fire truck access and fire separation. Duplexes also allow us to provide better utility connections, landscaping, trees, parking and detention. It is difficult to fit all of these things around closely spaced single family homes without creating major displacement and reducing the number of units that can be built.
- The new Site Plan will have more open space, which will include both private and public open space.
- The additional five units that are being introduced are being placed in areas of the site that currently do not have housing.
- The Site Plan allows for a diverse range of housing types to support the diversity of the existing Ponderosa households and provide flexibility for the future. Many of the units can be either 1 or 2 story, and can be built to single story (aging in place), two story, built 1 at a time, etc.
- The Site Plan allows for a new connection to Cherry/10th in order to provide fire access and distribute the circulation to multiple entrances/exits.
- January 2019: The new Site Plan was shared with residents during the RLC meeting.
- February 2019: The submittal package for annexation, land use change, and site review was submitted to the City of Boulder on February 19, 2019. The package includes a comprehensive written statement that describes the project, and a set of engineering and Site Plans. Documents can be found here: <http://bit.ly/PonderosaAnnexation>. During the review process, staff from a variety of work groups (Planning, Public Works, Transportation, Housing, Landscaping, Open Space, etc.) will receive the submitted Site Plan and application materials. They will review it against City policies, codes and regulations and provide comments within 3-4 weeks. City staff comment on the Site Plan and often request changes in order to ensure it meets city regulations. Then the Site Plan will go to public hearing with Planning Board and City Council. Residents can reach out to the project team any time to discuss or ask about elements of the Site Plan. Additionally, residents will have the opportunity to speak at both the Planning Board and City Council public hearings.

For more information on the Site Plan see questions no. 48 to 70 in the March 2019 Resident's Guide.

## Reminder

RLC meetings and City Q&A are held every first Monday of each month unless otherwise noted. Please check out the resident guides on the website and Greg's office before each meeting to make sure each meeting is productive and full of new information. Thank you to all involved - we greatly appreciate your consistent participation!

# UPDATE FROM CITY



## Pricing Estimator for New Homes

- Floor plans.
- Homeownership program rules.
- Home buying and other options.

For Ponderosans interested in a new Habitat home, there are layers of information to understand.




We are happy to share that City staff and Habitat are collaborating to develop a tool that will walk you from a Ponderosa floor plan to a price estimate, explaining rules along the way, based on what we now know about home types, pricing, qualified incomes, and the City's Homeownership Program rules.

This tool won't tell you exactly what the home price will be when you buy (home prices are recalculated quarterly and qualified household incomes annually), but it will provide an estimate you can use to have a conversation with Leah at Habitat about what your monthly housing payment would be if you were to buy today.

If you have questions, please contact Crystal ([launderc@bouldercolorado.gov](mailto:launderc@bouldercolorado.gov) or 303.441.4141).

# PONDEROSA COMMUNITY EVENTS CALENDAR

## March 2019

| SUNDAY  | MONDAY   | TUESDAY | WEDNESDAY | THURSDAY  | FRIDAY | SATURDAY |
|---|--|---------|-----------|---|--------|----------|
|   |  |         |           |   | 1      | 2        |
| 3   | <b>RLC Meeting</b><br>5:00-6:30 PM<br>@ Shining Mountain<br>Waldorf High School<br>Assembly Hall | 4       | 5         | 6   | 7      | 8        |
|  <b>Daylight Saving Time</b> | 11   | 12      | 13        | 14  | 15     | 16       |
|  <b>St. Patrick's Day</b>    | 18   | 19      | 20        |  <b>Holi Spring Festival</b> | 22     | 23       |
| 24  | 25   | 26      | 27        | 28  | 29     | 30       |
| <b>BVSD Spring Break</b>  |  |         |           |   |        |          |

## April 2019

| SUNDAY   | MONDAY  | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY             | SATURDAY        |
|--|---|---------|-----------|----------|--------------------|-----------------|
|  |  <b>April Fool's Day</b><br><b>RLC Meeting</b> 5:00-6:30 PM<br>@ Shining Mountain Waldorf<br>High School Assembly Hall | 1       | 2         | 3        | 4                  | 5               |
| 7  | 8   | 9       | 10        | 11       | 12                 | 13              |
|  <b>Palm Sunday</b> | 15  | 16      | 17        | 18       | <b>Good Friday</b> | <b>Passover</b> |
|  <b>Easter</b>      |  <b>Earth Day</b>  | 23      | 24        | 25       | 26                 | 27              |
| 28   | 29  | 30      |           |          |                    |                 |