

Ponderosa Mobile Home Park

RLC Meeting Notes

Notetakers: Trestle Strategy Group, Kathy Schlereth

Meeting Date: August 5, 2019, 5-6:30PM

Meeting Location: Shining Mountain Waldorf School, High School Assembly Hall, 1179 Union Avenue.

Attachment: Presentation slides

Key:

- **Action Items**
- **Next Meeting Agenda Items**
- *[Notes providing context and/or additional information]*

In Attendance

| | | | |
|--|---|---|---|
| RLC: Karen Campbell Ed Zick Charissa Poteet Kathy Schlereth | RLC Secretary: Kathy Schlereth Community Members: 10+ Park Manager: Greg Gustin | City of Boulder: Crystal Launder Kurt Firnhaber Leslie Pinkham Habitat For Humanity: n/a | Trestle Team: Danica Powell Anne Kuechenmeister Marine Siohan Marina LaGrave |
|--|---|---|---|

Notes

Agenda Item #0: Corina & Laura from the City of Boulder's Parks & Recs

- Activities & programming for kids who live in Ponderosa.
- Twice a week from 3:30 to 5:30pm or 6pm, through December.
- In front of the office or in the office, weather dependant.
- We bring our equipment.
- **We will put the calendar on the newsletter, on the bulletin board, and we can also text residents to remind them.**
- Free activities for kids, **please help get the word out.**

Agenda Item #1: Thank you Anne

Danica:

- Anne is "graduating" from Ponderosa, moving on, been with us for so many years.
- We really enjoyed working with you.

Anne:

- Thank you to everybody, thanks for being so diligent coming to the meetings.
- How much you guys have learned about all this is impressive. It's been exciting to see.
- Thanks to the City for taking different steps, trying new approaches, and engaging the residents so much.

Danica:

- Anne is solely responsible for setting up the RLC, she has taught us a lot.

Agenda Item #2: Meeting rules review and agenda review

- Danica: Any questions about the agenda?

Agenda Item #3: Project updates

Updates on surveys

Leslie & Greg:

- We're here so that the RLC can help us get people fill their surveys.
- We have about 15 so far. We'd like about 52 or 53 filled out, ideally.
- **We need help.**
- We have a hard deadline for the second or third week of August.

Charissa: you distributed the surveys and then Greg went on vacation.

- Crystal: should we pass on another set?
- Greg: I'll give you additional copies to distribute.

Crystal: if we can get clarity on what people want and what their barriers are, it'll help us work better with you all in the future.

- Charissa: there's a disconnect with the community. If they feel like their voices don't matter, then why bother filling out the survey.
- Crystal: their voices do matter.
- Tina: I agree with Charissa, a lot of people are still feeling unsure about their future.

Leslie: what the survey does is getting the conversation started with each household.

José: I want to know whether I can sell or rent my trailer.

- Greg: that's a different conversation. **We can meet with him on that.**

Kathy: because we don't have a legal binding contract, people may be reluctant to share whether they want to stay or not.

- Crystal: we've thought about coming up with a nice, clean lease, where the terms would match the rules, etc. **It's something we're looking into.**
- Greg: if we have 20 surveys that say "we want to stay in our mobile home" then it may help us write a good lease with terms that align with that.
- Charissa: I don't know what my options are at the moment, I don't even know if I would be able to move anywhere else.
- Leslie: it's fine to write that down in the survey.
- Greg: keep in mind that the rents have been kept stable throughout.
- Leslie: the surveys will help us have the information.

Charissa: can we have envelopes with the surveys so we can keep the information confidential?

- Leslie: yes, of course.

Stan: how many surveys do we have so far?

- Greg: we have about 15 so far, we need 35 more, we are up to 12 vacancies now.

RLC member roles

Crystal: A resident reported that they hadn't had a conversation with their RLC person in a while. I don't necessarily think that people don't care, I think it may be harder for some of you to go out to residents than others. **It's probably a topic to revisit at some point.** If somebody's feeling that they don't understand the project, we are here to support you.

Danica: we know it's a really hard job for you to pass on all the information, so we're trying to use other means like the newsletter, the website, etc. Please share with us if anything is not working or if we need to do more/differently.

- Charissa: whenever people ask me for some info, I direct them to the newsletter, everything is in there.
- Danica: that's great to know. We'll keep doing that.

Crystal: thank you for all your help. Please let us know if you need any assistance with anything.

Karen: did all the people who were at the party fill the survey? There was such a good turnout that it would have been good to distribute the survey at that time.

- Greg: it wasn't ready at the time.

June-July newsletter mailed out last week

1. 9 to 5 Institute: training on August 16 and 17 (Westminster)

Crystal: does anyone plan on attending?

- Kathy: Luz had mentioned that it'd be free.
- Crystal: yes, it'll be free for you. **I will help you coordinate with Luz.**
- Kathy: does anybody want to go over?
- Karen: I'll be working that weekend.
- Kathy: I am going to try to go.
- Tina: I might be able to do the Friday, and see what it's really about.
- Crystal: the goal is to give you the tools to be an effective leader in your community.

Ed: is it a women's only organization?

- Crystal: it started out as an organization to promote fair living wages for women, but now it's helping all residents from low income community.

Tina: I'm not receiving emails from the Coalition of Manufactured home Owners of Boulder (C-MOB)

- Crystal: okay, **I will ask them to get you back on their mailing list.**

2. Next community meeting: Sunday, August 25 (SMWS)

Crystal:

- I felt like the June meeting was helpful.
- And now we have Brandon from Habitat to answer more questions.
- These meetings are mostly about the housing program, answer additional questions. It opens the floor to the whole community. We will keep going until we're satisfied.
- It'll be on Sunday, August 25, from 10:30am to 12pm.

Introduction to Brandon McMahon, Habitat's new Family Services Manager

Brandon: who are residents here? How long have you been living there?

- Ed: about 35 years.

Brandon:

- About myself: my background is mostly military. Gone overseas twice, my specialty in the army is civil affairs - transparency, mutual beneficial trust based relationships.
- Then did HR for the army for 8 years.
- Then police officer in Arkansas.
- I grew up in a community not too different from Ponderosa in Minnesota. Now the community is all condos. So I can empathize with your concerns.
- I will work with you to get you answers.

Danica: please don't hesitate to reach out to Brandon, his email address is in the newsletter. *[CORRECTION: Brandon's email address was not in the newsletter. Here it is: bmcmahon@flatironshabitat.org. And here is his phone number: 303-447-3787 ext. 222. Please also refer to the Ponderosa website: <https://ponderosaboulder.weebly.com/>].*

Update on City annexation process: City staff comments on resubmittal - Danica

Danica: we're still on schedule, we're going to public hearings with planning board and city council.

- Crystal: the August 20th date has been shifted. But the new schedule is not confirmed yet.

Danica:

- First meeting is going to be the planning board meeting on Thursday, September 5th - first public hearing opportunity. Meetings typically start at 6pm, we will do our best to get Ponderosa first on the agenda. If you'd like to speak you can come and sign up. Same rule as before: 3 minutes to speak. Planning board is not a decider, they make a recommendation to City Council.
- Then petition on September 17th, not a public hearing. One piece of paper, very short letter introduction to the annexation process. The annexation resolution may be of interest to you all though. Annexation is a state regulated process. It may or may not be discussed, it may or may not be a consent item.
- Second reading is October 22nd with City Council, it is a public hearing. Same thing as September 5th meeting. This is when the decision is made.
- The packets come out public one week before the meetings.
- You can watch the meetings on Channel 8.
- We can provide childcare if needed, **please let us know if you will need it so we can set it up.**
- We will be translating materials and interpreting the meetings.
- After that we will continue to work with you through the technical documents. We will probably be adding a general contractor soon.
- **We can send calendar invites if helpful.**

Tina: does planning board need a unanimous vote?

- Danica: it is a majority vote, Brian will recuse himself because he is the architect.

Agenda Item #4: North Broadway reconstruction project: update from the City's transportation department

Noreen Walsh:

- Slide 2: Purpose of the project is pavement reconstruction.
- Slide 3: Scope.
 - Reduced speed limits to 30mph and 35mph on different sections of North Broadway.
 - Between 310 and 630 bicyclists per day north of Violet.
- Slide 4: trying to fulfill various things through this project.

Kathy: where will the library go?

- Noreen: north of Violet, just by 14th.

Noreen:

- Slide 5: some missing sections of sidewalks, bus stop upgrades.
- Slide 6: add a drainage way for future flood mitigation and second culvert for bicyclist and pedestrian underpass crossing.

Kathy: are you widening the whole underpass?

- Noreen: yes, it has to be able to handle a 50 year flood instead of a 25 year.

Noreen:

- Slide 7: renderings of the Fourmile Canyon Creek at Broadway underpass and drainageway improvements.
- Slide 8: what type of bike facility improvements would we use to increase the type of bike users we are attracting?
 - We're looking at buffered bike lanes.
 - Taking car lanes from 11 to 10 feet wide.
 - Karen: does that accommodate a bus?
 - Noreen: yes, it does.
 - We're also looking at elevated protected bike lanes, parking protected bike lanes.
- Slide 9

Greg: is it 100% sure that our Broadway access will be closed?

- Noreen: yes, to accommodate a larger underpass for flood mitigation and access to the multi-use path as well as city standards to transfer vehicle entry off corridors to local streets.
- Greg: is there going to be any way for us to access Broadway?
 - Noreen: there are 4 access points in the design so far.
- Kathy: how do we get out in case of an emergency?
- Charissa: go on Cherry at 7am or when there is a high school event.
- Tina: has the City Council signed off on the closure of the Broadway access?
 - Crystal: as far as our project goes, it is a condition of annexation.
- Ed: what about the businesses there?
 - Noreen: the driveway accesses will remain.
 - Ed: why can't we access through there?
 - Noreen: there's not enough space.
- Ed: this is all bicycle oriented. What about people who are disabled for example? I'm not that happy with bicycles. If you're worried about their safety, get them to get a bicycle license. Bicycles don't respect rules either.
 - Noreen: **I can pass the concern about cyclists following the rules of the road and being courteous to the city bike planner.**
- Noreen: there was an accident recently at that driveway.
- Stan: last week a fire truck, a dump truck, blocked accesses. What work was being done?
 - Noreen: **I'll check what this was.** We did some utility location work so far. But it usually doesn't involve a fire truck.

Crystal: other topic to talk about is the access. We are going to be putting in a temporary access point through Cherry and 10th, pre phase 1. On the location of the community garden.

- Ed: the main entrance into the park will be on Cherry. [Ed reads an email he sent to Noreen.] It would become a hazard for kids, animals.

Greg: who do we talk to to try to mitigate that?

- Danica: the transportation project is ahead of us. The idea is to use the same access point that we have redesigned. We have tried to work with transportation to figure out what we can do. They have asked us to find alternatives. Our question to them is about the phasing of things. We have heard loud and clear that the community garden is important and we are trying to keep some of the space at least. In the long term we have shown the community garden to be relocated in a bigger space. Whatever we can do to help preserve the community garden we will. **Are any of you willing to walk with us to show us what's important?**
 - **Karen: yes, I'm willing to do that.**

Greg: there's a couple logistical issues that we could do to help minimize impacts. For example:

- We could give the mailman a key to keep the mailboxes in the same location and the same address.
- We could cut off some of the fencing.
 - Danica: **we need to make a list of all of those things.**

Karen: I didn't fully understand the impact of the transportation project until recently. I realized that Ponderosa is a really small part of the North Broadway transportation project. But I don't hear a lot of concerns from you [to Noreen] about the Ponderosa residents when you've been working on that project for so long. It feels to me like Ponderosa is going to get a lot of car traffic without that entrance. I know that there are a lot of parties around the table, but it feels like Ponderosa residents aren't taken into account. It makes me think that Ponderosa is a shrinking little place and is not a priority.

- Ed: we didn't realize what the impact of closing that access was before.
- Noreen: my intention tonight was to start the conversation with you.
- Greg: there's really no fight in this, all the decisions are already made.

Kurt: we're going through some of the same feelings that you're going through. It puts an additional layer of complexity on the community. It came to our attention a few months ago through the review process. We tried to find a solution but the reality is that there is not enough space. We are also trying to internalize how to process this. In a way, I am thankful that at least we have a plan to accommodate that closure. We share the frustration of how these two projects come together and create a conflict around that access. It's another layer of change that we have to absorb. Let's start to work with Noreen's team now to try to work out how the temporary access will work out to make a bad situation a little less bad.

Sally: what I'm hearing is that there wasn't any communication from transportation with the different residents or communities affected. For instance I asked about how SMWS reacted to this.

- Crystal: SMWS is not unhappy about it, because they are concerned about the situation as is and they think it may slow traffic down.

Danica: [to Noreen] I hope you can get down to the micro level of it. The traffic light at Violet and Broadway already backs up so far, as there's only one lane and people who turn right can't go.

Brandon: things look good on paper a lot of times. Engineers don't necessarily understand what people experience on the ground. That's why Noreen is here today, so we need to list all of the concerns and send that list to her.

Kurt: we will work with Noreen on the temporary access. **It'd be great to work with a few people to figure out what the impacts will be.**

Kathy: there is absolutely no chance that we can keep the Broadway access open?

- Noreen: I think that's right, but **I can double-check and get back to you.**

Danica: our team did a lot of work to try to fit everything and it doesn't fit. We can share those drawings with you. In addition, I've been advocating for opening an access between Cherry and Broadway by allocating an easement. We haven't heard no and we haven't heard yes. We will keep advocating for it, and please keep doing the same. It would be a long-term solution, when the property redevelops. Our project could easily accommodate an access point there because it's already a utility easement.

Brandon: on a project like this, there is no perfect solution, but we are trying to find the best solution.

- Crystal: we are also looking for short-term and long-term solutions.

Meeting adjourned by Karen at 5:52 PM.

Next RLC meeting is Monday, September 9, 2019 - 5:00-6:30 PM, at Shining Mountain Waldorf School, High School Assembly Hall (1179 Union Avenue).

All Residents are Welcomed.

North Broadway (Violet Avenue-US 36) Reconstruction Project

August 5, 2019 Presentation to
Ponderosa Community Resident Leadership Committee



Need and Project Purpose



This project will provide long-term pavement maintenance, safety, and multimodal improvements to North Broadway from Violet Ave. to US36.



Project Improvements

- **Pavement reconstruction**
- **New drainageway underpass at Broadway & Fourmile Canyon Creek**
- **Bike facility improvements**
- **Pedestrian enhancements**
- **New traffic signal at Broadway & Yarmouth**
- **Bus stop upgrades**
- **Reduction of posted speed limits**

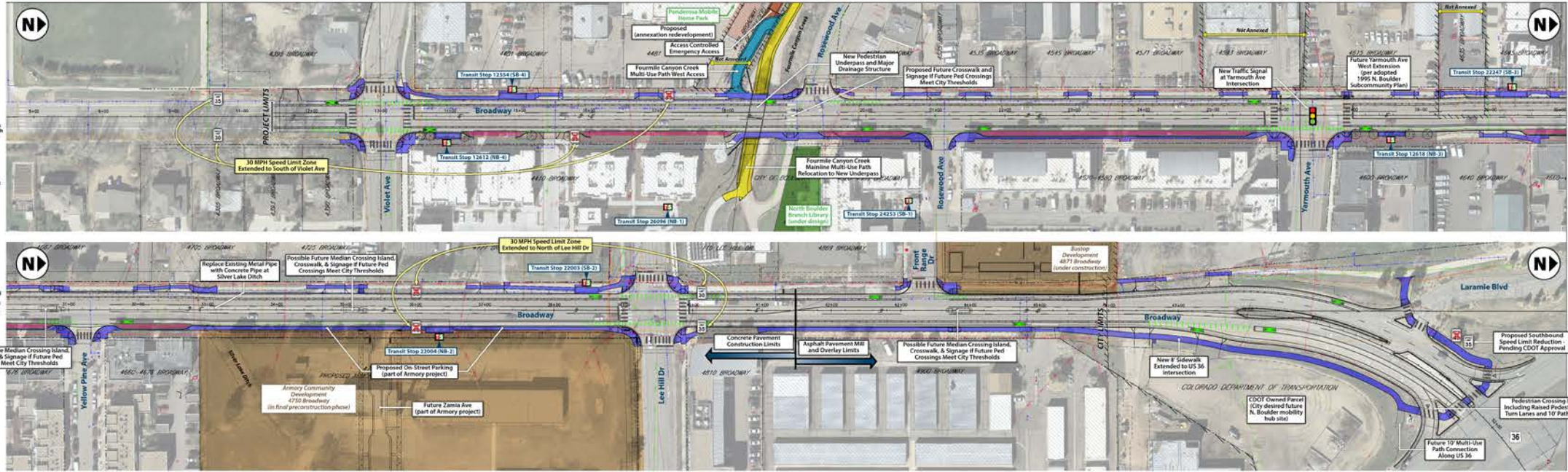
Consistency with City Plans and Project Coordination

- TMP investment priorities of **infrastructure preservation** and **safety** of the system as well as **multimodal enhancements**.
 - In 2014 TAB and City Council approved this project's TIP funding grant submittal
- Fourmile Canyon Creek Community and Environmental Assessment Process (CEAP)
- North Boulder Subcommunity Plan
- Coordinating with other city and private redevelopment projects

N Broadway Preliminary Plan

Bradyway Reconstruction: Violet to US36 Preliminary Project Design

- Legend**
- Proposed Protected Bike Lane
 - Proposed Sidewalk
 - Proposed On-Street Parking
 - Realigned Frontside Canyon Creek Multi-Use Path
 - Roadguard Street-Side Access
 - Alternative Emergency Access
 - Private Development Area
 - Public Projects
 - Transit Stop
 - City Limits
 - Existing Speed Limit Sign to be removed
 - Proposed Speed Limit Sign
 - Trees that will be removed and replaced with those specified by the Plan 2.0 Ordinance



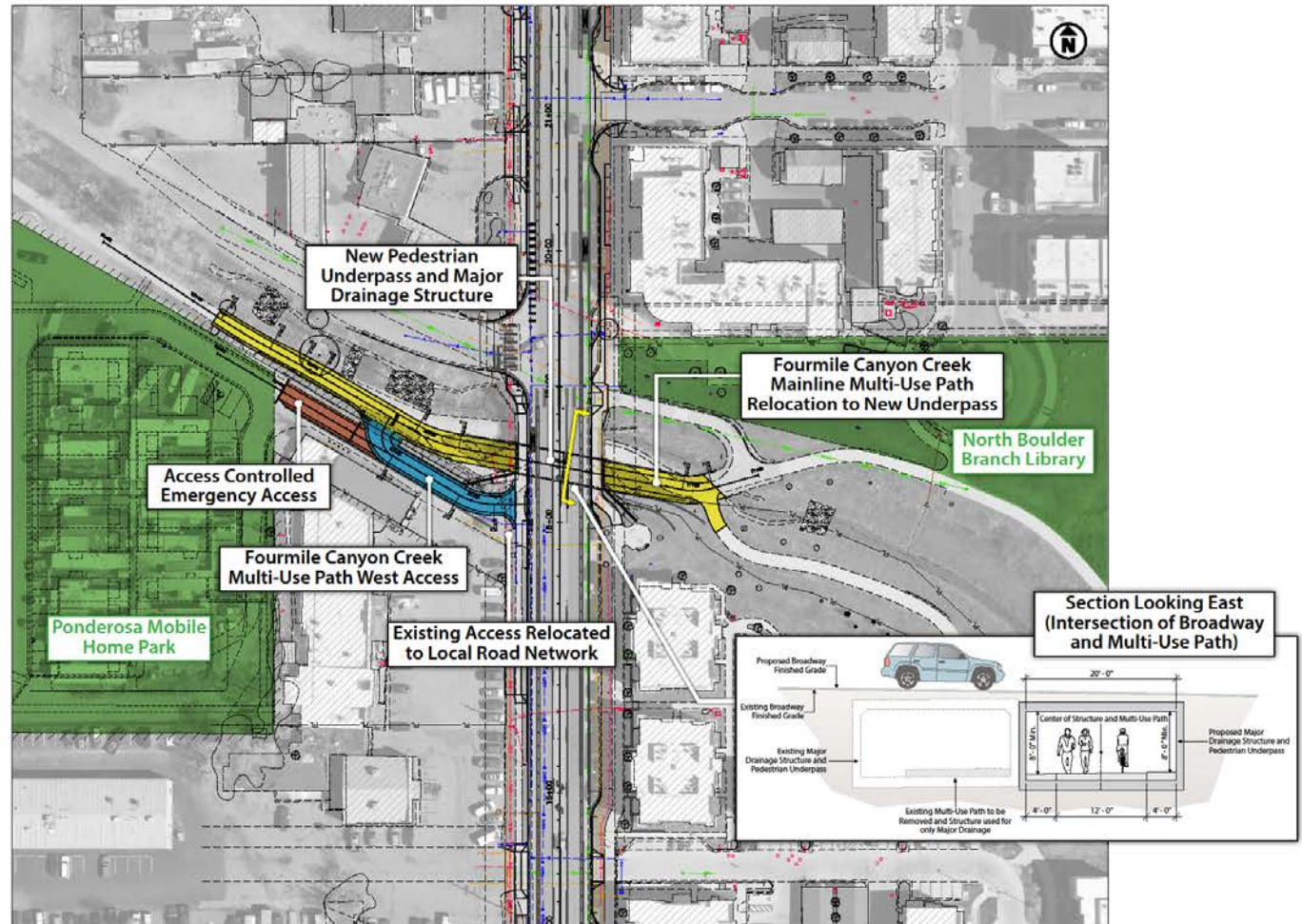
Fourmile Canyon Creek Improvements

Broadway Reconstruction: Violet to US36

Fourmile Canyon Creek at Broadway
Drainageway Structure/Underpass Improvements

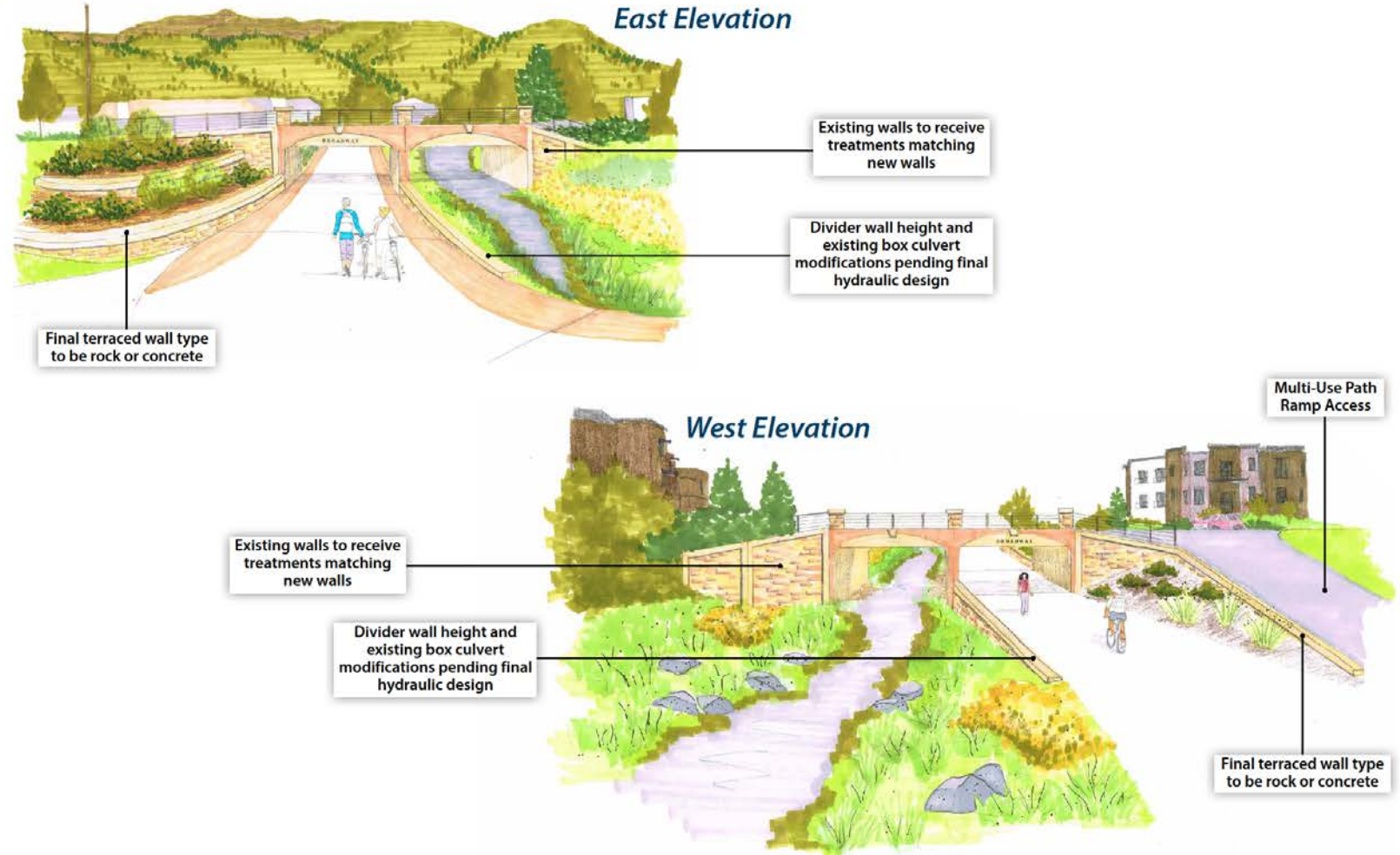
Legend

- Realigned Fourmile Canyon Creek Multi-Use Path
- Realigned West Multi-Use Path Access
- Alternate Emergency Access
- Public Projects

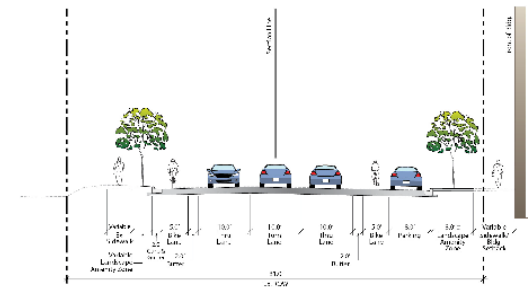


Broadway Reconstruction: Violet to US36

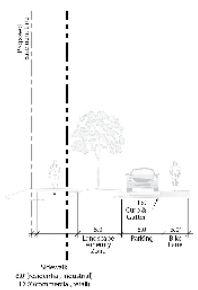
Fourmile Canyon Creek at Broadway Drainageway Structure/Underpass Improvements



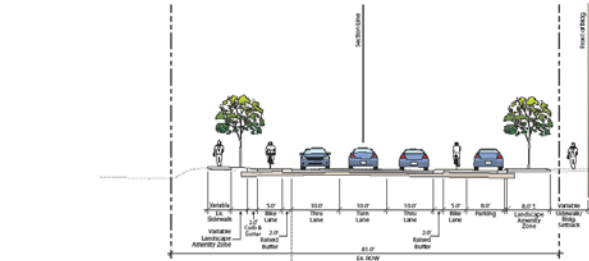
Option 2 - (Recommended Option)



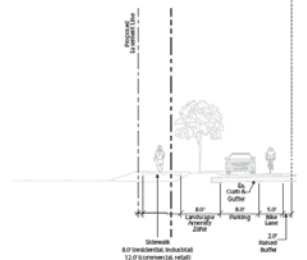
Buffered bike lanes (5 foot-wide bike lane and 2 foot-wide striped buffer between vehicle thru-lanes and bike lanes)



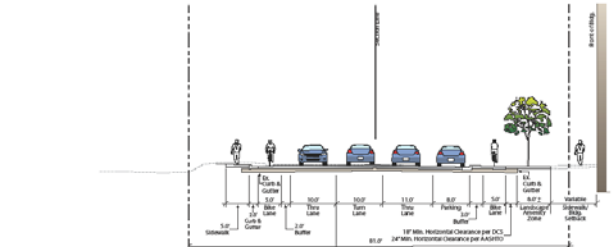
Option 2A - Raised Cycle Track with Mountable Curb



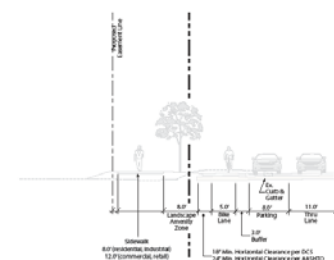
Raised Cycle Track (5 foot-wide bike lane and 2 foot-wide, mountable curb/stripped buffer between vehicle thru-lanes and bike lanes)



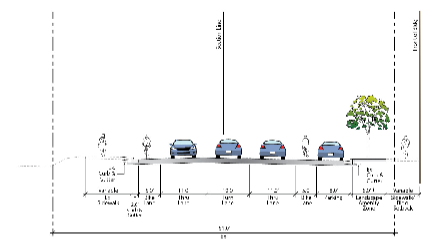
Option 3A - Raised Cycle Track with Parking Buffer



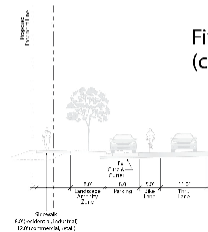
Raised Cycle Track with Parking Buffer (5 foot-wide bike lane and 3 foot-wide, striped buffer between bike lane and on-street parking)



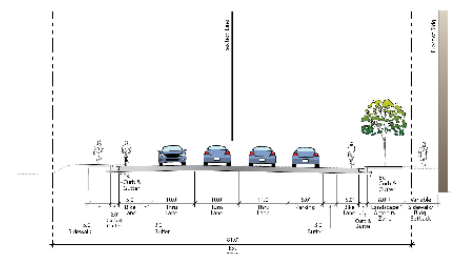
Option 1



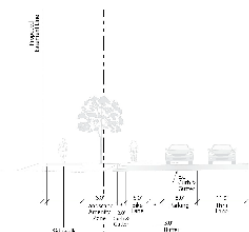
Five foot-wide on-street bike lanes (current city standard for bike lanes)



Option 3



Parking protected-bike lane (5 foot-wide bike lane and 3 foot-wide striped buffer between bike lane and on-street parking)



Bike Facility Options

Next Steps

- August 12, 2019 TAB meeting – Public Hearing and Board Consideration of a Recommendation on the North Broadway Reconstruction Project design option
- Final engineering and design
- Planned to be advertised for construction bidding this Fall
 - Meeting TIP grant deadlines
- Construction to begin in early 2020
 - 15-18 months
 - Continued outreach and communications to communicate travel and construction impacts.
 - Temporary access construction