

Ponderosa Mobile Home Park

RLC Meeting Notes

Notetakers: Trestle Strategy Group, Kathy Schlereth

Meeting Date: September 9, 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 Marine Siohan Marina LaGrave
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Notes

Agenda Item #2: Meeting rules review and agenda review

Danica: Agenda review

- Crystal is sick today, so we won't be able to present the survey results. **It'll have to wait until next month, or we may also share that info in the newsletter.**
- Maybe **Crystal will provide an update on the 8/25 meeting next month as well.**
 - Charissa: I thought the 8/25 meeting was a Habitat meeting, but the paperwork says it was a community meeting.
 - Kurt: it was a community meeting about housing.

Charissa called meeting to order at 5:09pm.

Meeting notes review: Karen moves to approve the June and August meeting minutes, Kathy seconds. June and August meeting notes are approved.

Agenda Item #3: Project updates

Summary of 9/5 Planning Board meeting

- Stan and his wife couldn't watch or go to the meeting.
- Danica: 11 residents of Ponderosa spoke at the meeting; everybody was notified of the meeting, no neighbors showed up. Planning Board asked many questions about:

- Phasing: choice-driven phasing.
- Broadway closure: somebody from public works explained why they were closing it; it will remain open for emergency.
 - Kathy: will it be a master key for all emergency services and the property manager?
 - Danica: property manager won't have the key.
- Zoning: RM-2 is a very unique situation.
- Water detention.
- Parking: some of the Planning Board members wanted less parking.
 - Kurt: a little background about parking is that Boulder usually looks for ways to reduce the number of parking spaces. Asking for 2 per household was a little bit of a "cultural shock".
 - Danica: we explained that this is an existing community, where people already live there rather than choose to move there.
- Danica: Planning board was not as involved as Council in the process, so they had a lot more questions.
- Danica: 3 meeting conclusions.
 - They approved land use map designation change.
 - They recommended Council's approval of the proposed annexation with initial zoning of Residential-Medium 2 (RM-2).
 - They approved the site review according to the staff memorandum conditions.
 - They didn't make any changes to the application.
- Kurt: Planning Board went through the site review process. Council will discuss that on 9/17. This doesn't apply to the annexation process, it's about the design of the site.
- Charissa: question about the setback on the West side and what they discussed about during the Planning Board.
 - Kurt: it's more of a side yard setback than a rear setback. Side setback is tighter.
 - Danica: Whatever landscaping is there will be replaced if damaged. Tech docs will go through all this in details.
- Kathy: how much room is there between the garages, sidewalks, etc. and our homes?
 - Danica: the requirement is that there is 24'. I'd have to sit with you with the plans to determine what the distance is exactly.
- Kathy: what about residents' safety in case of an emergency?
 - Danica: there is a life safety memo in the packet.
- Charissa: what will we need a permit for?
 - Kurt: **Crystal is working on that, trying to get a simplified document to you.**
- Charissa: would we be able to have the permit fee waived?
 - Kurt: all development must pay its way. Council has never discussed waiving fees.
 - Danica: we can send you the schedule of fees.
 - Kurt: **I'll have Crystal prepare a summary of fees.**
 - Charissa: we want to do things right according to rules, but we have limited resources.
 - Kurt: no need for a permit for repairs. You'd need a permit to replace the whole roof for example.
 - Danica: we could maybe help residents to navigate the process.
- Charissa: what about community fees?
 - Danica: the City has agreed to take over the maintenance fees for roads, snow removal, utilities, etc. That is a huge win for the project.
- Danica: we're doing many things to retain affordability in the long-term like solar garden, etc.
- Kathy: contractors can apply for permits to do the work. At the 9 to 5 workshop, I learned that there will be many subsidies to help people repair their homes.

- Leslie: the program may be called the Minor Repair Manufactured Homes fund. But we should wait to see when it comes out.
 - Greg: it was a good program when it came out before.
- Danica: our next big work with the residents is to go through all construction steps, future resources, etc. for anybody staying in the community.
- Danica: current process.
 - We've had the Planning Board approval on 9/5.
 - On 9/17 Council may call up the project. 9 times out of 10 they don't do it. On the same day it's the first reading of the annexation documents. It will be a consent agenda. No public hearing, but you can speak during open comments at the beginning of the meeting.
 - On 10/22, it's the second reading and it's a public hearing - much like the Planning Board meeting. If Council approves on that date, we're moving to Tech Docs.
- Tina: I looked at other alternatives to detention ponds that may not displace people. Is there a way to do it differently so people don't have to be forced to make a decision?
 - Kurt: the City regulations don't allow for any of the alternatives that you researched. As far as the roads, the plan would be approved as is, but the plan allows for some flexibility.
 - Danica: we will keep looking for solutions with a minimal impact to current residents.
- Ed: bringing traffic on 10th will be a hazard for kids.
 - Danica: the front doors of the houses will be facing the park. Parking will be at the back of the houses on 10th.
 - Ed: how do you cross the street?
 - Kurt: there will be raised crosswalks.
- Ed: why does 10th need to be an entrance to the community?
 - Marina: they want to know if we can have a meeting to show exits/entrances?
 - Danica: yes, **we can do that. We can also sit one-on-one.**
 - Kurt: one of the first things that will happen will be the entrance on the North-West corner.
 - Danica: we're trying to distribute where people come in and out. We know that Broadway is the most convenient for everybody, but that will be closed; it won't happen for a year though.
- Charissa: was there a traffic study done?
 - Danica: yes. It may not be final yet though, which is why it hasn't been published.
- Mayra: was the idea of a bridge to go over the creek to the North ever studied?
 - Danica: yes, but it would require a huge infrastructure to go over the floodplain. And after the 2013 flood the City decided to not build anything in the floodplain anymore.
- Greg: how soon after 10/22 will we be incorporated?
 - Kurt: I think there is a 30 day notice period.
 - Danica: you will probably still vote in Boulder County for this election.
- Kurt: for a couple months we tried to find a solution to keep the Broadway exit open. There isn't enough land to do it. Even if we weren't doing this project, there would be a similar solution on Cherry/10th.
 - Danica: I'm continuing to advocate for other solutions like extending Cherry to Broadway.
- Danica: we need to tackle the topic of increased traffic in front of Ed's house and that row.
- Danica: going back to Tina's point about detention, we can't use underground detentions. But we'll continue to study solutions to minimize impacts and make them as beautiful as possible. We do have to do stormwater detention and water quality measures. We're also have to keep up with new regulations.
 - Ed: that pond would displace Karen. What about standing water and mosquitos?
 - Danica: there won't be standing water for more than 24 hours.
 - Ed: why do we need a detention pond there when there are a few already around us?
 - Danica: we have to include them at the lowest point of the property.
 - Ed: something has to be done for Karen. There won't be any other place in the park that would be as nice as what Karen's house is.

- Charissa: why do we need a community building when we don't have enough room for houses?
 - Kurt: the community center takes up the space of about 4 houses. We heard from the community that they would appreciate the services out of the community center. We need the community center to implement kids programs for example.
 - Greg: the current manager's office, driveway, house, etc. takes up about as much space as the future community center.
 - Danica: we've been serving the community since 2014, there's been a strong desire for community programs, meeting space, space for kids/seniors, etc. on site. Council is looking for balance in community benefits and amenities. Other communities have been removing housing to build community centers.
- Kurt: Danica, could you talk about the outcomes of the IHAD foundation?
 - Danica: they raise the graduation rate in high school to 98%. The idea is to connect housing, community services, school, etc. They've partnered with BHP to achieve that. They are much more successful if they can meet with the kids where they live rather than at school.
 - Tina: so it's a new standard for communities.
 - Danica: yes, it is. It's a gathering space, with a kitchen. There could be a book club. It's an amenity for the community. We'll have to figure out with the community what should go in that community center. We could go out to other communities to see their communities.

Summary of 8/25 community meeting

- Danica: Who was at that Sunday meeting?
 - Probably half of the people.
- Danica: all the materials is on the website. **Kathy would like a printed copy.**
- Kurt: main takeaway from the meeting is that Habitat will be starting the application process in the winter of 2020.

Agenda Item #4: North Broadway reconstruction project - Summary of 8/27 meeting with Alex May and Noreen Walsh

- Danica: most of the access points are out of the sacred spaces. But down the road we'll move the sacred spaces inside the property.

Agenda Item #6: Next Steps/Recap/Task List

- **Newsletter will come out soon.**
- The website is the most up to date information. It's not referenced on Google but it's on purpose, for privacy protection.
- We'll continue to text everybody.

Agenda Item #5: Questions & Answers

- Tina: did Planning Board make amendments to the staff reports?
 - Danica: no there weren't any changes, outside of what staff recommended.
- Tina: what was the problem with OS-O?
 - Kurt: many OS-O lands were developed before we had computers. The Planning Board member was concerned about the process, not the fact that we're changing it.
- Charissa: what is our road going to look like when construction begins?
 - Kurt: very similar to what's there now.
 - Charissa: including the sidewalk? What will the width of the road be?
 - Kurt: **we'll give you the exact dimension of the road.**

- Charissa: when I see my Rosewood neighbor backing up she doesn't have much space.
 - Danica: we have a much different design with courts between houses, giving more space for people to back up.
- James Kadolph (james.kadolph-lawclinics@colorado.edu) with Sustainability Community Development Clinic: wanted to say hi to everyone, we'll see how we'll be involved this year as the school year is just starting. I work with Deb.

Meeting adjourned by Tina, seconded by Kathy at 6:28 PM.

Next RLC meeting is Monday, October 7, 2019 - 5:00-6:30 PM, at Shining Mountain Waldorf School, High School Assembly Hall (1179 Union Avenue).

All Residents are Welcomed.