

# Ponderosa Community Newsletter

October-November 2019

## COMMUNITY UPDATES AND ANNOUNCEMENTS

On October 22nd, Boulder City Council voted to approve the annexation of the Ponderosa property. Thank you to all residents who showed up at the Council meeting to share their experiences and perspectives with Council members, and to all of you for being so patient and engaged over the last few years, despite the anxiety and fear that the process has created.

We will continue to work with you throughout the next phase of work, and to keep the community informed via the newsletter, community meetings, and text messaging. However, regular RLC meetings will not continue in this next phase. Please contact Marine to sign up to receive text message alerts about community updates, meetings, and events.

If you have any questions at all at any time, please don't hesitate to email or call us.

And visit the website at <https://ponderosaboulder.weebly.com/>

Crystal (303-441-4141, [launderc@bouldercolorado.gov](mailto:launderc@bouldercolorado.gov))

Danica (303-579-6221, [danica@trestlestrategy.com](mailto:danica@trestlestrategy.com))

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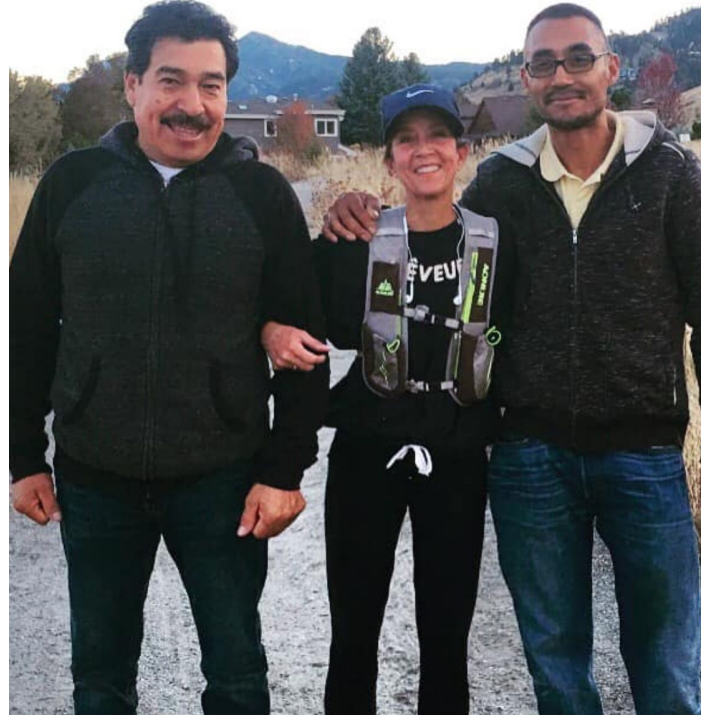
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## COMMUNITY CORNER



### Ponderosa Walk-Talk Pioneers!

There are over 110 miles of trails and experiences surrounded by beauty on over 20 different open space properties in Boulder. Walking a trail offers endless opportunities to connect with friends and family (and pets) while being lifted by its incomparable beauty.

On a recent fall afternoon, Marina went for her usual run in the foothills and ran into Saúl and Felipe, so all three of them decided to “walk-talk” the beautiful trail - right next to Ponderosa - and enjoy the sunset together. The walk-talk was centered around the way most Ponderosa families would love to enjoy nature as a safe, inclusive, and welcoming place. They recognized that our trail system is a place to share and celebrate stories, knowledge, and culture, while offering a unique space to grow an active community of Latino outdoor users, mentors, and stewards. They also realized that it would be great if as a community we could choose a day each month to walk together while enjoying nature, friendship and enjoy all the amazing stories that arise on every step!

Are you game for a walk-talk? Let’s walk together! Please call, text or email Marina ([mlagrave@clace.us](mailto:mlagrave@clace.us), 303-499-5881) to set a date, put on your sneakers and go out for a good walk-talk right out your front door!

This new section of the newsletter is for the community! **We would love to hear from you.** Please email us any update, photo, recipe, events, that you would like to share with your neighbors, at [danica@trestlestrategy.com](mailto:danica@trestlestrategy.com) or [marine@trestlestrategy.com](mailto:marine@trestlestrategy.com).

## UPDATE FROM GREG

### **Hello Ponderosa Residents!**

How does it feel to officially be inside the City of Boulder???

I suspect the answer to that question may vary quite a bit depending on who is reading this. Regardless of your level of apprehension, this new phase of redevelopment can be exciting and a time for new beginnings.

None of you see all the many ways that our infrastructure breaks down. There have been times when we were in the middle of a plumbing or electrical fix that wasn't going so good and I would wonder what would become of Ponderosa if we couldn't get the broken utility back online. Compare that to now when we have some of the best architects, engineers, and developers working for us to make everything brand new. For this, I am thankful.

This month's resident shout-outs go to Victoriano Sanchez and Mike Johnson. When things go bad, oftentimes both these guys are on the 'front line' working hard to get things fixed. They both bring a much needed skill set to the problems that Ponderosa faces.

Let's hope this late October cold spell wasn't an indication of what the upcoming winter will be like. Let's hope we got a big part of that nasty weather out of the way early!

Best wishes,

Greg.



# UPDATE FROM RLC

## RLC Meeting Agenda - 09.09.19

**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.

The following topics were covered during the June 3rd, 2019, RLC meeting:

1. Call meeting to order, meeting rules review and agenda review - Danica
2. Project updates
  - a. Summary of 9/5 Planning Board meeting
  - b. Summary of 8/25 community meeting
3. North Broadway reconstruction project: summary of 8/27 meeting with Alex May and Noreen Walsh - Danica
4. Questions & Answers
  - a. Discussion around water detention ponds - Question from Tina

Please download the meeting notes from the Ponderosa website at: <http://bit.ly/9-9-19MeetingNotes>

## RLC Meeting Agenda - 10.07.19

**Notetakers:** Trestle Strategy Group, Kathy Schlereth

**Meeting Date:** October 7, 2019, 5-6:30PM

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

The following topics were covered during the August 5th, 2019, RLC meeting:

1. Call meeting to order, meeting rules review and agenda review - Crystal
2. Project updates - Crystal
  - a. Results from Ponderosa residents survey
  - b. Update on annexation process
  - c. RLC meeting scheduling and communication after October 22
3. Update from the PIE Program - Nino
4. Questions & Answers

Please download the meeting notes from the Ponderosa website at: <http://bit.ly/10-7-10MeetingNotes>

If you would like a printed copy of the meeting notes, please email Marine: [marine@trestlestrategy.com](mailto:marine@trestlestrategy.com).

# UPDATE FROM TRESTLE



## Next Phase

We plan to use November and December to focus on working through technical document review submittals and transitioning to the next phase of work.

We continue to hear residents repeat the FALSE RUMOR that there is a plan to force residents out. This is not the case and is likely a great source of stress for your neighbors and any of you who believe it. Please help to disabuse your neighbors of this information. Several of your neighbors have shared that they are mentally stressed and fearful. It is our wish that the Resident Leadership Committee and your neighbors can all use the next couple of months to slow down and enjoy the lesser time commitment and the holidays without fear based on false information. We have worked very, very hard for all of you to be able to stay in Ponderosa.

Also, we thought you might find this one-hour radio show on KGNU of interest. It is part of a larger podcast series on manufactured housing in Boulder County, and this segment touches on Ponderosa and features the voices of RLC member Victor Lemus, Susan Lythgoe with Habitat for Humanity, and Crystal Launder with the City:

<https://www.kgnu.org/apublicaffair/10/31/2019>

We will continue to keep the community informed via the newsletter, community meetings, and text messaging. However, as Kurt mentioned at the October meeting, regular RLC meetings will not continue in this next phase.

If you have any questions at all, please don't hesitate to email or call us. And visit the website at

<https://ponderosaboulder.weebly.com/>

Best,

Danica (303-579-6221, [danica@trestlestrategy.com](mailto:danica@trestlestrategy.com))

Marine (720-226-7557, [marine@trestlestrategy.com](mailto:marine@trestlestrategy.com))

## Heads-Up!

Kumar & Associates is tentatively scheduled to perform borings on November 18-19, 2019 to get soil samples - you may have noticed that they have staked the preliminary locations of the borings with a wooden lathe with white flagging earlier this week. On the right is their preliminary plan of the 9 boring locations.

They will be on site most of the day (8am to 5pm) on November 18th and 19th. They anticipate being at each boring location for about 1 to 1½ hours, and will be drilling 4-inch diameter holes to a depth of about 20 to 30 feet. The equipment used is typically a truck-mounted drill rig that has a mast of about 30 feet and a support truck. They are also considering using a buggy-mounted rig since the equipment may be available. See pictures below.





The drilling process can be noisy in the immediate vicinity. We thank you in advance for your understanding and apologize for the inconvenience. Please feel free to contact us with any questions.

## Other Contact Information

In the coming months, and throughout construction, you will see new faces as work progresses. Here are a few of them.



Some of you have met Brandon McMahon already. He is Flatiron Habitat for Humanity's family services manager. He is planning on meeting individually with Ponderosa families interested in a new Habitat homes starting at the end of January. You can contact him at [bcmahon@flatironshabitat.org](mailto:bcmahon@flatironshabitat.org) or 303-447-3787 ext. 222.

You can read about Brandon at <http://bit.ly/BrandonMcMahonHabitat>



Bridgette Cole will oversee all infrastructure construction and will coordinate the infrastructure installation contractors.



Jonah Kinchy is Flatirons Habitat for Humanity's construction manager and will get involved once the new infrastructure is in place and we are ready to build the new Habitat homes.

Read a little about Jonah at <http://bit.ly/JonahKinchyHabitat>

# UPDATE FROM CITY



## Welcome to the City!

### Next Phase

With the Ponderosa annexation process completed and the property officially approved to annex into the City of Boulder, we are moving to the next phase of our work. All of us – residents, Trestle, the City – have been working hard for over two years to achieve this outcome. Two words summarize what to expect in the coming year: Habitat and Construction. Ponderosa households can begin to meet with Habitat in late January, after the first community meeting (see below). We are aiming to break ground on infrastructure construction in June. Habitat is hoping to begin construction on the first West Side homes next fall.

### How We Will Work Together in 2020

We expect that many households will be busy meeting with Habitat in the winter and spring, then construction will begin. These activities mean that we will be working with your community in 2020 in the following ways:

- Four community meetings with updates (quarterly);
- Newsletters after each community meeting;
- Row-by-row meetings as construction occurs in different streets in Ponderosa;
- Door notices, door knocking; and text updates;
- Household by household meetings, as needed;
- Greg will help the community and the construction workers to most smoothly work together.

With the work that is happening now shifting to block-by-block and family-by-family, Resident Leadership Committee meetings won't be necessary in 2020. Thank you to the Resident Leadership Committee for the many hours you dedicated to serving your community. These and other neighbors will continue to lead in your community.

And as always, please call or email me, Crystal, if you have questions, concerns or ideas. I really want to be available to support Ponderosa through construction. Don't let a worry keep you up at night! Construction will be loud at times, you will need to park away from your home at times, there will be dust and dirt. But, if you need to talk, please reach out! (303) 441-4141 or [launderc@bouldercolorado.gov](mailto:launderc@bouldercolorado.gov)

### Mark Your 2020 Calendars

The following are the dates we plan to meet next year. More details to come.

NOV   DEC	JAN   FEB   MAR	APR   MAY   JUN	JUL   AUG   SEP	OCT   NOV   DEC
Enjoy your friends family.  Happy holidays!	<b>Community Meeting</b> Sunday, January 19 10:30 to noon  <b>Resource Fair</b> Sunday, Feb. 9 10:30 to noon	<b>Community Meeting</b> Sunday, April 5 10:30 to noon	<b>Community Meeting</b> Sunday, June 15 10:30 to noon	<b>Community Meeting</b> Sunday, September 20 10:30 to noon

## Resource Fair

We will be honoring Ponderosa's entrance into the City with a resource fair, where there will be information and representatives to discuss resources and helpful services available to Ponderosa residents. Please mark your calendars and plan on attending this wonderful event, which will have something for everyone:

- When: February 9<sup>th</sup>, 2020, from 10:30am-12:00pm
- Where: Shining Mountain High School Assembly Hall
- Services: Both English and Spanish

## Happy holidays!

On that note, here are some reasons for gratitude this year.

- The public planning process is complete.
- Infrastructure in Ponderosa will be replaced and will not fail.
- Mobile homes are not going away - you may remain in your mobile home.
- New, affordable housing options are coming for those who want them.
- You have access to a host of new services here in Boulder.
- You have great neighbors and a great neighborhood that gets to stay together.

Sincerely,

*Crystal Launder*

Ponderosa Project Manager  
City of Boulder