

# Ponderosa Community Newsletter

January 2018

Happy New Year, Ponderosa!  
Please be sure to check the bulletin boards  
for latest project and community updates!

## COMMUNITY UPDATES & ANNOUNCEMENTS

### **Ponderosa Design Workshop #3**

Saturday, January 27 at Wild Sage Common House (1650 Zamia Ave, Boulder, CO) from 9:30AM-1:00PM. Lunch provided. There will also be activities for children/teens to give their input and ideas! Please RSVP with Aria by phone (303-250-8026) or email ([aria@trestlestrategy.com](mailto:aria@trestlestrategy.com)).

### **Drop-in Q & A Hours with the City, Tue. Jan 23 4-6pm**

Crystal Launder and Kristin Hyser from the city will be at the Ponderosa Office, Tue., Jan. 23 from 4:00PM to 6:00PM to take questions and hear residents' input and concerns related to the larger project in Ponderosa or your particular situation. Spanish interpretation will be available. See Update from the City for the 2018 schedule of city Drop in Q & A times.

### **Free Smoke Detectors and Installation**

Boulder Fire and Rescue is excited to work with the Ponderosa community to provide free installation of smoke and carbon monoxide alarms on Saturday, February 24 9AM-2PM. Sign up either in Greg's office or text Anne Kuechenmeister (720) 270-9041. **CORRECTION:** Sign up is due **February 16th** (NOT February 23 as stated on flyers).

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## UPDATE FROM GREG

Happy New Year to all the good folks of Ponderosa! If 2017 wasn't the best year in Ponderosa's history, then I would like to know what year was.

Boulder city is heading us in a new direction that saved us from an uncertain future of continued housing and infrastructure atrophy and overall community gentrification. Yes, it will take 2 years before construction begins and you might think there is nothing to do between now and then. However, I would caution Ponderosa residents against thinking that way and encourage everyone to participate and learn about what's going on. For instance, many possible services are being discussed (free fire/CO2 alarms, foodbank, recycling, ride services, sports league for kids, Wifi, library, upgrades to mailbox, dumpster, west end, etc etc). We need to know which of these to focus on and we won't know unless you tell us. Also, tell Trestle what future housing and community amenities would be more beneficial for you. This really improves the probability that you will be happy with the future result. If you don't make your voice heard, only a small group of people will be making all the important decisions.

Thank you for filling out all the paperwork in Nov/Dec. It's always painful, but we got 100% compliance so that's wonderful. I wish I could say that we are finished with paperwork. However, it would probably be best to just expect that every month you might have to fill out a form or survey or whatever. We should be getting pretty good at it by now! Wishing you an awesome 2018!

## UPDATE FROM RLC

Summary Ponderosa RLC- provided by Victor Lemos  
Monday, January 8, 2018, 5:00PM-6:30PM

1. We were informed that fire department will be coming to Ponderosa to install alarms for free of charge in all the trailers, people who so wish need to sign up at Greg's office. This service will be on Saturday, Feb. 24 from 9AM-2PM.
2. Community workshop #3 will take place on January 27 from 9:30 a.m. to 1:00 p.m.; at Wild Sage Common House 1650 Zamia Ave. (lunch and child care will be provided). There will also be a youth activity with Growing Up Boulder to share ideas, values, and visions for the future of Ponderosa. All children/teens are invited and highly encouraged to attend!
3. Danica showed a video in Spanish that came on channel 8, about how we live in Ponderosa, it should be noted that this video had already been shown in English.  
Spanish video: <https://vimeo.com/246879926/291ac78e78>  
English video: <https://vimeo.com/246525698>

Next RLC Meeting:  
Monday, Feb. 5  
5:00PM-6:30PM

Later we had the presence of Crystal Launder, representative of the city of boulder, to answer some questions that have been asked in the course of this project (see page 5). These answers will be included in the next version of the Ponderosa resident guide book, which will be distributed at the community workshop on January 27. The next RLC Meeting is Monday, Feb. 5 from 5-6:30PM. The RLC will be re-nominating board positions for the next 6 month term.

# UPDATE FROM TRESTLE

## Upcoming Community Design Workshop #3



### Workshop Details:

The Trestle team, along with Caddis Architecture, will be leading Community Workshop #3 on Saturday, January 27 from 9:30AM-1:00PM at Wild Sage Common House (1650 Zamia Ave, Boulder, CO). Lunch and childcare will be provided. The workshop will discuss various site design aspects based on the outcomes of the last two community workshops, next steps in the City submittal and annexation process, and the recent resilience workshop. Some topics to be discussed include: housing, site layout, floodplain considerations, and more. City staff will be at the workshop to answer question.

If you would like a summary of these workshops, there are binders in Greg’s office containing all the information and presentation content; or contact Danica from Trestle at [danica@trestlestrategy.com](mailto:danica@trestlestrategy.com).

### Youth Activities at the Workshop:

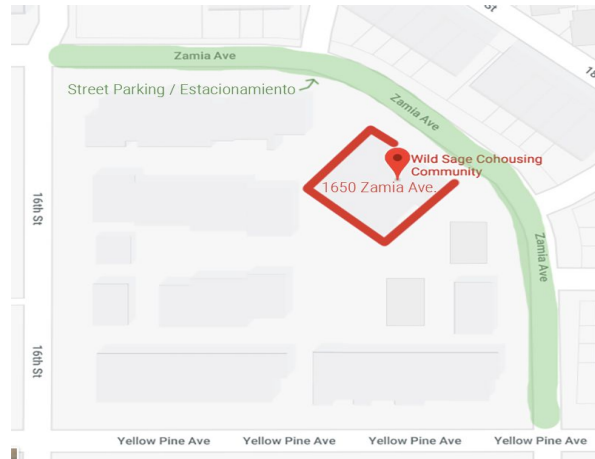
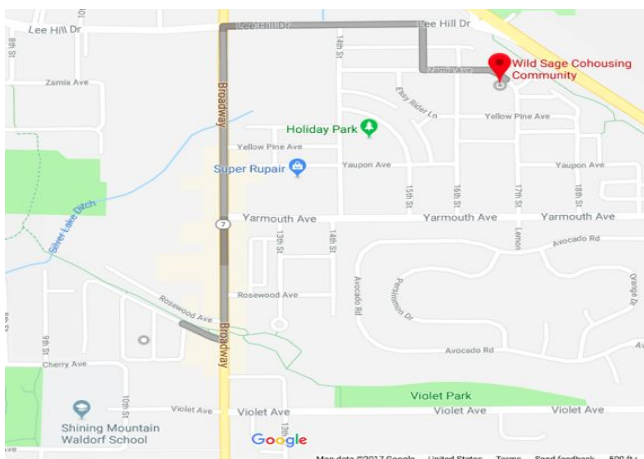
There will be activities facilitated by Growing Up Boulder ([growingupboulder.org](http://growingupboulder.org)) to gather children/teen input and ideas on the project, community values, and community design. Children and teens of all ages are welcome and highly encouraged to attend! To RSVP please contact Aria (303-250-8026 or [aria@trestlestrategy.com](mailto:aria@trestlestrategy.com)).

### Updated Ponderosa Residents’ Guide:

Residents at Design Workshop #2 on November 4, 2017 received a ‘Ponderosa Residents’ Guide’ containing project information and answers to frequently asked questions. This guide will be updated to answer new questions and topics of interest we have heard from residents since then, we are updating the Residents’ Guide to provide further in last workshop. The updated guide will be provided at Workshop #3. If you have questions or are not able to attend workshops, and would like a copy of the guide, please email Danica at [danica@trestlestrategy.com](mailto:danica@trestlestrategy.com). A copy of the guide may also be found in Greg’s office or with each member of the RLC.

**Please RSVP for Workshop #3 and let us know how many people you are bringing, including children/teens you are bringing for the Youth Activities. RSVP with Aria by text/call (303-250-8026) or email ([aria@trestlestrategy.com](mailto:aria@trestlestrategy.com)). Street parking is available and please consider carpooling or walking to the meeting.**

Thank you for continuously giving your time to attend and participate in workshops!



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## UPDATE FROM CITY

### **2018 Drop-in Q & A Hours**

In 2018, Crystal Launder and Kristin Hyser from the city will offer drop-in hours at the Ponderosa Office to answer your questions about the overall project or your individual household concerns as the project moves forward. Many of you will remember Crystal and Kristin spending time at Ponderosa prior to the city's purchase. This will be a similar opportunity for discussion. They will be joined by Greg Gustin and Marina LeGrave, from the Trestle Team, who will provide Spanish interpretation. Other city staff may join from time to time as well. Even if you don't have questions, please stop in and say hi.

Our first Drop-in Q & A will be held this coming Tue., Jan. 23<sup>rd</sup>, from 4:00 to 6:00PM at the Greg's Office. Thereafter, meetings will be held on the third Tuesday of the month from 4:00 to 6:00PM.

#### **2018 Drop-in Q & A Hours Schedule\***

· Tue., Jan. 23	· Tue., Jul. 17
· Tue., Feb. 20	· Tue., Aug. 21
· Tue., Mar. 20	· Tue., Sep. 18
· Tue., Apr. 17	· Tue., Oct. 16
· Tue., May 15	· Tue., Nov. 20
· Tue., Jun. 19	· Tue., Dec. 18

\*Subject to change. Please check the announcement board for updates.

If these times doesn't work for your schedule, but you would like to meet with us, please email Crystal at [launderc@bouldercolorado.gov](mailto:launderc@bouldercolorado.gov) and she can schedule an individual meeting time.

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## **FAQ UPDATE FROM CITY**

### **Questions/Answers for January 8, 2017 Resident Leadership Committee (RLC) Meeting**

The following are answers provided by the City of Boulder to questions from Ponderosa residents.

#### **Q1: When will appraisals for our trailers be available?**

Home value estimates are expected to be available to residents in February. Prior to bringing the value figures to homeowners, city staff must identify factors to consider in the process of valuing homes. The city's approach will include:

- A second city staff visit to Ponderosa in January (in December, one city staff person familiar with appraisal toured Ponderosa with Greg Gustin);
- Meeting with one or more area Realtors experienced in mobile home pricing;
- A review of each home's documentation of value and pricing estimates; and
- An initial meeting with each homeowner individually to present to them the estimated values of their homes and consider their input.

#### **Q2: Has the opportunity to own the land and keep our trailers, payments on the land been added to the housing options?**

Ownership of individual lots will not be added as a land tenure option because it is infeasible given that we are pursuing a path of non-displacement.

- Without eliminating homes, it is not possible to meet the requirements of subdivision at Ponderosa.
- Without eliminating homes, it is not possible to provide the necessary Public Right of Way to each lot if the land were subdivided.

*Definition of subdivision: Taking a larger area of land and dividing it into a smaller portion, known as a parcel or lot.*

*Definition of public right of way: An area of land owned or controlled by the City of Boulder for the purposes of constructing, operating and maintaining public facilities such as streets, alleys, sidewalks, bike paths for the needs of transportation, utilities and other public infrastructure.*

#### **Q3: The city has fought to protect trailer owners' rights against trailer park owner's rights is this different because the city owns the land now?**

The comment that "The city has fought to protect trailer owners' rights against trailer park owner's rights" references Ordinance No. 8043, adopted by the City of Boulder July 28, 2015. This Ordinance came into being when a homeowner in Vista Village Mobile Home Park was told by park management that he could not sell his home because it was built prior to 1976, the year HUD (Federal Department of Housing and Urban Development) established standards for manufactured housing. Ordinance No. 8043 disallows park owners from prohibiting the sale of mobile homes built prior to 1976 that are found to be safe and habitable.

The city is not prohibiting the sale of homes, but it is saying no new leases will be given as result of redevelopment of the land. In the redevelopment of the land some mobile homes may need to be moved, therefore flexibility is required. This is the reason the city does not intend to allow new leases and, as a result, the City will pay market value for any of the mobile homes. Also, it is a possibility for one Ponderosa household to sell their home to another existing Ponderosa household, enabling a home swap.