

Ponderosa Community Newsletter

March 2018

Many residents attended workshop 4 on March 3rd and provided feedback on the presented concept site plan.



COMMUNITY UPDATES & ANNOUNCEMENTS

IN THIS ISSUE

RLC-BAHRI Ponderosa Community Survey

The Boulder Affordable Housing Research Initiative (BAHRI) along with members of the RLC have developed a survey to hear your thoughts about the RLC, Ponderosa's transition to city ownership, annexation and infrastructure replacement, the Ponderosa community in general and your home specifically. Please keep an eye out for the survey in the mail in early April, along with a self-addressed stamped envelope for return. **Participants will be compensated \$5 for their time.** Your participation in the survey is voluntary and your answers will remain anonymous. The BAHRI research team is committed to learning more about affordable housing communities in Boulder County. If you have questions or concerns, please contact BAHRI professor Jennifer Fluri at jennifer.fluri@colorado.edu.

1...Community Updates

2...Update from Greg

2...Update from RLC

3...Update from Trestle

4...Update from City

5...NEW! Community Events Calendar

Visual Preference Survey outside Greg's Office

The Trestle team would like to know what your visual preferences/styles are when it comes to landscaping, housing, and community spaces! We have heard that the community values the eclectic and creative character of the Ponderosa community, as well as access to nature, safe streets and community spaces. We have gathered images to reflect potential site design and architecture (when new things are built on the site). There will be photo boards posted outside Greg's office from March 20-30th. Your input will be used to share with the City general character and identify, and does not determine individual voting on specific site elements.

UPDATE FROM GREG

Hello Ponderosa Residents!

Do you miss the icy roads? I didn't think so!

During the March 3rd Ponderosa Design Workshop #4, someone questioned our commitment to affordability. You can question a lot of things, but it's very difficult to question our commitment to affordability. I started managing Ponderosa almost 5 years ago. In that time, we only did a single \$30 rent raise (+6%). During that 5 years, the average rental price per ft² in Boulder went up ~35-50%! At the same time we worked hard to make Ponderosa a better place to live. Other mobile home parks in Boulder raise rent \$30-50 per year. We include water, sewer, and trash in the Ponderosa rent, and other mobile home parks charge \$50-75 extra per month for those services. Our water, sewer, trash, etc bills are going up and we are NOT passing that cost on to residents. Boulder city has committed to keeping space rent at \$530 for the next ~2 years. We fought hard and did what was necessary to keep prices low. It's easy to argue that from 2013 to 2020, this commitment to affordability will save ~\$10,000 for each Ponderosa household. We know you are getting a VERY good deal. And we know you know you are getting a very good deal. Why? Because almost no one leaves the community and 100's of people have tried to get in but can't. I quit maintaining a wait list 2 years ago because it was too long and I wasn't helping anyone move in.

A Ponderosa survey will be mailed to you in the coming weeks. Yes, it's long, but please fill out what you can and mail back. If you don't fill out and mail back, we will come by your home and do the survey face to face with CU students. Isn't it interesting how many people around Boulder care what you think?

Enjoy the warmer weather!

Greg

UPDATE FROM RLC

Summary Ponderosa RLC- provided by Karen Campbell

Monday, March 5, 2018, 5:00PM-6:30PM

Present were RLC: Charissa Poteet, Victor Lemos, Karen Campbell, Caesar Lopez, Saul Cardona, Ed Zick, Tina Bouguhn, Kathy Schlereth; Trestle Team: Danica Powell, Anne Kuechenmeister, Aria Dellepiane, Marina LeGrove; Property Manager, Greg Gustin; Community Members: Bernard Dueren, Tami Geckle, Neil Backstrom, Michael Johnson, Stanley Parker

Recap and Feedback of Workshop #4 - RLC Members and Community Members gave a lot of feedback regarding the site plan details and surrounding area. Danica will share the comments and questions about the site plan with the City.

RLC roles for the next 6 months - The RLC voted that it will function as a Board with equal roles, no titles, committees form when necessary with support/resources from Trestle.

Boulder Fire Department - On February 24th, the Boulder Fire Department was able to install all of the smoke/carbon monoxide alarms that were requested either earlier or on that date.

Freedom by Design - small projects - work in progress

Ponderosa resident survey will be mailed out to residents by Jennifer Fluri in March.

Next RLC Meeting:
Monday, April 2
5:00PM-6:30PM

UPDATE FROM TRESTLE



Community Design Workshop 4 Summary: Concept Plan Review

Trestle would like to thank all the Ponderosa residents who were able to attend the Ponderosa Design workshop #4 on March 3rd! Your feedback on the concept site plan will inform the future of Ponderosa so your feedback is highly valued and recorded. If you were unable to attend, all workshop materials are provided in a binder in Greg's office or you can email Danica for your own copy (danica@trestlestrategy.com).

Here is a breakdown of the day: March 3rd, 9:30AM-11:30AM at Shining Mountain Waldorf School.

26 Ponderosa Residents, **6** City/Trestle Staff, **3** Caddis Architecture/JB Fieldworks/JVA Engineering Staff

After the workshop that took place at Wild Sage on January 27th, the Trestle team took all the ideas and feedback that emerged from the site planning exercise completed by the residents and developed a first draft concept site plan of Ponderosa. The site plan, along with phasing diagrams, were presented to residents at workshop #4. Residents were able to ask questions about the plans and provide their feedback and comments. The feedback received was incorporated and an updated Concept Plan was shared with the RLC on March 5th. The concept plan and phasing will be presented to the residents will be submitted to City Council for concept review on April 16th. If you have further questions about the concept plan or this process, please feel free to contact Danica (danica@trestlestrategy.com) or attend the next City Q&A office hours on March 20th 4:30-6:30 in Greg's office!

UPDATE FROM CITY

Hello Ponderosa households!

Your Questions: Answers Coming Soon

We are gathering input on a list of questions raised by residents in the February RLC meeting, the last Open Hours Q & A, Resident Workshop #4, and by email. We will have a written response soon. Please keep your questions coming!

City Open Hours Q & A Coming Up Tuesday, March 20th; *NEW* Hours: 4:30 - 6:30PM

To try to accommodate both working individuals returning from daytime jobs and households with evening obligations elsewhere, we have slightly shifted the hours of our monthly Open Hours Q & A to 4:30 to 6:30PM. If you have questions, whether they are specific to your household or effect the whole community, we want to see you!

As always, if this time doesn't work, please email your questions to launderc@bouldercolorado.gov.

Crystal, Kristin, Greg and Marina will be in Greg's office at the Open Hours Q & A coming up on March 20th.

PONDEROSA COMMUNITY EVENTS CALENDAR

MARCH 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
11	12	13	14	15	16 Site Meeting on Recycling March newsletter mailed	17 March newsletter mailed
18	19	**20 City Q&A hours 4:30-6:30pm @ Greg's office	**21	**22	**23	**24
** 25	**26	**27	**28	**29	**30	31

APRIL 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 RLC Meeting 5-6:30PM @ Greg's Office	3	4 RLC-BAHRI Community Survey send out in mail	5	6	7
8	9	10	11 April newsletter Mailed	12	1	14
15	16 Concept Plan from workshop 4 submittal to City Council	17 City Q&A hours 4:30-6:30pm @ Greg's office	18	19	20	21

**Visual preference survey outside of Greg's office--let us know what styles you like (landscaping, housing, community spaces)! Use your dot stickers to vote.