

WEST FOURMILE CANYON ANNEXATION SCENARIOS STUDY AND DESIGN CHARRETTE

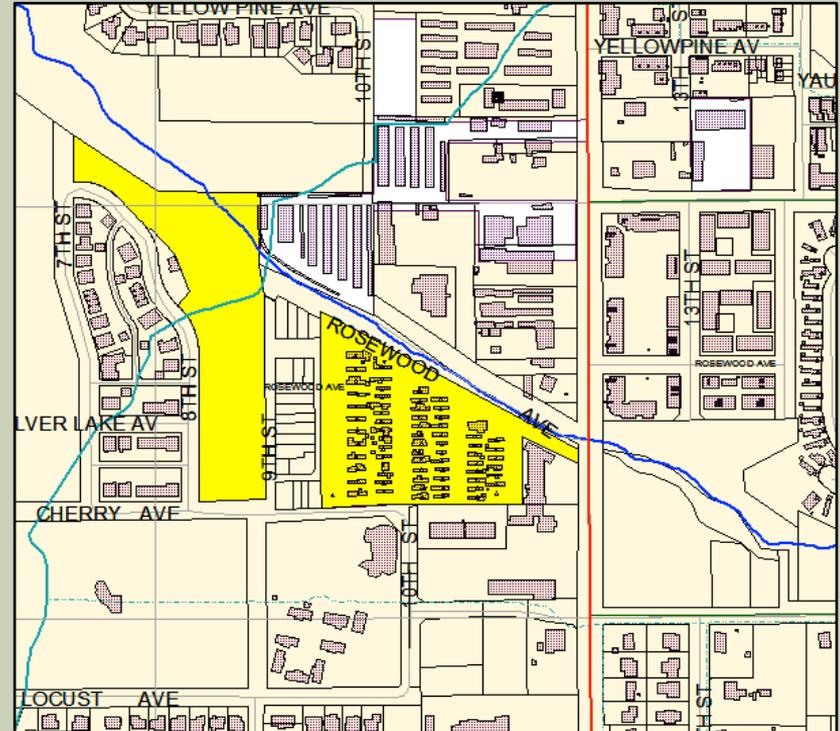


City Council
Study Session

July 30, 2015

BACKGROUND INFO

- Following the 2013 Flood, the City of Boulder applied for a CDBG-DR resilience and capacity building grant
- Grant provides for consultant to explore options for Ponderosa MHP and the vacant parcel at Foothills Community
- City hired Trestle Strategy Group to do study
- Study to continue through Fall 2015



PROJECT GOALS

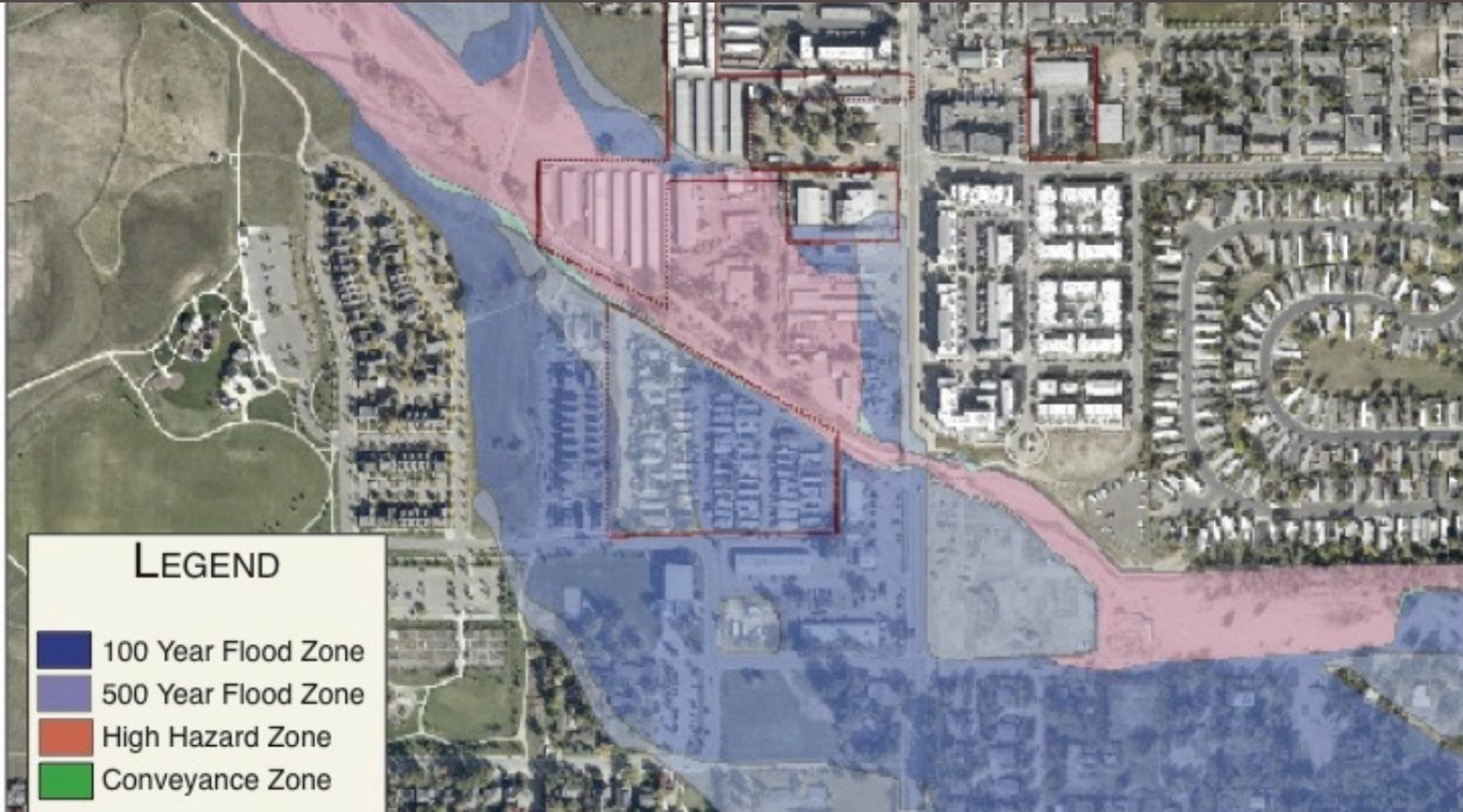
- Study and present a range of annexation scenarios for the Ponderosa Mobile Home Park (MHP)
- Work with the residents and stakeholders to develop a community vision for the future
- Evaluate opportunities to utilize CDBG-DR funding to make improvements and support annexation goals

PONDEROSA BACKGROUND

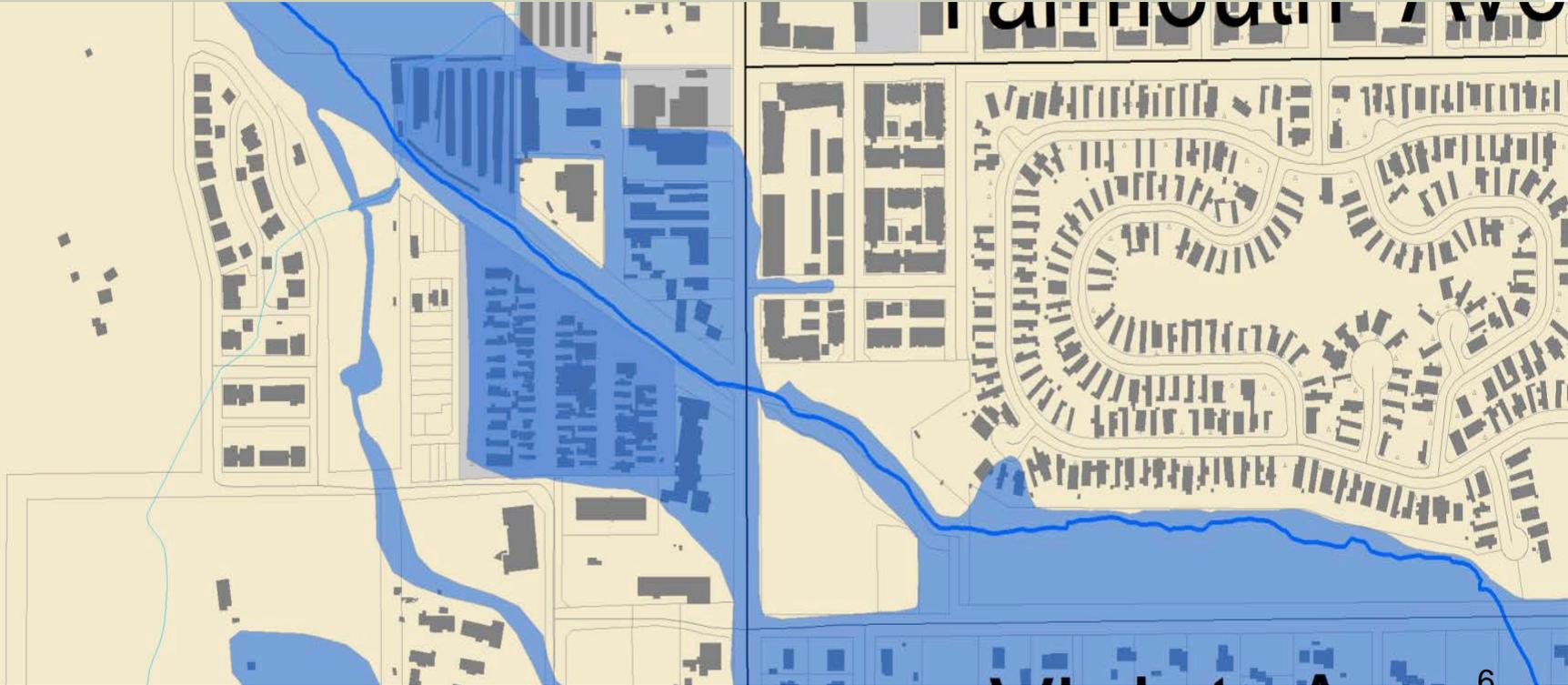
- Owners: Mantle Ranch Real Estate
- Onsite Property Manager
- 6.46 acres
- County zoning: Manufactured Home
- Floodplain: 100 & 500 yr
- 68 homes
- 187 residents



FLOOD PLAIN MAP



2013 FLOOD – INUNDATION AREAS



PONDEROSA BACKGROUND

- 1950s 1st mobile homes appear on site
- 1978 City grants out of city utility permit
- 1995 North Boulder Subcommunity plan designates Ponderosa as Manufactured Housing. City of Boulder offers to buy Ponderosa.
- 1997 County rezones to Manufactured Home Park District
- 2000 Previous owner applies for annexation & withdraws
- 2004 Mantle Ranch Real Estate acquires Ponderosa
- 2013 Flooding throughout Boulder County
- 2014 DR Planning Grant secured by City

SCOPE – PHASE 1

Research and Info Gathering

- Spoke/met with 13 local and national experts:
- Researched Ponderosa history

Outreach/Engagement

- Understand owners and residents concerns
- Build trust and share our research, scope and objectives
- Visioning and storytelling with residents
- Information sharing

SCOPE – PHASE 2

Technical Analysis/Study

- Document annexation requirements and upgrades
- Evaluate development options for vacant Foothill parcel
- Estimate costs for upgrades and improvements
- Develop range of solutions

Identify and Evaluate Options

- Evaluate solutions against qualitative and quantitative criteria
- Identify funding sources including utilizing DR funding
- Identify preferred roadmap and next steps
- Share with residents, owners and City

OUTREACH GOALS

Foster understanding and consensus building around the city expectations for Ponderosa Mobile Home Park and develop a vision for the future.



OUTREACH APPROACH

- 4 resident meetings on site
- One-on-one resident meetings
- Ongoing meetings with City staff, property manager and ownership
- Full translation of all meeting materials



VISIONING

Red frames: What we want to improve in our community
Marcos rojos: Lo que queremos mejorar en nuestra comunidad



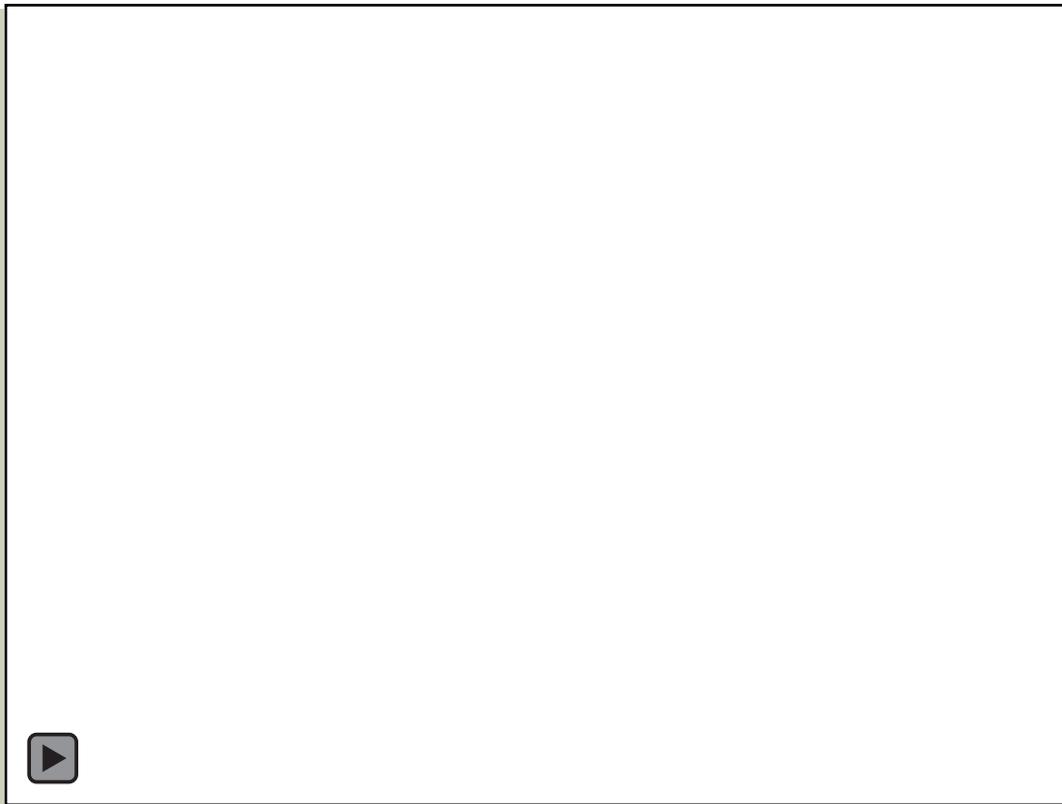
Green frames: What we love about our community
Marcos verdes: Lo que nos encanta de nuestra comunidad



PONDEROSA MOBILE HOME PARK
PARQUE DE TRAILERS
BOULDER, CO

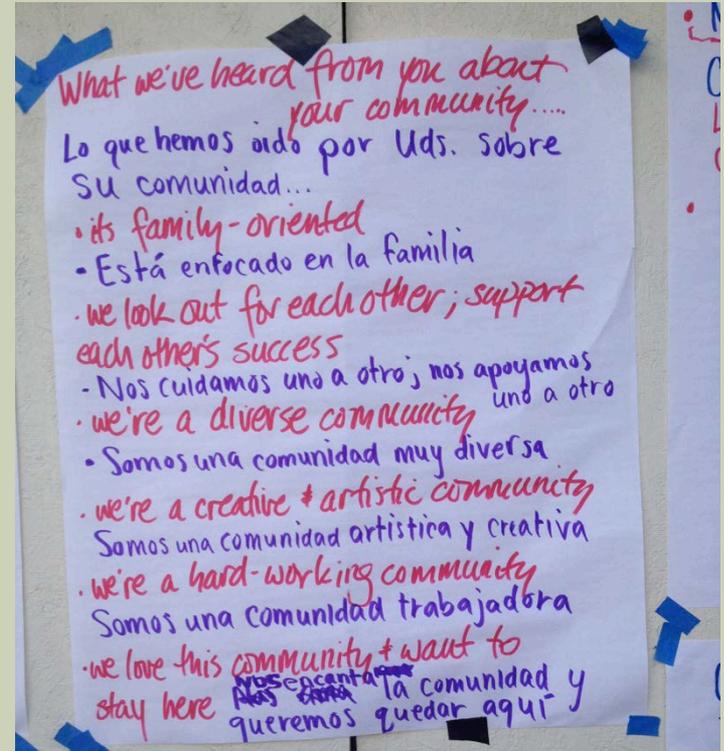
PONDEROSA MOBILE HOME PARK PARQUE DE TRAILERS
BOULDER, CO

VIDEO



WHAT WE HEARD - RESIDENTS

- Fear around the future and concern about City's intentions
- Desire to stay in the community and invest in their homes
- Value security of home ownership and ability to plan for the future
- Diverse community that want to hear each other's thoughts and work together
- Many raise families here and feel secure
- Desire for information and facts



WHAT WE HEARD – OWNERS

- Concern about the future and the City's intentions
- Goal is to continue to own the property and keep rents low
- Desire to invest in the property
- Limited knowledge of the previous annexation/utility history
- Community is stabilizing
- Desire for detailed information and facts



CONSIDERATIONS/DRIVERS

- Minimize disruption to residents and owners
- Minimize displacement to residents
- Improve the resilience of the community
- Improve health and safety
- Improve utilities/reliability/service
- Retain affordability
- Create certainty for the future
- Achieve annexation goals
- Minimize costs and maximize dollars invested
- Encourage long term investment
- Leverage DR funding

KEY ISSUES

- Water and sewer utility replacement
- Adequate fire protection including looped systems, sizing and hydrants
- Floodplain mitigation
- Electric and gas upgrades
- Access, street paving, parking
- Stormwater management
- Unit spacing and code compliance
- Cost of upgrades and funding sources

NEXT STEPS

- Family visioning event and Placemaking exercise
- Technical Analysis and summary of upgrade requirements
- Develop options and evaluate against criteria – Options range from Do Nothing to Full Redevelopment
- Identify opportunities for DR funding
- Continue to work with owners on options and upgrade requirements
- Identify a roadmap for the future
- Present options to Council for direction
- Communicate outcome of study to residents and owners

QUESTIONS FOR COUNCIL

- 1.** Does Council have any questions or comments on the work to date, including the history of city actions on mobile home parks in Boulder?
- 2.** Does Council have any feedback on the next steps, specifically related to the options to be analyzed?