

September 12, 2022

NOTICE OF UPCOMING NEIGHBORHOOD MEETING

- MEETING LOCATION:** 6500 E. Arapahoe Ave (follow signs to the Board Chambers)
- MEETING DATE/TIME:** Thursday, September 29, 2022
3:30 PM – 6:00 PM
- MEETING PURPOSE:** A meeting with surrounding property owners is being held to share information regarding a future facility that will construct modular housing and gather community feedback on the design. The purpose of the meeting is to provide interested persons in the surrounding neighborhood an opportunity to inform the facility owner or operator of neighborhood concerns.
- TRANSLATION SERVICES:** Translation services will be provided.
Se proporcionará servicio de interpretación del español al inglés.
- PROJECT DESCRIPTION:** **What is it?** A modular home is a prefabricated building fully built and finished in a factory and then delivered to the intended site. The modules can be either a single unit or placed side-by-side, end-to-end, or stacked, allowing for a variety of configurations and styles. The creation of a Modular Factory in Boulder is proposed through a partnership of the Boulder Valley School District (BVSD), the City of Boulder and Flatirons Habitat for Humanity (FHFH). The purpose of the facility is to produce much needed affordable housing for valley residents and workers while providing workforce training for BVSD students.
- The Modular Factory will be a simple, metal building with 31,375 square feet (250 long by 125 feet wide by 36 feet tall). The inside of the building will consist of an assembly line with 9 stations: (1. floor framing, 2. wall setting, 3. roof setting, 4. electrical, 5. plumbing, 6. mud-tape/texture/paint/sheathing, 7. base trim/door hang/roofing/siding, and 8. trim/cabinets/faccia, and 9. appliances/finish/clean). All construction materials will be stored along the interior of the building and rolling scaffolding will be placed strategically to provide ease of worker access. The necessary equipment will be similar to a traditional build (e.g., forklift, air compressors, etc.) with the addition special casters to move the units between stations, tables to construct roof and walls horizontally, overhead chain hoists to assemble walls and roof, and specialized trailer frames to transport the modular units to the site for final assembly.
- Why?** The genesis of this project was the city's purchase of the Ponderosa Mobile Home Park in 2018. The Park has experienced infrastructure failure, and the existing manufactured homes are old and in need of replacement. The new modular homes produced through this partnership would be healthy, allow residents to build wealth, are energy efficient (i.e., net zero), and will be permanently affordable to extremely low-, low-, moderate- and middle-income households. The facility would be dedicated to the construction of up to 73 new homes for Ponderosa residents for the first years. But the factory design has the capacity to build up to 50-80 homes each year to help achieve the city's and region's housing goals.

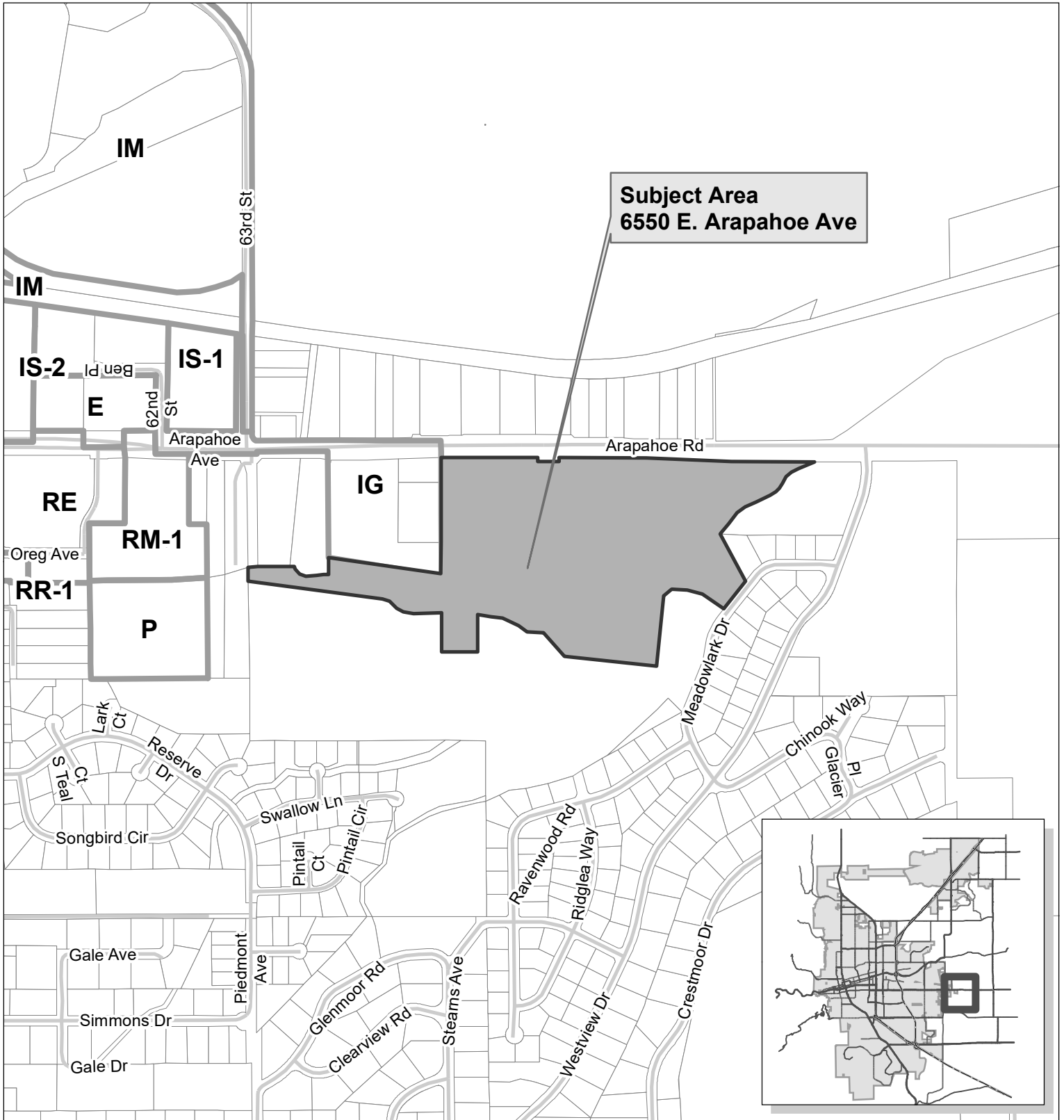
Where & How? The factory will be located on the Educational Resource campus of the Boulder Valley School District (6500 Arapahoe Rd). The factory building site is currently pavement with no existing structures. The city will provide funding to construct the factory and the tools required to equip this type of facility. Flatirons Habitat for Humanity will be the certified manufacturer, manage the facility, procure materials, and provide the logistical support of organizing volunteers, homeowners, and professional staff. The school district will provide land for the construction of the factory for a period of at least 10 years with an option to renew and use the operation as a teaching facility for the Technical Education Center construction class.

The factory will be fully insulated and sealed to minimize noise disruption to the neighboring open space and residential areas. Similarly, all mechanical equipment (HVAC) was placed on the northern side of the building to reduce impacts and the factory will comply with all city's noise regulations. The factory is relatively small with only 15-20 people operating the factory (volunteers and employees). They will be joined 2-3 days each week by students in the TEC program. The project partners endeavor to be a good neighbor and will respond to neighbor concerns as those arise.

PROJECT CONTACT:

Jay Sugnet, Senior Manager
Housing & Human Services
City of Boulder
sugnetj@bouldercolorado.gov

City of Boulder Vicinity Map



Subject Area
6550 E. Arapahoe Ave

Location: 6500 E. Arapahoe Ave

Neighborhood Meeting

Thursday, September 29, 2022

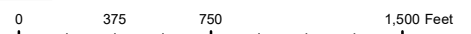
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Housing & Human Services City of Boulder

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-  Zoning District
-  Subject Area



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