

C. Public Request

1345 S. Broadway



1311 – 1345 S. Broadway

The site is the location of Mt. Hope Lutheran Church. Approximately 2 acres of the property are undeveloped. The property is bounded by Broadway, Greenbriar Blvd., and Chambers Dr. There is low and medium density housing nearby as well as the Fairview High and Southern Hills Middle schools.

Request Summary for 1345 S. Broadway

- **Requester:** Property Owner – Mt. Hope Church
- **Type of Request:** Land use map change
- **Brief Description of Request:** Low Density Residential (LR) to another land use that might support business, residential, or mixed use.
- **Approval Required:** Two body

Existing Conditions

- **BVCP Designation:** Low Density Residential (LR)
- **Zoning:** Low Density Residential RL-1
- **Lot Size:** Approx. 4 acres
- **Existing Buildings:**

Jobs and Housing Assumptions

- **Housing:** There are no existing housing units on the site.
- **Jobs:** Not available
- **Projections:** The 2015 BVCP Update projections did not identify growth for this site.

STAFF RECOMMENDATION

Analysis explored potential land use changes from **Low Density Residential** to another land use that might support business, residential, or mixed use.

Staff is not recommending a land use change at this time. There is cautious support in the neighborhood and policy support in the comprehensive plan for neighborhood-scale retail, housing, or mixed use in this area. Due to the limitations with only virtual meetings and online participation there was not the ability to have more robust engagement with neighbors, students and staff of the nearby schools. While the feedback we received is thoughtful and detailed, we were not able to engage deeply enough to make a recommendation for a future land use and effectively address people's concerns.

Community feedback indicates cautious support for changes to this site for neighborhood-serving retail or commercial and potentially housing as mixed-use. Staff recommends further exploration of a potential land use change in conjunction with or through other processes that might include:

- (1) Neighborhood-serving retail uses through the potential code-changes for 15-minute neighborhoods anticipated early next year.
- (2) Application for land use, rezoning, and concept plan for a more detailed development concept.

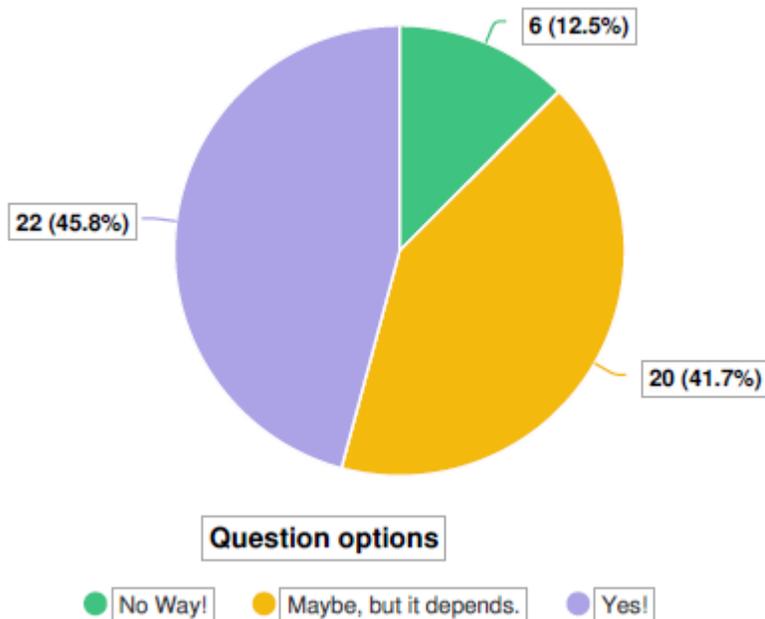
COMMUNITY INPUT

Written notice of the proposed change and update process was sent to property owners, residents and businesses within 600 feet subject properties. Notice of the process was also shared via the Planning E-Newsletter, Next Door, and direct contact with neighborhood contacts.

On multiple dates in October staff held virtual office hours to provide information and listen to feedback about the parcels with land use change requests.

Summary of Feedback and Key Themes

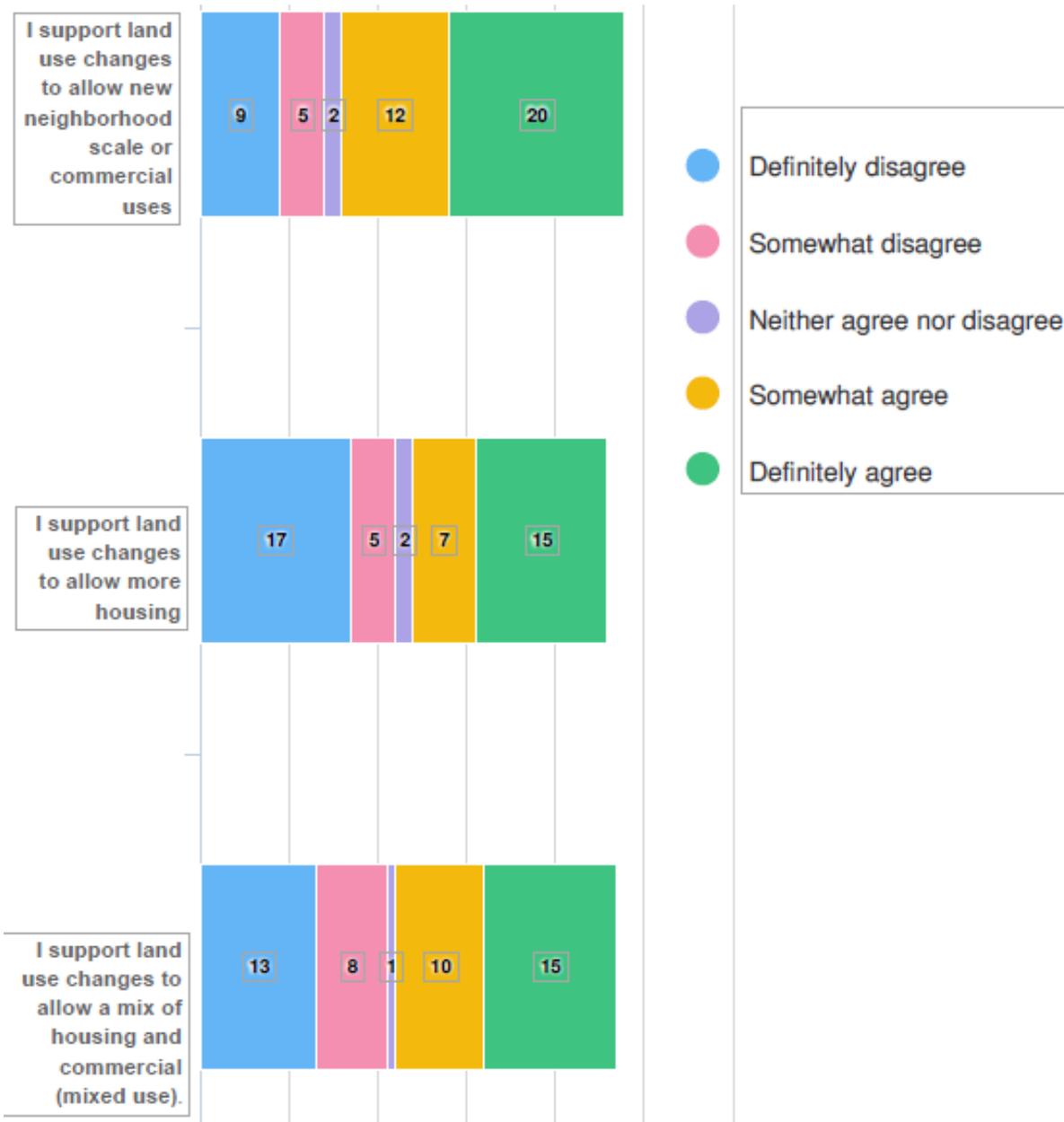
Forty eight participants provided feedback through the BeHeardBoulder questionnaire. The majority of respondents were people who live nearby (65%) and are highly supportive of a land use change in this location.



The questionnaire asked about people's level of support for three general land uses: neighborhood-scale retail or commercial uses, housing, or a mix of commercial and housing as mixed use. Their responses are shown in the charts below.

People are much more supportive of neighborhood-scale retail than housing or mixed use. Support for housing and mixed use was quite evenly split between people who would support that new use there and people who would not support it. However as expressed in the comments, many may be more supportive of changes if a higher level of detail could be provided about the development concept.

Many people described support for uses such as cafes and restaurants, small-scale retail, mixed use and affordable housing. The full report from the BeHeardBoulder questionnaire and compiled e-mail comments attached below provides more detail about the types of uses people would like to see.



Concerns

People’s concerns mainly focused on traffic, safety and parking. Some expressed concern about a change in this location negatively affecting the character of the neighborhood. Key issues include:

- A high level of concern about safety and accessibility at the intersection of Toedtli and Greenbriar as well as Greenbriar and Broadway, especially during peak school and community hours. This includes high speed, inconsistent signals, long waits for pedestrian signals, and
- Suggestions to explore changes to the intersection to make it more functional, safer, less noisy, more attractive and appropriate as a welcome point to the city.
- Request for consideration and improvements for access and parking for Fairview and Southern Hills populations in conjunction with land use changes and/or access improvements on this site.

This information has been shared with Transportation and Mobility staff for consideration in capital planning for these areas regardless of a land use change.

Feedback from Nearby School Populations

Staff worked with Growing Up Boulder to reach out to faculty, staff and students at Fairview and Southern Hills Schools. Due to remote learning environment the ability to interact with classes was limited and the level of response was only about 10 individuals. Feedback was generally supportive of retail or café/restaurant uses that would serve students. People commented that this area is heavily youth-centric and keeping it safe needs to be a high priority.

ANALYSIS

The Mt. Hope Lutheran Church at 1345 S Broadway has requested consideration of a land use change from Low Density Residential (LR) to another land use designation that allows the vacant portions of the site (approx. 2 acres) to provide more benefit to the community.

Staff is not recommending a specific change to the land use at this time, however recognize that a change could be supported in the future with a more specific development plan.

Community input indicates a lot of support within the neighborhood for neighborhood-serving commercial uses. There is also support for housing, especially if it would include a high level of affordability. Based on the feedback received:

- The addition of neighborhood-scale and serving retail uses at the site are potentially supportable. Some commercial uses in conjunction with housing could be supportable.
- The addition of housing at a medium or high density could potentially be supportable at the site if issues around access and views could be addressed.

Code Amendments to Encourage 15-Minute Neighborhoods

A project is underway to amend city codes to further diversify uses within neighborhood centers and potentially identify areas that that would encourage 15-minute neighborhoods by allowing retail and service uses to encourage greater levels of walkability. Staff are working to assess options and additional community engagement is expected in 2021. More information on the project can be found here: [Code Amendment: Use Tables & Standards Phase 2 \(bouldercolorado.gov\)](https://www.bouldercolorado.gov/code-amendment-use-tables-standards-phase-2)

Transportation and Mobility

There is a lot of concern about potential traffic impacts to an already busy intersection and area. If potential land use changes move forward for this site, staff recommends further traffic studies and attention to access and safety.

Feedback on proposed land use change at 1345 S. Broadway

SURVEY RESPONSE REPORT

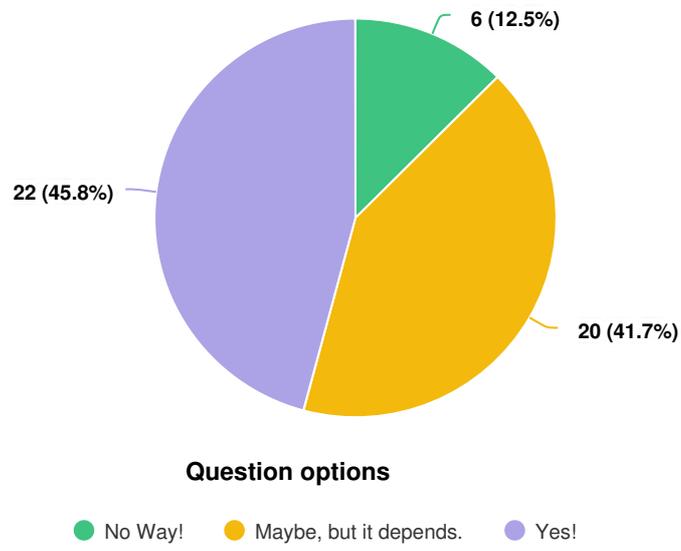
01 October 2020 - 17 November 2020

PROJECT NAME:

2020 BVCP Mid-Term Update: 1345 S. Broadway (Mt. Hope Church)

SURVEY QUESTIONS

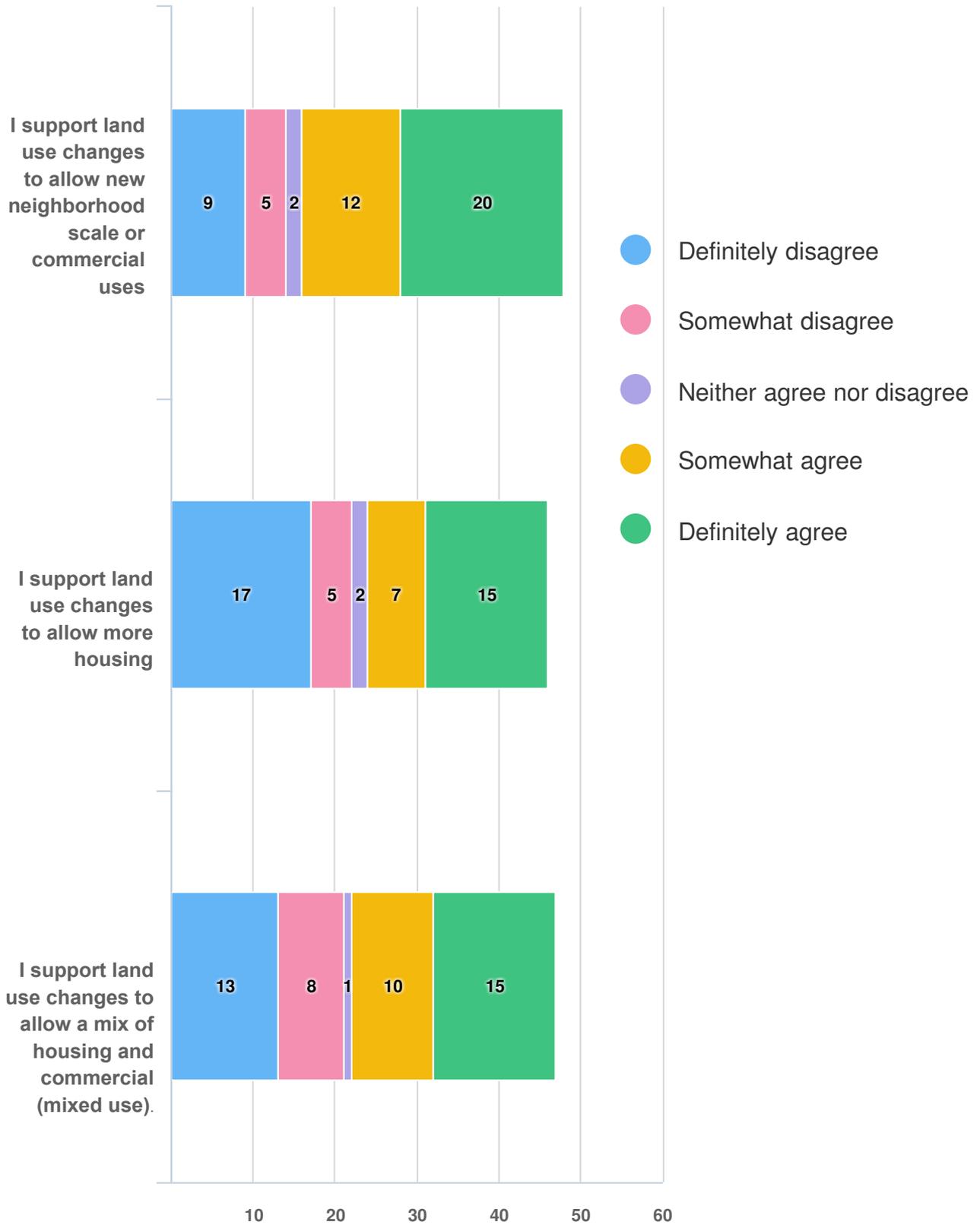
Q1 | **Could you support a land use change in this location?**



Optional question (48 response(s), 0 skipped)
Question type: Emoji Question

Q2 Let us know your thoughts on new future uses at this site

Question options



Optional question (48 response(s), 0 skipped)
Question type: Likert Question

Q2 | Let us know your thoughts on new future uses at this site

Empty response area for feedback.

I support land use changes to allow new neighborhood-scale retail or commercial uses.

Definitely disagree : 9



Somewhat disagree : 5



Neither agree nor disagree : 2



Somewhat agree : 12

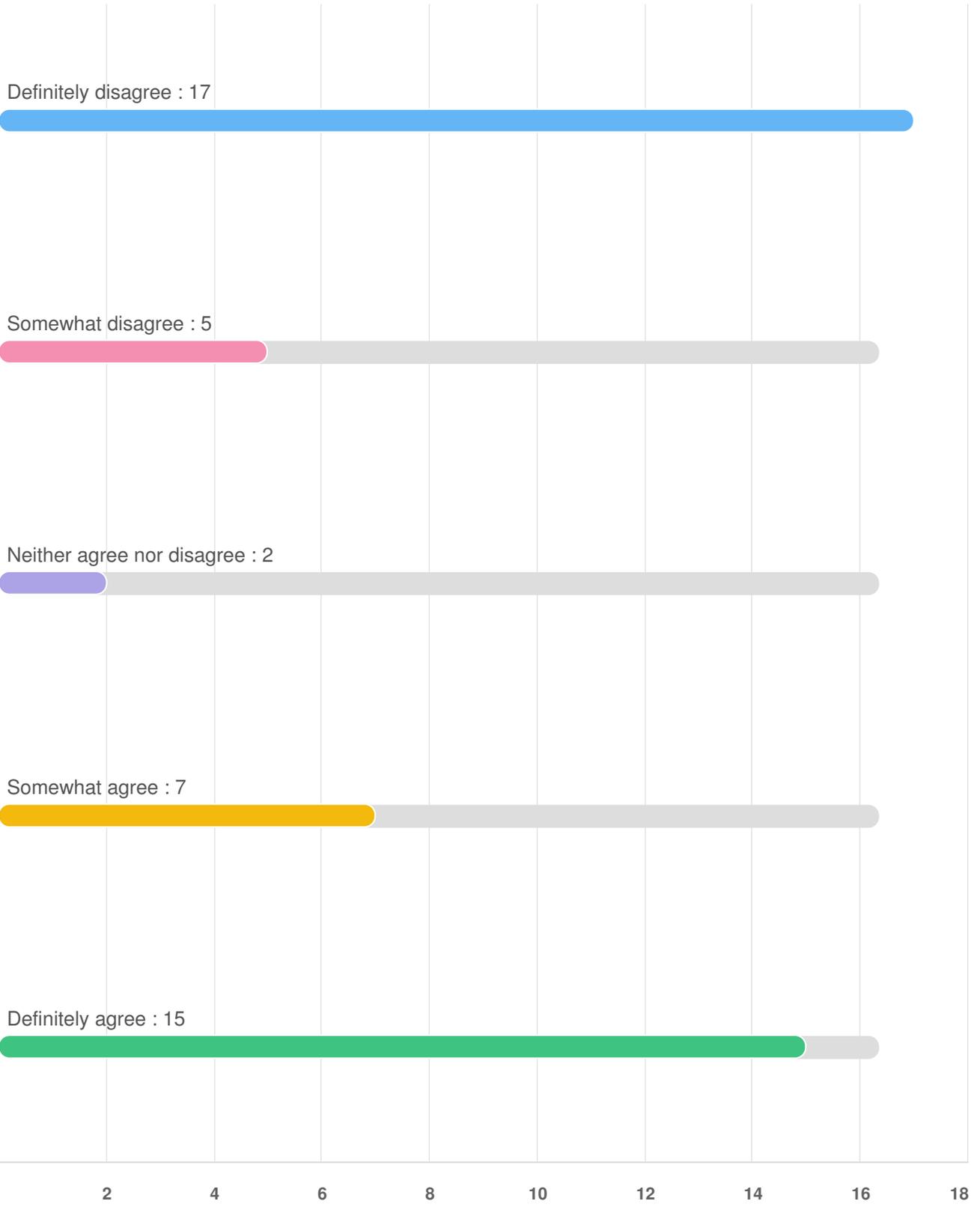


Definitely agree : 20

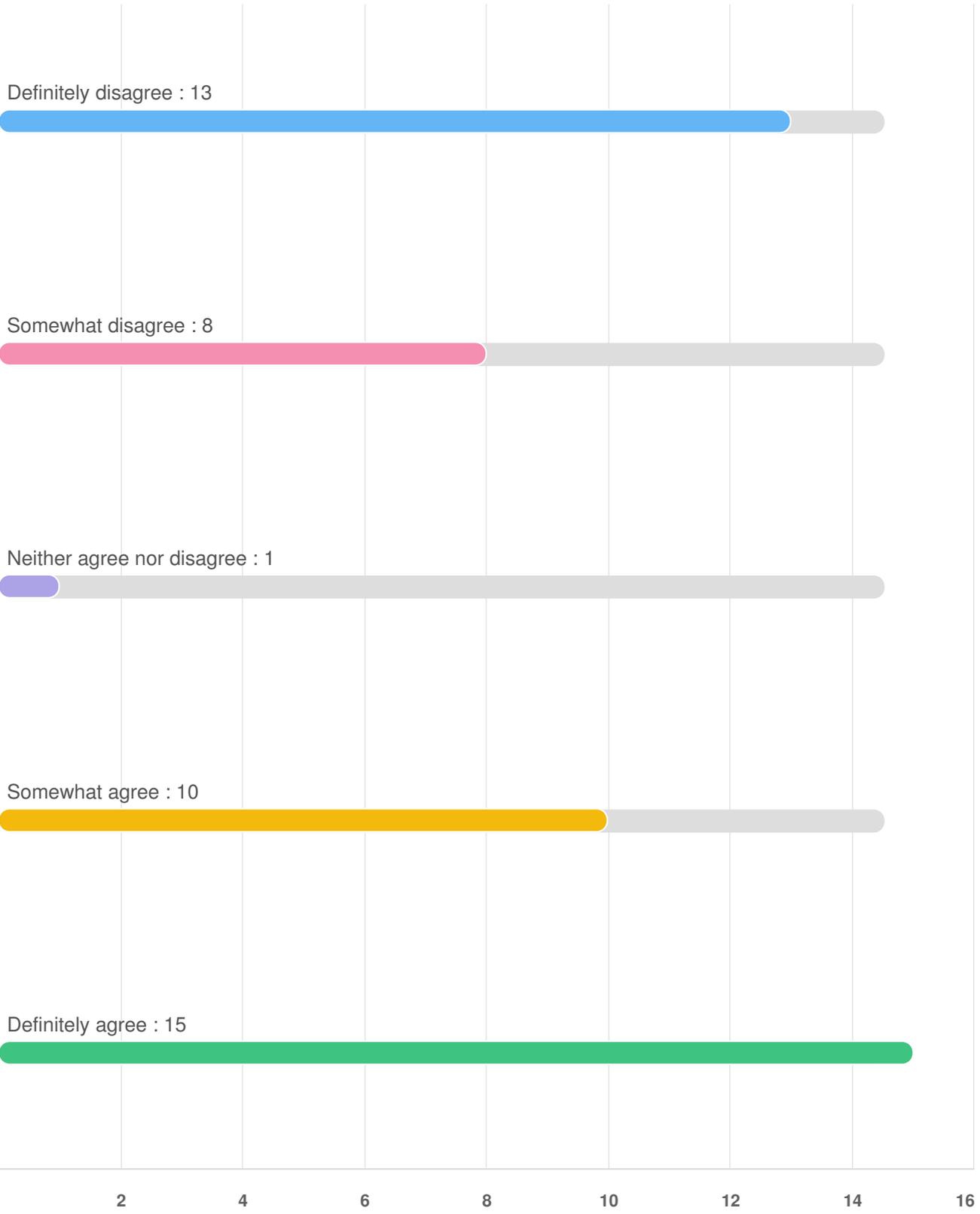


2 4 6 8 10 12 14 16 18 20 22

I support land use changes to allow more housing.



I support land use changes to allow a mix of commercial and housing (mixed use).



Q3 | What are your ideas about a land use change in this location?

Anonymous

10/08/2020 04:05 PM

I live in the Mountain Shadows complex. I like the idea of a coffee shop and a place or two to eat.

Anonymous

10/11/2020 08:30 AM

Would especially love to see food/beverage retail (e.g., coffee shop, deli, pizza place, brewery, ice cream shop), perhaps a small convenience store/grocery/market, to have these things walkable from home.

LetsFicks

10/11/2020 10:58 AM

this whole area should be medium density mixed use! form based zoning rather than use based zoning please! we desperately need more housing in this city, but we need to keep an eye towards complete neighborhoods, so there should be corner stores, small scale grocery stores, etc. also it should be allowed to be 3 or 4 stories by right. the whole neighborhood. the whole city should be medium density mixed use, except downtown which should be highdensity mixed use, and industrial areas, which should be industrial. all this single family zoning is ruining our city and making us look like 60 year old rich white nimbys who are terrified of minorities moving in. it's not 1950 anymore!!!

Anonymous

10/16/2020 10:52 AM

I would love a small amount of housing on top of some great retail. Maybe a cafe or two that's affordable for kids and teachers and families? Or a skateboarding shop?

Anonymous

10/17/2020 09:42 PM

I am opposed to any land use change in this location.

BoulderJ

10/21/2020 11:15 PM

I and most LR-1 neighbors adjacent to the church lot can be supportive of some well-planned MIXED-USE development (vs. housing-only, which would be much more contentious). It can certainly include some affordable housing options for a limited number of new residents, though also should include some local, 15-minute walkable shops/services/amenities for existing residents, including the large student/teacher populations that the schools draw on a daily basis. One seemingly ideal aspect would be a "Rayback Lite" portion of the development that would feature a multi-functional gathering/coffee/bar space with regular food truck service. This would allow the greatest variety and highest benefit of services to the community in a confined amount of space. Along with ANY development, a significant revision of the intersections and traffic control for cars/bikes/peds needs to occur. I feel that all of the above can be combined synergistically with thoughtful and integrated planning.

Anonymous

10/25/2020 06:55 PM

I would be supportive of truly affordable housing, possibly a mixed use development with retail/amenities.

Anonymous

10/26/2020 04:20 PM

Underpasses or bridges from the vacant lot across Broadway. Turn it into a park. Or a neighborhood garden. Bike park. WALKABLE services only. NO CARS.

SoBoNeighbor

This space should be used to solve a social issue, not to just financially

10/26/2020 05:15 PM

benefit the church or developer. Such issues it could benefit are diversity and low income support within Boulder, or elder care. However, given the financial strain on churches during the pandemic, I am concerned that financial goals will trump the social benefits. Possible uses could be a small number of town homes designated for low income BIPOC families (not college students) that would allow them to take advantage of the school system, a low-income daycare to benefit workers who travel in to Boulder from more affordable neighborhoods, or a senior center/housing which would allow elder generations to live near their extended families. I do not see any benefit to using it for retail as there is space available at the Table Mesa Shopping Center. I also think college housing would be detrimental to the neighborhood and dangerous for the large number of young children that frequent the area.

Anonymous

10/26/2020 07:25 PM

The Broadway/Greenbriar intersection and nearby streets are already overwhelmed with residential and Fairview/Southern Hills traffic.

Anonymous

10/26/2020 07:48 PM

I think this would make a nice community center with housing. The density and scale of the housing should not be greater than the Mountain Shadows and other townhomes on the south side of the property, and could provide for a good mix of middle-income/workforce affordable housing. (60-100% AMI)

Anonymous

10/26/2020 08:15 PM

I'd like to see the land used for expanded community gardens. Local residents could rent one or more garden plots for a modest fee to be used to pay for water needed to nurture plants. By growing their own vegetables, herbs and/or flowers, gardeners would be improving the environment around our neighborhood, while at the same time improving their health, building community by developing relationships with other gardeners and perhaps collaborating on what to grow and how to grow the plants. The land would need cultivation and the soil would need amendment in order to be ready for gardening. In this area, such soil preparation takes years of work (as I know from my own gardening experience in the Table Mesa neighborhood).

Anonymous

10/26/2020 09:33 PM

I recommend this land be used for school parking. Alternatively, a community garden. A community garden would be beneficial to the health and well-being of our community. It could be integrated into the school education and provide both the community and students with access to healthier food choices if a food stand was integrated as part of the design. I definitely oppose the use of this land for commercial / retail use.

Doug Bachman

10/27/2020 10:15 AM

I'd like to see a plan for the entire property instead on pieces. The Church doesn't appear to be doing very well. Residents are worried the developer/agent isn't being transparent.

Anonymous

10/28/2020 01:39 PM

I live on Chambers Dr. facing the south side of Mt. Hope Lutheran church. The very south end of Boulder desperately needs a bit of commerce! A restaurant or two and a small grocery would serve the entire neighborhood as well as the students at both Southern Hills Middle School and Fairview High School who must now drive during their free periods. It would decrease car

traffic and provide WALKABLE SERVICES to residents which is something we desperately need and want! Boulder is such a wonderful place to live in so many ways but it is NOT a walkable city and that's a detriment.

Anonymous

10/29/2020 08:22 AM

A local coffee shop and convenience store with a community meeting room would be helpful. Also, affordable housing would be a good use of the weed-strewn vacant lots.

Anonymous

10/31/2020 12:43 PM

Please use it to provide an underpass for bikes, hikers, school and church attendees. Please don't change the zoning until after there are plans that better solidify its use. It seems like a poor use of time and money to make a zoning change without knowing what you want to do with the land. How about you provide a plan for what you'd do with the land using its current zoning designation, along with an alternative for how you might alter that plan if the zone were to change?

Anonymous

11/01/2020 01:38 PM

I think it would be great to have a cafe or restaurant there, specifically for students of Southern Hills Middle School and Fairview High School. But I also think that more housing would benefit our community.

Anonymous

11/01/2020 01:39 PM

Restaurant

Anonymous

11/01/2020 02:20 PM

The corner could have a convenience store or an apartment complex

Anonymous

11/01/2020 02:25 PM

Don't change it

Anonymous

11/01/2020 02:26 PM

Needs a cafe, that would be a great spot for high schoolers!

Anonymous

11/01/2020 02:28 PM

I think the most beneficial and most urgent need would be for affordable housing. Something like a cafe would probably be frequented by middle schoolers (such as my child), but that would be ok. I think having a "hangout" space for them to buy drinks and pastries and such would be fine.

Anonymous

11/01/2020 05:32 PM

I would like to see a place for the teens in middle school and high school to hang out and spend time together, a place where they can meet and spend time together.

MountainMel

11/01/2020 05:50 PM

There is an INSANE amount of affordable housing programs and condos and mixed use homes being built all over central, north and east Boulder. At some point the scales will be tipped and there won't be any place for those residents to move up to because nobody is building normal homes anymore in Boulder. So either consider normal single family homes or bring in some fun retail because everything is incredibly congested around the King Soopers. There isn't even any retail along Table Mesa anymore. As one of the LARGEST areas for middle school and high schools students, consider something that would engage them. Even a skate park or community center

for our youth. DON'T CAVE TO DEVELOPMENT FOR CONDOS. DON'T DO IT! We are over fun with condos, the views which we all LOVE would be ruined and you'd be just another spot in Boulder like Boulder Junction, East Arapahoe, etc. BE CREATIVE - PLEASE PLEASE PLEASE! It's one of the first things people coming/going from the South would see and or use so please give long term consideration to that aspect of the community.

Anonymous

11/02/2020 07:38 AM

Medium Density housing. Plenty of retail at Broadway and Table Mesa, close enough to support more housing.

Anonymous

11/02/2020 08:13 AM

It would be great for the students attending Southern Hills and Fairview high school to have a walkable place to get lunch, or snacks before/after school in the way that Boulder HS and Casey Middle school so, thus I support the idea of either commercial (restaurant/cafe) or mixed use that includes some food options.

Anonymous

11/02/2020 09:34 AM

I OK with doing something to the location. I think the right plan would be good for the neighborhood.

Anonymous

11/02/2020 10:44 AM

I think there should be a cafe

Anonymous

11/02/2020 12:16 PM

Perhaps something that benefits students at Southern Hills and Fairview.

Anonymous

11/02/2020 12:21 PM

It's be nice for Fairview high school students, as well as nearby neighborhoods and eventually CU Boulder South campus, to be able to walk to a local pizza or coffee shop without walking 20-25 minutes to Table Mesa. Also an art/pottery/music teaching studio would be nice there. Might need to make Chamber Dr. a one-way direct (only exit onto Broadway) to reduce traffic problems and force people to use the Greenbriar Blvd traffic light.

Anonymous

11/02/2020 02:45 PM

Prefer small retail or commercial office space. Concern with more housing.

Anonymous

11/02/2020 02:49 PM

No multi family units. Local business only.

Anonymous

11/02/2020 05:55 PM

I believe that having a multi-family build in the community along with affordable housing will be a great advantage for us here to be able to provide more diversity which we need during these un-optimistic times. We have these big schools that have the ability to project a larger number of student enrollment.

Anonymous

11/03/2020 08:31 AM

Too much development as is.

Anonymous

I think it would be a good idea, however not housing

11/09/2020 03:07 PM

Anonymous

11/09/2020 03:12 PM

Another bar or restaurant that ISN'T Under The Sun, a skate shop, bike shop, soccer store would be great.

Anonymous

11/09/2020 03:40 PM

Icecream shop, sandwhich shop, or other restaurants.

Anonymous

11/09/2020 06:10 PM

This would be a great commercial location. A restaurant or cafe would be ideal.

Anonymous

11/09/2020 08:07 PM

The city of Boulder has very little middle-income housing options through its permanently affordable housing program. Why not add more of that? Many teachers could benefit and actually live in Boulder.

Anonymous

11/10/2020 04:51 AM

This would be a great spot for mixed use development. SHMS, Fairview, and South Boulder residents would really benefit from having a restaurant here. Also, this could be a really prominent spot for Boulder. It would serve as a bookend to the city. Many people arrive in Boulder via 93 and the first thing they see is the red balls at the animal shelter. Could be interesting to think about how this site gesture "welcome to boulder".

Anonymous

11/10/2020 09:09 AM

I would most support mixed use development - retail on the bottom and medium density housing on the top.

Anonymous

11/10/2020 07:10 PM

I think a locally owned retail shop would be great. Or a soda fountain - gathering place for kids

Optional question (43 response(s), 5 skipped)

Question type: Essay Question

Q4 | What are your concerns about a land use change in this location?

Anonymous

10/08/2020 04:05 PM

I'd like there to be consideration for parking needs. I am open to mixed-use but think adding only adding higher density housing will be too much for the area to sustain.

Anonymous

10/11/2020 08:30 AM

Would need to consider impact on Broadway/greenbriar intersection for pedestrians wanting to access new establishments. Intersection would likely benefit from new crosswalk on south side of light and changed timing pattern.

LetsFicks

10/11/2020 10:58 AM

that you will cave to pressure and just put single family on it. or an office park (office parks are terrible for the economy and the traffic), or more of those awful swastika townhomes. the swastika houses are such a waste of land!! if everywhere we had swastica houses we instead had sensible row houses

with small back gardens, we'd have so many more townhomes on the same amount of land, they wouldn't be so weird looking, and they'd be nicer places to live.

Anonymous

10/16/2020 10:52 AM

None--it seems like a perfect location for mixed use.

Anonymous

10/17/2020 09:42 PM

Any change that would allow either retail or commercial uses or more housing (or both) would drastically alter the character of the neighborhood. I moved and purchased a home here because it was quiet and residential. There is no need for walkable food or other services when the Table Mesa shopping center is just a mile away, is easily reachable on foot or by bus, and has lots of shopping options and where a Whole Foods Market is about to open. Also, we don't need to bring more traffic to an area that has seen significant traffic increases in recent years. Moreover, with three HOAs just south of the proposed site, the last thing this area needs is more residential density. Additionally, these HOAs would not benefit from drawing more school population traffic when too many students are already trespassing and causing problems in their common areas (including smoking pot and skateboarding).

BoulderJ

10/21/2020 11:15 PM

While the land to the S and E of the church has elevated density/usage (major street & MR-1 zoning), that to the N and W does NOT and is squarely low-density, low-traffic, quiet LR-1 properties. Allowing the higher density to creep N may create some community benefit, though the boundary between high/low MUST be upheld to include strict containment and management of the inevitable traffic/light/noise increases.

Anonymous

10/25/2020 06:55 PM

Having lived on Ludlow St just around the corner from the location for 22 years, I have serious concerns about how traffic would flow. In this neighborhood we call the intersection 'the guillotine'. It is nuts trying to get out of this neighborhood during school arrival and departure times. We have struggled with teen drivers and speeding parents year after year. It will be hard for many to support development of this location without an extremely robust traffic flow/mitigation plan. Some years ago Gillespie was a route to take to head North on Broadway. That was mitigated due to accidents. The Broadway?Greenbriar Guillotine intersection became worse after that.

Anonymous

10/26/2020 04:20 PM

Any development should NOT include ANY car access... it would be a hazard for both traffic on Broadway and Greenbriar. It is well known in this community there are significant traffic issues at this corner currently (Broadway, GreenBriar) - a pedestrian was killed at that intersection in 2011. I have been nearly run over multiple times by a car traveling northbound on Greenbriar trying to get onto Broadway. There is a HIGHWAY on one side and a MAJOR thoroughfare on the other (which attracts a TON of new driver/high school traffic - with a tendency of SPEEDING to make the light). If any development is made at this corner the traffic patterns MUST be addressed intelligently. Think pedestrian underpasses or bridges over Broadway and Greenbriar. Additionally, Toedtli is the only street that allows

neighbors an exit from their neighborhood. Any development at this corner impacts that community and emergency services from getting in and out of the neighborhood.

SoBoNeighbor
10/26/2020 05:15 PM

A detailed plan on what the land should be used for is imperative PRIOR to changing the land designation. I will not support any initiative that circumvents this. It is potentially a very dangerous location to increase traffic and population given the number of minors there with the two adjacent schools and the complex traffic flow at that intersection. Changing the designation without an agreed upon plan limits any recourse the city or neighborhood has in directing the land use to beneficial and safe purposes. The traffic flow along Toedtli is already extremely dangerous with near accidents at the intersection, constant speeding, and young, inexperienced drivers. There are many young children that walk, ride bikes, or skate alone along that road. I have not heard any plans from the church or city to address the danger so any land use that increases traffic will be a problem. This also must be addressed before land use change is initiated. I also worry that the church is being taken advantage of by developers as they have financial constraints. This problem is significant enough to warrant entire departments in state justice departments to review development of church properties. Has anyone reviewed this in regards to this request? Finally, I am concerned that without a legally binding agreement on direction of the project before land use designation change, all the suggestions of using the land for low income housing, limiting college usage, or engaging with the neighborhood will disappear. The church showed no plans to engage with the community prior to their request to change the land use designation a few months ago at the council meeting. Our community only found out about the request through personal contacts within the city offices. The realtor presenting the plan was unprepared and did not appear interested in community engagement until after the council demanded it. I am also curious as to who will be maintaining the property that is developed. Will the community be working with Mt Hope to ensure the property is maintained to a livable standard or will it be effectively sold to a developer? Overall I think this land could be put to good use but I have little faith that it will be given the current state of planning.

Anonymous
10/26/2020 06:48 PM

I am concerned about additional light, noise, and traffic, especially in the late afternoon and evening. I am very concerned because that is already an unsafe junction and I can't imagine adding to the traffic there.

Anonymous
10/26/2020 07:25 PM

More traffic, congestion, noise

Anonymous
10/26/2020 07:48 PM

Visual impact and access. The eastern elevation should be built to create a noise buffer and wrap, and community amenities - like community gardens - should be retained. If the market allows, a community cafe space would also be nice.

Anonymous
10/26/2020 08:15 PM

I don't believe our section of Boulder needs any further commercial or residential development. We have plenty of businesses in the Table Mesa

shopping center. Our neighborhood has more than enough residences, as evidenced by the amount of traffic flowing through our streets. The intersections near Mt. Hope Church are clogged with all kinds of traffic because of the crowdedness of the neighborhood and because of the two main schools nearby (Fairview and Southern Hills). There is also a lot of pedestrian traffic and bicycle traffic, largely emanating from the schools and the bus stop across from the property in question. Adding more car traffic to the mix would only increase the danger to all people in the area.

Anonymous

10/26/2020 09:28 PM

Further expansion of medium density housing without immediately adjacent services is unprecedented in south boulder. Neighboring Mountain shadows more closely resembles bear creek apartments. We don't need more senior housing or higher density without transit solutions. The skip only goes one way across the street and adding density of housing would increase ped/bike/vehicle conflict

Anonymous

10/26/2020 09:33 PM

Parking and traffic are my primary concerns. Parking on Longwood Avenue and a section of Gillaspie Drive have been limited to 2 hours pushing the traffic, safety and parking issues to Greenbriar, Toedtli, Knox, Grinnell, Hastings and Ludlow. By making this land into school parking, the neighborhood roads around the schools would be safer and less congested. We don't want to encourage more student driving to school so in addition to converting this land into a parking lot, the 2 hour parking limit should be implemented on all neighborhood roads around the school. Entrance and exit to the parking lot would be on Chambers in order to spread out the traffic flow from Greenbriar and Broadway, which is already high. The Table Mesa Shopping center has many sections of the property that are unused, which could be used for further commercial / retail development and affordable housing. We definitely DO NOT need more commercial / retail businesses in this area. Let's use existing commercial / retail property in the Table Mesa shopping center more effectively. The Baseline shopping center also has high vacancy that could be used more effectively.

Doug Bachman

10/27/2020 10:15 AM

Mostly traffic. The intersection of Broadway, Greebriar, and Toedtli gets really crazy during rush hour and school start/end. It's already dangerous and I worry how the new traffic will impact the intersection. That's my main concern about retail there. I can't see cars coming and going all of the time being a positive.

Anonymous

10/28/2020 01:39 PM

Very few if any. Please do not allow a building that could in any way compromise residents' views with a building of several stories.

Anonymous

10/29/2020 08:22 AM

I hope changes reflect the needs of the neighborhood and not the developer(s).

Anonymous

10/31/2020 12:43 PM

That intersection is a choke point for multiple schools and half of table Mesa. Any changes would require a review and redesign of the traffic patterns going into and out of that intersection. It is already a traffic jam due to the school, and is a risky intersection with pedestrians and bikers dealing with teenage

drivers and busy parents, as well as visitors to the rec room and park. By the way- why is the zone for the entire church block being changed when the claim is to develop only the vacant two acres?

Anonymous

11/01/2020 01:38 PM

I don't have any concerns about it!

Anonymous

11/01/2020 02:20 PM

Adding additional road outlets on Broadway could be dangerous. It's otherwise hard to get access to the northern part of the land.

Anonymous

11/01/2020 02:25 PM

I don't think we need to build on every vacant piece of land in Boulder. There is hardly any land left that doesn't have something crammed onto it. All buildings that have been built over the last 20 years look the same, are the same height and go right up to any set back that is involved. It would be nice if at least one gateway into Boulder is a little less commercial or filled with buildings. Plus, less than a mile down the road is the Table Mesa Shopping center with shops, restaurants etc.

Anonymous

11/01/2020 02:26 PM

The traffic patterns already around the school area-no more housing with parking issues!

Anonymous

11/01/2020 02:28 PM

If it's just so someone can make money, I'm against it. If it's truly to benefit the neighborhood or humanity in general (such as through affordable housing), I would support it.

Anonymous

11/01/2020 05:32 PM

i do want to have any housing, stores or apartment that could put the kids' in danger of strangers.

Anonymous

11/02/2020 07:38 AM

Don't need more retail here.

Anonymous

11/02/2020 08:13 AM

Traffic in and out of this area from Broadway and the neighborhoods.

Anonymous

11/02/2020 09:34 AM

Additional traffic

Anonymous

11/02/2020 10:44 AM

I don't really have any

Anonymous

11/02/2020 12:21 PM

More traffic problems (congestion, accidents) during the weekdays. Might increase homeless people soliciting.

Anonymous

11/02/2020 02:45 PM

Housing

Anonymous

Decreasing my home value

11/02/2020 02:49 PM

Anonymous

11/02/2020 05:55 PM

It is such an enclosed area in the community that having a business on there is not the best because of traffic.

Anonymous

11/03/2020 08:31 AM

The roads can't handle the extra cars. The schools can't handle the extra kids.

Anonymous

11/09/2020 03:07 PM

No housing. We are very crowded already

Anonymous

11/09/2020 03:12 PM

N/A

Anonymous

11/09/2020 03:40 PM

We do not want any housing to be added.

Anonymous

11/09/2020 06:10 PM

None

Anonymous

11/10/2020 04:51 AM

Morning traffic and parking at Fairview & SHMS is already pretty challenging. Wouldn't want this development to compound that.

Anonymous

11/10/2020 09:09 AM

I would *not* support development where traffic is primarily routed to Greenbriar - during the morning rush hour, especially, where school and work times converge, traffic on Greenbriar (and in South Boulder overall) are already horrendous. So, along with this development, there needs to be better access to Broadway.

Anonymous

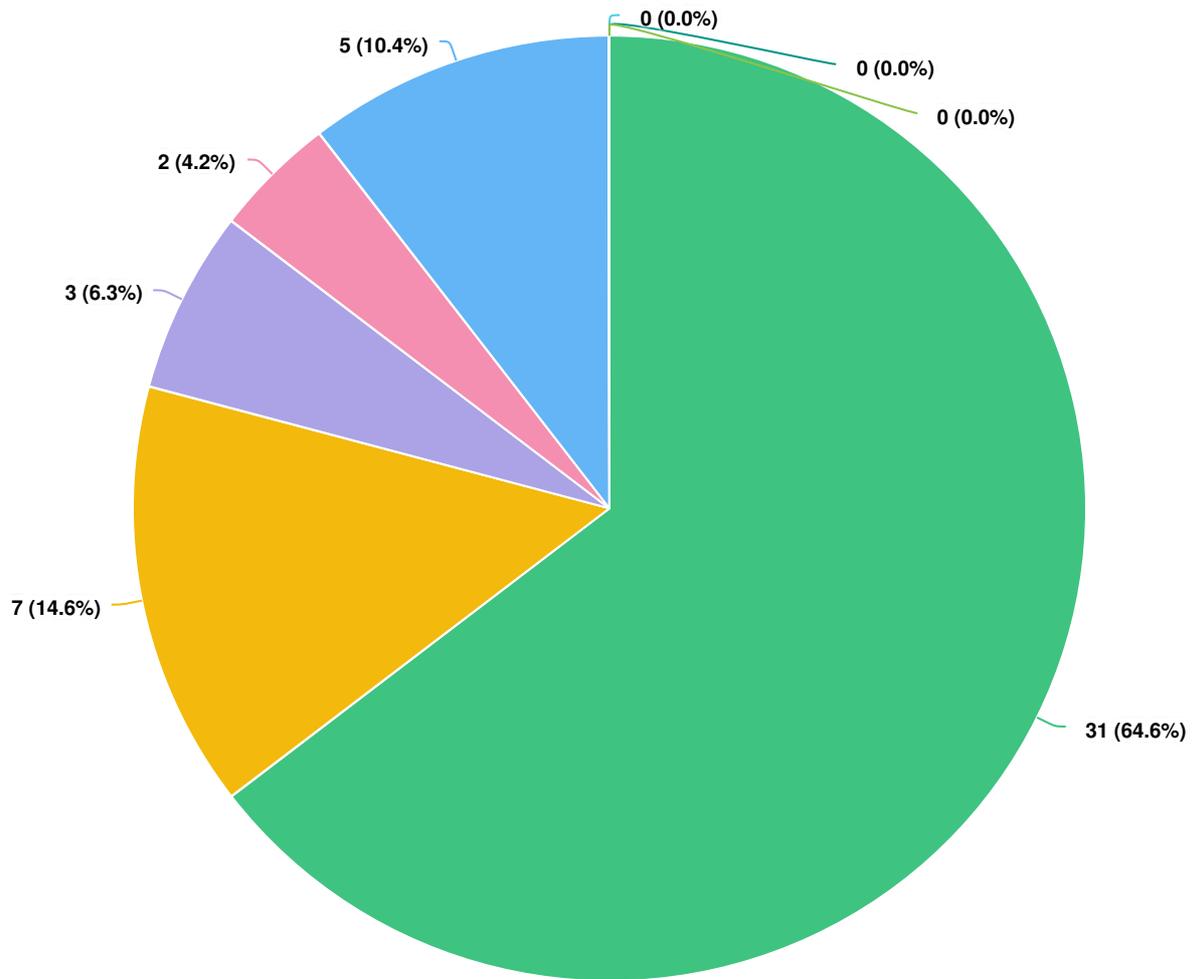
11/10/2020 07:10 PM

Safety of kids

Optional question (41 response(s), 7 skipped)

Question type: Essay Question

Q5 To help us understand who is providing feedback please choose the option below that best describes your relationship with the area.



Question options

- I attend services or events at Mt. Hope
- I don't frequent the area
- I work nearby (not school)
- Other (please specify)
- I frequent the area for hiking, visiting friends, etc.
- I work at a nearby school
- I go to school nearby
- I live nearby

Optional question (48 response(s), 0 skipped)
Question type: Radio Button Question

S Broadway

Compiled E-mail through 11/24/20

10/31/2020

Hello, Jean,

I live across the street from the lot at 1345 S. Broadway, and I'd like to offer my thoughts and input on the proposed zoning change there at Mt. Hope Lutheran Church. I have been a Boulder homeowner/resident since 1991, and I have owned and occupied this home across from Mt. Hope Church since 1998. As a longtime resident of the neighborhood in question, I have an excellent understanding of traffic and pedestrian patterns in our area.

Our neighborhood has several traffic and pedestrian issues. These already need to be addressed anyway, but they especially need to be addressed if the city proposes to develop the lot in question. South Broadway from Greenbriar south to the city limit currently behaves more like a highway than a neighborhood street. Cars drive fast through that stretch of road; please take this into account as you propose to bring new residents—with their pets and their children!--to live a few steps away from that fast-moving traffic. Yes, there are many neighborhoods already along that stretch of road, but the homes on the eastern side have the buffer of the multi-use/bike trail between them and the Broadway traffic. And the homes on the western side have the buffer of the vet's office and some vacant land/vegetation. The lot in question, however, sits directly on Broadway with no buffer at all.

Whether the city decides to use the lot for residential or business use, I would submit the following thoughts to help make the new construction (and the area in general) safer:

--There is already a general shortage of sidewalks in the area anyhow (especially along Broadway), making it both dangerous and inconvenient to be a pedestrian in our neighborhood. There are currently no sidewalks or curbs along the eastern edge of that lot (the edge that runs along Broadway). If the city does decide to develop this lot, then at the very minimum, I would urge you to provide continuous sidewalks around the entire lot's perimeter.

--In proposing to develop that lot, the city will most likely need to consider adding a driveway to allow traffic to enter the lot from Broadway. The fast traffic speeds along Broadway need to be taken into account when planning for how to make this work; people turning left into the lot from the northbound side of Broadway will have to cross some pretty fast-moving traffic, without the benefit of a traffic signal.

--A median along Broadway—ideally from the traffic signal at Greenbriar to the southern city limit--would help to slow the traffic through that stretch, making it safer for everyone involved. If said median had pedestrian refuges in it, that would be even safer.

--There is currently no safe way for pedestrians to get across Broadway south of the traffic signal at Greenbriar. If those living in the neighborhoods west of Broadway want to access the bike/multi-use trail, they are forced to either make a dash for it across Broadway without the benefit of any traffic control, or to walk all the way up to Greenbriar to cross the street safely. A safe crossing of some sort (or better yet, a traffic signal) at the intersection of Chambers and Broadway would be a wonderful addition to the neighborhood—again, especially if the city proposes to bring more people to live in

this area. And as the cars heading up the hill into Boulder from Hwy 93 will not have much warning to slow down before they reach the top of the hill, some sort of signage on the northbound side of Broadway at the bottom of the hill would be very helpful (“pedestrian crossing ahead,” or “traffic signal ahead,” or some such).

--If this lot is developed, there would be more pedestrian traffic (not to mention vehicular traffic) at the Broadway/Greenbriar intersection. A pedestrian refuge in the middle of that intersection could be a very helpful addition. That intersection already sees a fair amount of vehicular traffic as well; this would need to be considered when planning where to place a driveway for cars to enter the lot from Greenbriar—if the driveway is too close to the intersection, it could cause undue congestion in an already busy area, especially at certain times of day.

Finally, traffic and pedestrian safety issues aside, if the city decides to build residences on the lot in question, I would urge you to make these residences permanently affordable. Boulder has plenty of homes for the affluent, and rather a shortage of nice homes that are within reach for people of more modest incomes.

I very much appreciate the city’s consideration of my thoughts and input. Boulder is a wonderful place to live, and I’m sure the city will make a decision that will enhance the lives of existing residents as well as any potential new residents in our neighborhood.

Raven and Rob Moore Amerman

1536 Chambers Drive

303-499-3789