

North Boulder / Palo Park Listening Session

November 18, 2015

Meeting Summary and Discussion Notes



The purpose of the local community “listening sessions” is to invite community members to share concerns, questions, and ideas related to the update of the Boulder Valley Comprehensive Plan (BVCP) as well as city (and county) services and programs. Sessions have been scheduled for six locations around the community and include an open house with a variety of information on a range of city programs and projects from many departments. These are followed by a short BVCP presentation with round table discussions following. Demographic information from the meetings is included below.

People were asked to suggest key topics for longer group discussion. The longer discussion topics selected are listed below in bold with summary notes.

Suggested topics for discussion:

- Sustainable building, Housing + Transportation Issues, Affordable Housing, Workforce Housing;
- Sustainability, Energy, Ecosystems + Wildlife, Pedestrian Safety, Livability, Growth, "Ugly" Buildings + Views, Community Character, Noise, Complete Neighborhoods, Githens Acres, Redevelopment + Adding Density.



Topic	Summary Notes North Boulder and Palo Park
Affordable Housing	
Locations for Aff. Housing	City definitely needs more affordable housing. Spread it around the city (Holiday OK). It is important for diversity. N. Boulder has vacant land that is some of the last in the city. AH is being focused in N. Boulder but we need diversity for a vibrant community.
Concentration of AF	Concern concentration in an area will turn a diversity of people away. Different types of AH. Price lock (deed restricted) in Foothills Community Park; Holiday good example: design is appealing (homey).
Design issues	Violet & Broadway - "rat cage" and looks like a project. Emphasize mix of housing - low prices with market housing. Design of Holiday promotes community. Violet & Broadway is too close to the street - dislike this and it lacks street level retail.

Jobs: housing mix	Boulder is a job hub with high cost housing and limited low cost housing: donut in the middle.
Jobs: housing mix	3x jobs - 1x housing - issue. People need to live and work in the community. I worry for loss of housing due to development. Ponderosa mobile park if annexed would require roads, water, sewer, and housing standards to equal millions to meet and would threaten Ponderosa's ability to provide AH.
Tiny houses	Tiny housing as a possible solution - does zoning allow this? Tiny housing could fit into single-wide lots at mobile home park: city code would require wider lots because mobile homes to meet city code requires wider lots.
Mix of housing / size	Access to outside is important. People want yards. Importance is mix of types - consider all types. New building is only 1 type. New buildings are not necessarily affordable. Original N. Boulder had a mix of housing. N. Boulder becoming one type: multi-million homes.
Tiny Houses / ADUs	Homeowners in Boulder are interested in tiny homes in their yards to add to housing diversity. Zoning allows ADUs in some neighborhoods but are allowed depending on proximity of other ADUs.
Tiny Houses / Allowed increases in density	Reiteration of homeowner interest in ADUs and for tiny houses - "friendly" way to increase density. Proposed zoning for N. Boulder will allow up to 6 properties per lot. Concern for type and form allowed when 6 units are allowed - it takes away from nature.
Diversity	Be clear on how to define diverse: income, age?? Mid-20s households can't afford housing in Boulder. Affordable housing program is inadequate and results in ugly, poorly designed homes that lack community orientation.
Co-housing / Tiny homes	We need more co-housing, tiny homes, etc. Zoning isn't user friendly, adaptable. 2 year planning process - edges out all except wealthy developers. Need housing options for 30-40's families with children. They want traditional style with yards.
Housing options / More flexibility in regulations	The lack of housing options across the spectrum - down sizing into equally expensive housing. Aging in place restrictions in regulation. Want more flexibility in zoning. City regulations are onerous - too many.
Agriculture	Allow for urban agriculture.
Growth & Smart Development	
Road maintenance	Wondering what the plan is to fix the roads?
Caps on density	Like Crestview park. Interested in smart development.
Cell Coverage	Cell coverage in N. Boulder is bad!
Redevelopment / Neighborhood character	Living next to an Air BnB has concerns with the neighborhood make-up. Need smart / wise redevelopment. It feels like the growth is too fast. Not knowing the vision for N. Boulder. Concern with traffic.
Rate of Growth	Keep things static about developers. Slow down growth. Concern with lack of multi-modal options.
Short-term rentals	How do I deal with not feeling bad about being frustrated with short-term rentals and long term rentals? It is about quality of life in the neighborhood.
Voice	North Boulder is not heard, need more online participation options.



Armory	Armory growth - do not want large buildings that are out of character with the area. Contextual building heights.
Jay Rd. Development	Concerned with Jay & 36th Development All growth will impact transportation
BCH	Development of Boulder Community Hospital.
Growth	How do we properly house populations growth? Are growth limits being exceeded every year?
Smart growth	Smart growth is the preservation of neighborhood character. Concerned with building heights. Boulder is at risk of overpopulation. Quality of architecture is important. N. Boulder has tons of residential but not a lot of anything else. Want livable neighborhoods.
Accessibility	Would love to be able to walk to a grocery store. Would love to walk to a post office.
Voice	The opinions of N. Boulder are not factored in. NB is treated unfairly. Process and involvement for NB needs to be better and more accessible.
Development	Thinking about leaving neighborhood because of recent developments. Want to find the balance between my own investment and affordable housing. Feeling helpless with the decisions of the city.
Rural Character	Want to maintain the rural / small town nature of the neighborhood. NB is unique and we should keep it this way instead of becoming denser like mid-town or S. Boulder. How do we say no to development?
Changing demographics	Trends report reveals a drastic change in demographics. More than 50% of homes in Boulder are rentals. WE need to think about this. No one predicted the rental prices jumping so much.
Affordability	You don't have to house everyone. If you can't afford to live here then why should you?
Transportation	We need to take a county-wide look at transportation. Compares to LA.

Rentals	We need to be radical in our approach to control the amount of rental properties. Ask CU to start student housing. No more rental properties if you live outside of Boulder
Pedestrian Safety & Livability	
Affordable housing, youth & livability	Pedestrian accessibility; children getting to school; safety
Pedestrian Safety & Livability	Diversity
	Traffic
	Voice for all ages.
	Mix of residential to commercial - jobs: housing mix.
	Process for the plan put to action. 16 year old said Boulder is turning for the worse.
	Enforcing views.
	North Boulder retail - Lucky & North - zoning commercial local serving.
	Armory 's density.
	Views diminishing; where are the mountains?
Ugly development	
Community Function	
Micro houses	Micro-houses can be temporary. Try it - if it works, it can stay.
Local change	In south - Winston-Salem - a group called "change". City went through and addressed every single issue. Need to formalize smaller neighborhood units.
Retail	Chicago- ... corner hardware store was feasible. If you served us together - connected us - I fell like we box and isolate. I really think we can foster that (the hardware store). We could be much more creative in how we accomplish that.
Retail	Used to live on Hill @ 9th and College - "the store" - tiny store building. Was nice to have that there. Lucky's has a corner on the market in NB. Prices have rocketed. Is a bit of a node now. Has some of the neighborhood things.
Armory	Talked about artists studios to a general store. Developer hit a brick wall - height ordinance issue in order to make numbers work, needed to go 4 stories, but we've been so anti-height.
Architecture	Form-based architecture. Diversity is beautiful. Would be nice to see some beautiful and unique architecture. Boulderado doesn't disrupt anything , and people love it.
Connectivity	Please connect all the trails. Off-road trails.
Flood work	Floodplain improvement project. We could bond to let developers contribute or it can into the spot. West at 20th didn't get done.
Mobile homes	Boulder meadows mobile home park - fabulous location. Prices we pay, could buy a 4 bedroom 4 bath house in other places.
Complete Neighborhoods	Picture of complete neighborhoods sounds great but can it encompass a larger area?

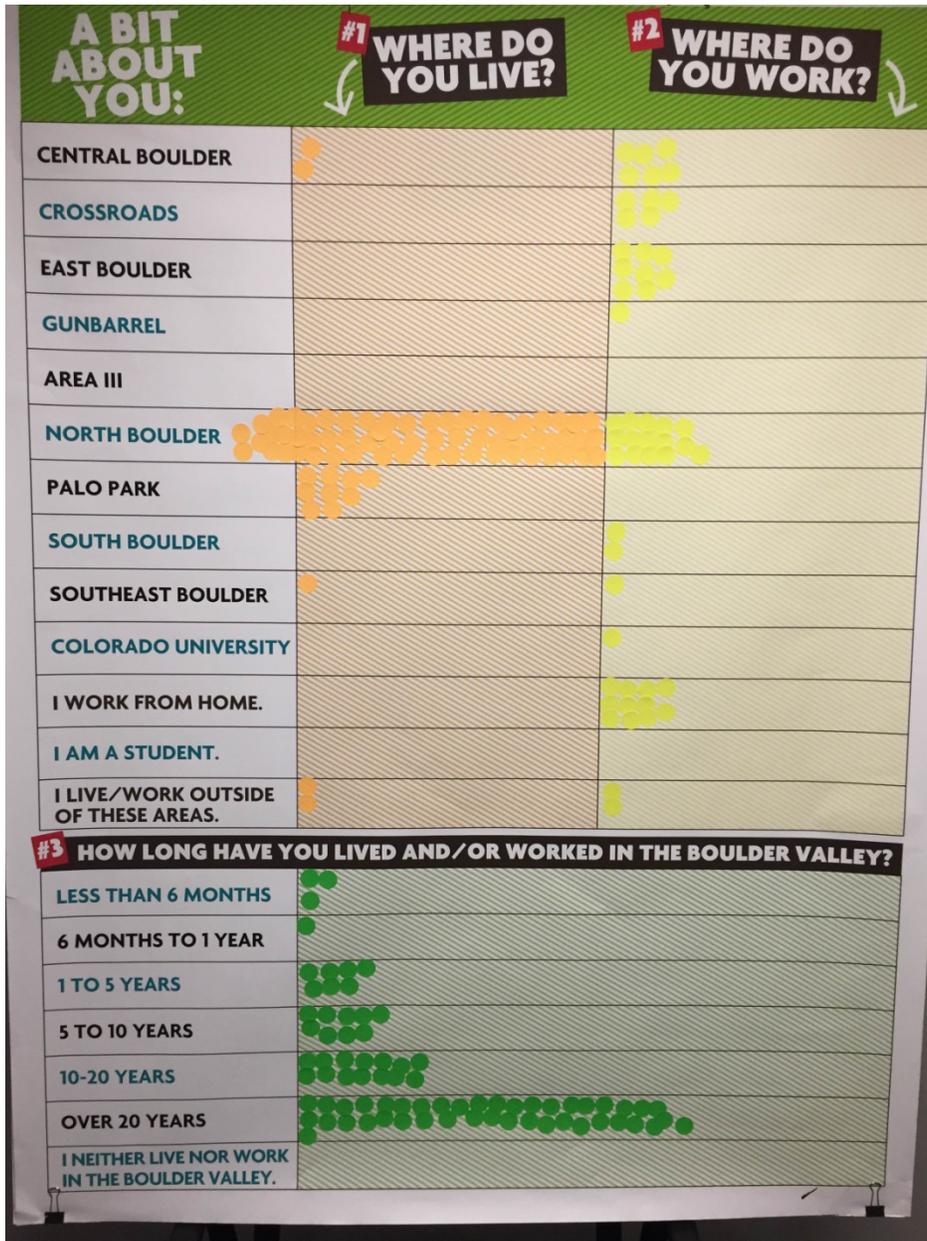
Diversity	Armory - what if there won't be diversity? How do we incorporate that? Buildings are available to families, elderly, single people. Different kinds of units.
Community empowerment	How does the community have input on what the community needs?
Retail	NoBo can't support retail outlets (Hardware store that elapsed). Need an ACE hardware.
Neighborhood empowerment	Why don't we just do these things? Why can't a neighborhood get together to propose something - just like you can build a house. We are really powerful to do something - you can build your won community. Let's have the ability to build a mechanism into our community. Need to have responsibility to do things.
Neighborhood empowerment	NB used to be called "dog patch". Minimum # of people to come together to decide what to do.
Arts District	Look at barriers to building Dairy Center for the arts. Didn't succeed. Artist community - N. Broadway - really fun.
Arts District	Let's get N. Boulder arts district really going. Place for artists to inhabit. Need mixed use - live work sell.
Arts	So strict in code - assistant art studio. Says you can't have any in the city. Can't have it unless it is a residence - must be a home occupation. But can't have someone help you.
Micro houses	Artists would consider micro houses. Eugene, Portland, Houston. Trailers lost something in their construction. Micro houses are like little pieces of sculpture. Discussion of what a micro house is - safe and not safe.



Transportation	
Changes due to Technology	Autonomous car will replace Uber; Don't know if Boulder infrastructure can handle the changes; electric cars inevitable just don't know timeframe; one way streets promote efficient travel; technology will drive the elimination of cars (transit, car sharing).
Public Transit	Why pay RTD for this service? Municipal transit system could provide better service, RTD service ends too early, poor frequency routes not dense enough. Trolleys, smaller shuttles instead of big buses that aren't full. Transit so good in Europe that you don't want a car. Can take 2 buses or more to get where you need to go. If service was great, how much would you pay for it? (\$1000/year too much - but if collected would raise serious resources). How collected matters a lot (tax vs. user fee). State legislature would need to take legislative action to get Boulder out of RTD - but could do more routes like HOP (not owned by RTD). Sexier options than buses - trolleys, trains.
Bike Paths	Would like to see the network completed. System is a hodge podge of off-street, on-street, and crossings dangerous infrastructure. This issue is specific to N. Boulder. Should we use eminent domain? Not everywhere, but possibly for critical connections. Also work to wait for redevelopment and exact it from developer. Narrow travel lanes for cars by expanding bike lane width to slow down traffic. Bike paths are beautiful in Netherlands and are like their own streets.
Congestion and Routes & Traffic Calming	19th St. is "pleasant" option for people who want to avoid Broadway. This results in a lot of traffic diverted to 19th that otherwise wouldn't be there. Use traffic calming and traffic circles to discourage through traffic. As people age they go slower and then so does everyone else. Traffic circles effectively calm traffic, but may not be a good option for emergency service routes.
Broadway Crosswalks	Lots of blind spots near restaurants and library. Crosswalks in general need to be more visible because cars don't stop. Some people honk at cars that stop at crosswalks.
Right-sizing for Iris?	Mixed views. Bike lanes might be better on other (lower traffic) streets. Although bike lanes can help slow traffic. But does it raise accidents or fatalities? Key question is if we want to slow down the cars.
Rights of Nature	
Bikepath Concerns	Primary concern about bikepath between Sumac & Topaz –effects on wildlife, only 1 block away from 26 th Street – not worth it. We were deliberate about closing off the neighborhood, paid for it within the community to provide bike/ped safe access to Crestview. IT already does what a bikepath along the creek corridor would do. There is enormous growth all around us. This topic was on the table a long time ago and was taken off the table. Bird study and EIS already considered. Turn the bike lanes (existing) into bike paths.
Riparian Area	Fourmile Creek drainage: Dense tree area, Coopers hawks, great horned owls. Bike path would mean tree removal. Area has family of foxes, wild ducks, geese. Why pave a riparian area?

Protect the Wildlife	Recognize that all the small steps increase the human footprint and impact. Consider at a fundamental level. The rights of the creatures are important. We shouldn't add more paths and subdivisions. There is very rich habitat in N. Boulder. At times I have counted 14 deer in my backyard. There have been bear, mountain lions. This has been a learning experience that I shared with my kids and would like to preserve to share with my grandchildren.
Preserve trees and vegetation	Raspberry bushes are a key source of food for wildlife. In 10-20 years it should look like it looks now.
Changes along the Creek	There are plans that could modify the creek significantly - 2 and 1/2 times wider. The multi-use path would alter the neighborhood significantly. Flood improvements would mean tree removal.
Impacts	There have been annexations since the flood that have lead to subdivisions, more fences, less habitat. It is a mistake for character of the community. There will be more traffic, more people, more annexations.
Topaz	Thoroughfare through Topaz is a concern.
Remodels & Annexations	Limitations on annexations - no subdivisions with annexations. "Remodels" adding a lot of sq. footage are really "remodels". This has encouraged subdivision and redevelopment. People annex to the city when they need to but then they ask for subdivision and remodel, land use change and zoning change.
Bike Path	The board has already decided on matters of the bike path. Easements rights along bike path already secured by the city. Bike path proposal was in 2 segments: 1. 19th to Sumac (strong opposition among group); 2. Under 26th - this one is being proposed. Previous discussion already decided. Why is this being reconsidered? They were going to build a tunnel under 19th Street.
Githens	Want to keep neighborhood as it is. We have to keep saying we "want to stay in the county!". The city has violated the process so many times in the past.
Preserve Creek	This area offers an opportunity to preserve a stretch of Four Mile Canyon Creek. There are already street / bike options and the neighborhood is bike friendly and kid-friendly already.
Flood Debris	Hire young people to clean the stream channel instead of spending \$250,000 on a bike path. Keep the waterways clear with the resources available.
Nature	Plants and animals have a right to be in the neighborhood as much as we do. We've already encroached on them over centuries and decades. Every little change we make increases the human footprint and affects nature. It matters. We have conviction that it's necessary to take in the rights of nature at the core of decision-making. Consider global warming.
Githens Acres	
Rural Character	Rural neighborhood - people want to keep it rural and not have development or more density in this area. People want to keep the natural landscaping.
Affordability - Githens	There has been redevelopment in this area into "trophy homes" that are not affordable. This makes it difficult if not impossible for young people to live/stay in Boulder.

<p>City/county issues - Githens</p>	<p>It feels like people's voice doesn't count as they are county residents, not city. Residents are surrounded by city. Annexation is really expensive - Over \$100K too much for retired people. County taxes are high as well. Give a tax break so retired people can stay in the community.</p>
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Comments from Written Comment Sheets

Do you have any ideas, concerns or questions about the area where you live or work? Let us know! If your comments regard specific areas of town, please indicate that clearly.

- I liked the many maps – thank you. • Please do protect our ash street trees with the trunk infections as is now being done. • Please keep removing dead elms. Encourage homeowners to remove dead elms and help them get discounts on replacement trees of the most appropriate species. • I am concerned that sewer replacements and upgrades are proceeding so slowly. Also the sewers used to be inspected, but not anymore (a TV system was used.) • I liked the idea of putting a stoplight at Norwood and Broadway for safety – it’s hard to get out on Broadway from nearby cross streets. • Please keep buildings west of Broadway in N. Boulder. No taller than 2 stories.
- 1) Repair Wonderland Trail Bridge over 4 mile creek. My husband was seriously injured there. 2) Speed up N. Broadway reconstruction. 3) Strengthen & add teeth to existing BVCP policy to avoid concentrations of affordable housing & social services facilities – esp. N of Violet. 4) Give citizens a real voice early enough in land use regulation process to make a difference. 5) Get real about the long-time BVCP policy about development paying its own way.
- I would love to see a few things to make North Boulder even more awesome: • A bus that runs down 28th St from the north end of Broadway down to Table Mesa P&R. If that’s not feasible on the south end, at least a connection from N boulder to the commerce areas along 28th St. From my house @ 17th/Yarmouth it takes about 6 min to get to Safeway in a car but a bus trip would be 20 min (if I’m lucky w/bus connections). • This is actually more for Boulder in general but the permanently affordable housing program needs some fixes ! you can live in Boulder if you have plenty of \$ or very little, but we should make room of people in between. 2) we should “regulate” this program more. I know someone who rented a condo at market value from someone who bought it in the PAH program. I know single people buy 2 BR units & then rent out a BR for market value. These are not the way this program should be used.
- I am concerned about the 2801 Jay Rd change of zoning. With the impact of traffic – Jay Rd is already congested and children crossing either Jay or Hwy 56 to get to Crest View Elem seems to me to be inviting a dangerous situation. Further, to put expensive (market rate) housing on N. Broadway and centralizing affordable housing on 2801 Jay seems to defeat the purpose of socially integrated housing.
- As I walk around and look, I like the ideas that are being studied, especially neighborhood – connecting multi-use paths! I also support better retail in the growing north boulder, north of violet. As for trails & mode use options, and more voice and sight is better. Overall I am amazed at how grumpy citizens are about this work. I listened to many community members arguing with planning staff. Your staff handled it very well and many of us appreciate the work you are doing regardless of the optimal outcome. Thanks for hosting!
- Re: Palo Park and other “community parks” – I understand that the City has received complaints about space at parks like these being rented to private groups like BCSC, BIS, FC Boulder. I would

just like to voice my support of allowing groups to do this. Not only does it promote “community”, it deters the “rif-raf”. When the park is empty, we (I reside near one) see individuals inhabiting it smoking pot, drinking alcohol etc ie; right on a child’s play structure.

- Key & essential to North Boulder – how about a Verizon (at least) cell tower in N Boulder. The service is essentially nonexistent & Verizon says it is a city issue.
- Development increases Local carbon debt. BVCP needs a new rule. Carbon debt of new development shall be paid off by using excess renewable created onsite or off-site.
- With the population growth in far North Boulder, it would be fantastic to get a grocery store! How about the armory property? Something smaller yet more affordable for the neighborhoods demographic i.e. we don’t need a Whole Food, rather a small Safeway or similar.
- You have lumped everyone/thing north of Iris together. West (B’way) Boulder & East Boulder (Palo Park, 4mile Creek) have entirely different issues. Palo Park is surrounded by City Roads are pass-throughs. City Parks. West: excellent mass transit (bus) & access, roads getting paved, can vote on what goes in their water, can vote on where they get their electric, can vote on City Council issues, can vote on sales tax increases, eco passes, BBikes, getting 4 mile creek repaired. East (Palo Park): NO mass transit – poor accessibility, Palo Park – no paving, no repairs, No votes, same water, No votes – only lies, no votes – issues affect us equally too, no votes – we shop in buildings, no eco-passes + BBikes + etc, No 4mile creek repairs
- We do not... affordability of housing. I’d like to see North Broadway because a strong Arts District. Would be wonderful if the old Armory could be converted into artists’ studios that could be rented @ a reasonable rate
- Put the trash cans (that city removed) back into Palo Park E, S, & N along the sidewalks. City Parks said they were replacing them a year ago. Bring the new ones, then. NOW
- Continuous path from 19th Street underpass at Crestview following 4 mile creek. This right of way was part of the original annexation agreement of property immediately east of 19th (ask Lisa Morzel about this)
- 1) Please increase size of B’way Bridge over 4mile Canyon Creek so it can pass at least (minimum) a 50 year flood. Current capacity is only 20-25 year flood. 2) Excavate down the Violet Park site 8’ down from current grade to provide debris detention in the Violet Park, to protect homes + schools from debris in the next flood. 3) I oppose zoning changes for 4395 Bway, 1179 Union + 999 Violet. We spent a long time on the NBSCPlan working out the zoning in this area. It is not appropriate for the Business zone to creep down into this area along B’way. Please keep it residential.
- General comments on height limits: west near the mountains, keep buildings low so public can see and enjoy foothills while moving about, (too bad old Camera site is HIGH). High rises might better be kept further east. At a certain point, still in Boulder, the back range is visible. That might lend itself to higher buildups. Take into account what our mountains give us that is special, unique.
- 1. There is far too much information to digest at one meeting to be able to provide meaningful comments. A follow-up meeting is needed. 2. The scope of the comprehensive plan should be broader, not just our neighborhood.

- Why has the wonderful Lucky's Market area been rezoned residential? Very disturbing...
- I would love the option of public transportation (i.e. bus) to get from my house in North Boulder (Holiday neighborhood) to work on CU's east campus (30th + Arapahoe). There are bus options, but taking 2 buses as required currently turns a 10 – 15 minute commute into a 45 minute commute. I'm surprised that there isn't already a better bus connection between North Boulder & the 28th/29th St corridor. This is only ~4 miles!
- Please work with the county and Githens Acres residents to make Topaz connected. This was promised by the county when Norwood was rebuilt. The goal was to let some Centennial traffic flow across Topaz instead of putting all that and other NE Boulder traffic across Norwood. Topaz connection could be a slow traffic design – that would be best. However, the design needs to allow Firs Station 5 to have access, which it doesn't now – at least for its under 5 minute goal.
- 1. Safer crossing for pedestrians & cyclists is needed over 26th St where the bike path leaving Elks Park crosses to Agate (?) to get kids to/from Crest View. 2. Safer bike lanes needed (bollards?) in N & S bound lanes of 47th St between Jay Road & Valmont to encourage (assist/support) families in Palo Park/ Four Mile Creek get to/from Valmont Bike Park. 3. Medium-density housing abutting Four-Mile Creek in Palo Park is not only inconsistent with the definition of med density residential but detrimental to the wetlands and existing homes in lower Palo Park north of the current proposed development.
- Why such focus on "Housing Affordability"? Seems to me that the #1 factor is interest rates! 4% is great (+current) if/when the mortgage rates go to 7-8% THAT'S what's going to price people out of the housing market. Then do we allow more rental homes/apartments or more people in each house (hopefully not). Look at affordability in the 7-8% rate future. That will be sobering & forward looking.
- Strongly oppose any increased density on Sumac Avenue!
- The change requests for land use changes for 4295 Broadway and 1179 Union and 999 Violet from LR to MUB is contrary to the intent of the original N. Boulder sub-community plan; of which I was a member. The so called buffer zone between businesses on North Broadway was the Northern side of Violet Ave. Residential on the s. side of violet was strictly maintained. It should be maintained as planned. The notion of a "buffer zone" is generally used when an individual wants to "up-zone" a parcel for their personal benefit. As a neighbor within 300 ft of these parcels, I would like to be informed of any public meetings or processes in writing, in advance. Thank you. Chris Brown, 4340 13th St, Boulder, 80304.
- In North Boulder only 5 months, it turns out I moved next door to a BNB (AirBNB). NOT happy. Is it possible to resolve the BNB issue with zoning? I don't want to live in a mixed-use neighborhood (really – motels – there are 2 in wildwood – and single family homes). Let me know how I can help resolve. Perhaps a real estate disclosure orget rid of the transient neighborhood. Thank you.
- With the armory construction, please no tall (55') building as it would be out of character for N. Boulder. Also no big (*tall!) boxy construction – use the "norms" established along Broadway, east side from Violet to Yarmouth, as the reference for construction adhering to neighborhood character.

- The North Boulder arts district needs full development for the creature community. The Swoon Art House at 4295 Broadway is the perfect example for mixed use.
- I'm desperate for a Verizon Cell Tower in N. Boulder. Service is essentially zero and Verizon says it is a Boulder approval issue. It hits me in the pocketbook having to also pay for a landline.
- Concerned about changing designation request on 2801 Jay road & resulting increased residential density, traffic/noise on Jay road & impact on Orange Orchard community. Thanks!
- 1) West side of street on Broadway from Lee Hill to Violet is ugly and does not reflect the look of other side of street. Makes for a less close nit part of town. 2) Trailer park off of Violet on west side needs significant improvements for residents. 3) Art focused area should include a "central" art center, much like in Ann Arbor with spaces for classes, artists to convene etc. 4) There should be park and bike options around the city for commuters to ride into down in North Boulder, the "Bus Stop" would be perfect.
- I'm very concerned about the cost of houses in my area – the middle class is getting totally closed out. I bought a house in Newlands in 1990 for \$128K and now average price for houses that sell is +\$1.5. Any affordable house is immediately torn down, a too deep basement is built & the house are 5000+ square ft. They have to pump to keep their too deep basements dry. What's going to happen to the aquifer + old trees depending on that water?

Online Comments

My comments are regarding the Palo Park area. My concern is regarding the Boulder Housing Partners proposal to develop 4525 Palo Parkway at 14 units per acre. My neighborhood, Northfield Commons, directly south of Palo, currently has 42% affordable housing. This new proposal will skew the affordable housing in our neighborhood to over 50%, which seems unreasonable. Affordable housing should not be so concentrated in any given neighborhood in Boulder and 42% seems to be the standard maximum (Holiday is 42%). But the main concern with the development of this parcel is that it will ruin the character of our neighborhood by adding too many cars. All traffic is required to come through the Northfield Commons and Kalmia 38 neighborhoods to reach this development. It is unsafe, and an unreasonable burden for our neighborhood to bear. I did not attend the listening sessions as have been so busy attending the Boulder Housing Partners meetings, City Council sessions and Planning Board meetings!! It's ridiculous. I wish I had never moved to Boulder. I am a single working mother with 2 jobs: it just shouldn't be this hard to live in Boulder. I am only interested in preserving the character of my neighborhood and protecting it from the unreasonable traffic and safety issues that this development will cause.

Hello, My main concern is a change of land use for the area South of Violet to MU-B..on Broadway. These are real concerns for my family. The property in question, is 4295 Broadway..