

BROADMEAD

A Dynamic Lifestyle Community

Capital Project Update: Broadmead Perimeter Pathway

Please join for a presentation: Thursday, August 6, 2026

11:00 AM in the Auditorium & on Zoom

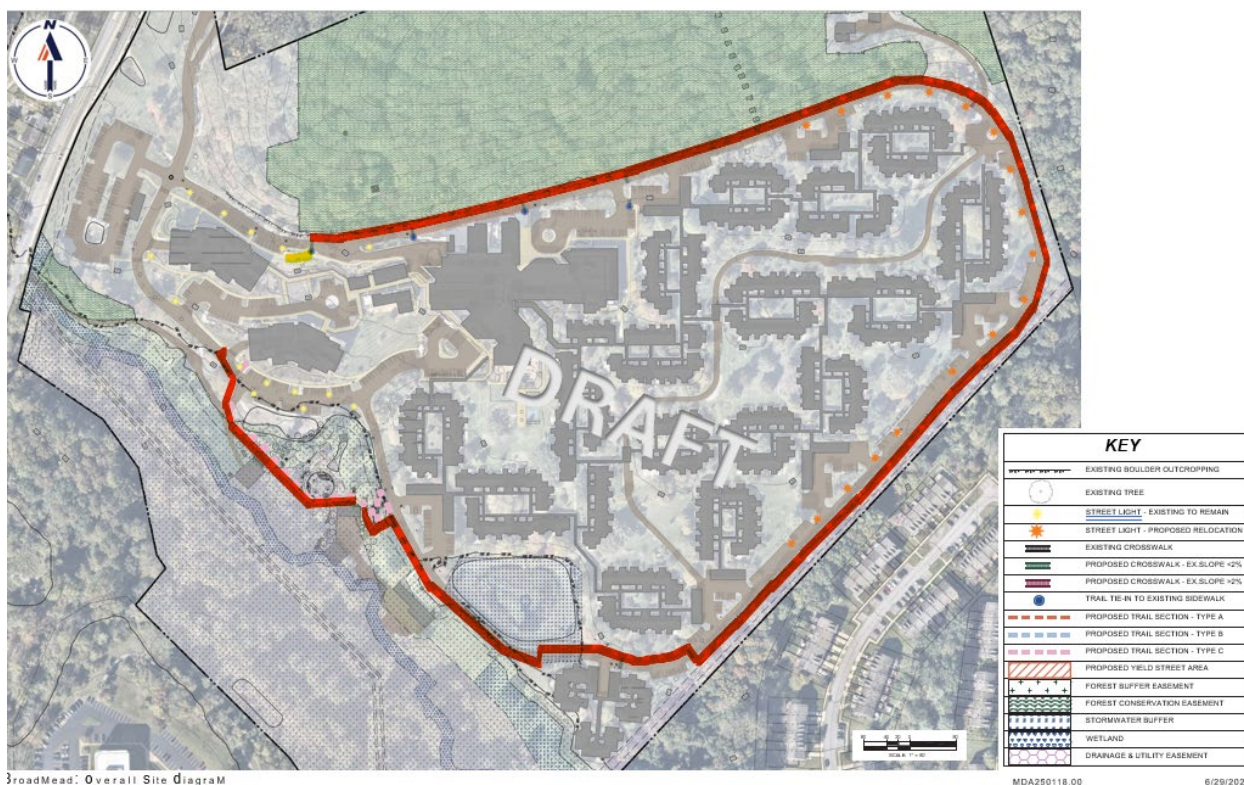
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Meeting ID: 839 3915 5681 Passcode: 819195

+ What is the Perimeter Pathway?

The Perimeter Pathway will be a one-mile pedestrian walking loop around the perimeter of campus paralleling Copper Beech Lane.

The map below illustrates the Pathway route in red, connecting to the existing sidewalk around the hillside homes on the Western edge of campus to create a full one-mile loop. The majority of the Pathway is located on the outside edge of Copper Beech Lane, crossing at W and D clusters. This route will limit the number of road and parking lot crossings a pedestrian must make and the impact on homes.



+ Were residents involved in the planning of the Perimeter Pathway?

Residents themselves helped identify and raise the need for a complete Perimeter Pathway as a high priority for the community. The Board of Trustees and the Campus Plan Workgroup identified safety concerns as the highest priority during the development of the Campus Plan between 2023 - 2025. The process to create the Campus Plan lasted over a year, and involved a workgroup made up of Trustees, residents, and team members. The Workgroup included:

BOARD OF TRUSTEES

- Kerry Zimmerman
- Rob White
- Glen Tipton
- Bill Breakey
- Carol Currotto
- Dennis O'Shea

EXECUTIVE COMMITTEE

- Joyce Malone
- Yolanda Johnson
- Eleanor Landauer
- Gina Mathias
- Jay Prince
- Robin Somers

BROADMEAD RESIDENTS

- Kath Shelton
- Walter Burnett
- Jack Griffith
- Carolyn Adams
- Eleanor Darcy
- Marjorie Bedinger
- Wendy McIver
- Carel Hedlund
- Jane Harrison
- Marsha Howes

- Roger Michel
- Mary Ellen McMillin
- Stan Wilson
- Alice Cherbonnier
- Eric Walbeck
- Jacqueline Mintz
- Ross Jones
- Anne Perkins
- Mary Sue Rubin
- Sheila Fitzgerald

In addition to the workgroup, presentations were conducted at community meetings and Town Hall meetings so that all residents had the opportunity to participate and voice their opinions. Through this, safety was consistently identified as the number one priority for residents, team members, families, visitors and Trustees alike, with the number one recommendation for improving pedestrian safety by creating a Perimeter Pathway loop.

The Buildings and Grounds Committee reviewed both the Campus Plan and the Perimeter Pathway Feasibility Study draft routes, providing valuable input on each.

A professional feasibility study was finalized in June 2026. It was conducted to determine if a complete Perimeter Pathway loop is feasible, what the ideal route is to maximize safety, and to determine a cost estimate.

+ Why does Broadmead need a Perimeter Pathway for pedestrians?

It has always been a risk for pedestrians and vehicles to share the same surface. Knowing there is a risk of injury and not taking the appropriate action creates a large liability for Broadmead as an organization. Most importantly, this is a cause for concern for the safety of residents, team members, and visitors. There has been a marked increase in vehicle traffic on campus from visitors, delivery drivers, private service providers, vendors, and contractors, fundamentally changing the way the roadway is used and shared. Speed bumps and traffic calming measures do not absolve Broadmead of its responsibility to provide safe walking pathways for pedestrians.

+ Residents seem to prefer walking in the road, even in sections of campus where there is a sidewalk available.

Self-determination is a value Broadmead takes seriously. Honoring independence and choice means residents may choose not to use a safe walking route. However, as an organization that also values integrity, excellence, stewardship, and peace, Broadmead has a responsibility to provide safe walking routes. The existing sidewalks were not designed as continuous walking routes. The Perimeter Pathway creates a dedicated recreational and exercise path that offers a predictable, uninterrupted route specifically intended for walking. A well-designed pathway loop may encourage safer walking habits that existing disconnected sidewalks do not.

+ What will the surface of the pathway be?

The final surface of the pathway will be determined in the next phase of engineering. The surface of the pathway may be concrete, asphalt, or permeable pavement. Each option will be evaluated with engineers for cost, durability, environmental impact, walking experience, and overall suitability.

+ Isn't Broadmead concerned about urbanization?

A complete Perimeter Pathway loop will enable more residents to safely and comfortably spend time outdoors, be closer to nature, and experience Broadmead's beautiful natural setting. The project includes new landscaping, additional trees and native plantings, improved stormwater management opportunities, and accessible seating areas that encourage residents to enjoy the outdoors regardless of mobility level. Existing hiking trails will remain unpaved and available for residents who are able to navigate more natural terrain, preserving the rustic character of those trails while providing an accessible alternative for all residents.

+ What about the Forest Buffer?

Broadmead will apply to move the boundary of the existing protected Forest Buffer along the hillside to the edge of the Provenza property, ensuring that the same amount of land remains protected.

+ How many trees will be lost?

This project will result in an increased number of trees on campus. Part of the scope of work is to address the aging and thinning buffer between the Eastern edge of campus and the townhome community on the other side. The project includes replanting trees and adding 20+ new trees. While some existing vegetation may be affected during construction, the long-term result will be an enhanced walking environment with renewed landscaping, shade, and a more attractive campus perimeter.

+ What is the overall environmental impact of this project?

A rough estimate of the carbon footprint of 1-mile of new sidewalk is about 120 tons of CO₂. The footprint could be lower or higher depending on the type of materials selected. According to the EPA, this amount of carbon emissions can be offset by 1,984 new tree seedlings growing for 10 years. There are many organizations Broadmead can partner with to explore options to offset the environmental impact of this project. A verified project to offset the carbon footprint should cost about \$1,000 - \$4,000.

+ What will a Perimeter Pathway loop cost?

The budget for the pathway comes from the Capital Budget, which does not impact fees. The estimate includes new trees, new buffer plantings, new and relocated dark-sky compliant LED street lighting, accessible benches, ADA access ramp to the spring house and pool, and landscaping is estimated at \$1.7 M. Impact to operating budget for maintenance is not yet determined.

+ What is the timeline for the project?

January 2026 – June 2026: Feasibility Study completed by Bohler Engineering

July 2026 – Spring 2027: Structural and geotechnical engineering, permitting, construction planning, and contractor selection

Spring 2027 – Fall 2028: Construction of the pathway completed in sections

+ If you would like to submit questions to be answered during the presentation on August 6th, please email your questions to Gina Mathias, Vice President of Sustainability, gmathias@broadmead.org