Questions for City Council:

Does the City Council recommend specific changes to:

The Plan components:
- Land Use Plan
- Urban Design Plan
- Connections Plan
- Access and Mobility Strategy
- Urban Services Chapter
- Implementation Chapter

The approach and criteria to guide discussions with Boulder County regarding relocation at Alpine-Balsam?
Presentation Will Address:

1. Why an Area Plan?
2. How will the Plan be used?
3. How was the Plan developed?
4. What does the Plan say?
5. What are the next steps?
6. Recommendations from Planning Board
Why an Area Plan?
Why an Area Plan?

To Implement the Boulder Valley Comprehensive Plan:

“Area plans are developed for areas . . . with . . . opportunities that are not adequately addressed by comprehensive planning, subcommunity planning or existing land use regulations. . . . Area plans are generally of a scale that allow for developing a common understanding of the expected changes, defining desired characteristics that should be preserved or enhanced and identifying achievable implementation methods.”
Why an Area Plan?

To Fill a Void:
Departure of an important presence in the neighborhood
Why an Area Plan?

To Meet a Need:
Create a centralized hub for delivery of civic services
Why an Area Plan?

To Meet a Need:
Address critical housing (especially affordable housing) needs
To Enhance a Neighborhood Center:

“In addition to serving as neighborhood gathering places, these centers also provide goods and services for the day-to-day needs of nearby residents, workers and students and are easily accessible from surrounding areas by foot, bike and transit. Neighborhood centers contribute to a sense of place and the achievement of walkable (15-minute) places with a mix of uses and range of services.” [BVCP]
Why an Area Plan?

Alpine-Balsam as part of Central Broadway Corridor Design Framework

• Close proximity to downtown Boulder
• Connected and inter-related multi-modal hub
• Opportunities to strengthen and take advantage of the mobility connections in Central Boulder
How will the Plan be used?
BVCP: “Area plans are generally of a scale that allow for developing a common understanding of the expected changes, defining desired characteristics that should be preserved or enhanced and identifying achievable implementation methods.”

Specifically:

• The Land Use Plan will be used as the basis for future land use map changes in the Boulder Valley Comprehensive Plan as well as the basis for rezoning.

• The Urban Design Plan will be used to inform zoning decisions and in the Site Review Process to help determine whether a project meets Site Review criteria.

• The Connections Plan is a right-of-way plan that will be administered according to Boulder Revised Code, to guide preservation and acquisition of rights-of-way and capital improvement planning.
How will the Plan be used?

After adoption, staff will develop an Implementation Plan to guide future actions by the city to implement the plan, including:

- Amending existing regulations and the BVCP land use map
- Processing re-zonings
- Establishing phasing and city funding for key public improvements
- Planning capital improvement projects
- Coordinating the site redevelopment project
How was the Plan developed?
How was the Plan developed?

Vision Plan: adopted June 2017

“Alpine-Balsam will be a vibrant multi-generational hub for community life and local government services -- a welcoming and inclusive new model for equitable, affordable, and sustainable living.”
How was the Plan developed?

Four Phases of Area Plan Community Engagement
May 2018 – August 2019
• Kickoff
• Site Scenarios
• Area Planning Workshops
• Area Plan Options

Advisory Boards and City Council:
• 4 Check-ins with Planning Board and City Council - January 2018 – June 2019
• Multiple updates to Advisory Boards
Area Plan Options Community Feedback:
June – July 2019

Key Themes

• Support for Affordable Housing
• Interest but questions about Boulder County, potential at Iris/Broadway
• Support for mixed-use in the area
• Range of views about density and building heights
• Interest in Access and Mobility Strategy but also concerns about traffic and parking
• Consistent feedback that redevelopment of the hospital site needs to provide significant benefit
What does the Plan say?
What does the Plan say?

Area Plan Components:

• Land Use and Urban Design Plan
• Historic Preservation
• Connections Plan
• Access and Mobility Strategy
• Urban Services
• Next Steps
What does the Plan say?

Area Plan Vision and Goals:

• A Vibrant Mixed-Use Neighborhood Center
• A New Way to Engage with Government: A Service Center and Place to Meet
• A Place to Call Home: New Affordable and Market Housing
• Easy Ways to Get Around: Safe, Affordable, Sustainable
• Environmental Sustainability and Climate Commitment
What does the Plan say?

**Land Use:**
- Civic
- Residential
- Retail
- Mixed Use
What does the Plan say?

**Land Use:**

<table>
<thead>
<tr>
<th>Uses</th>
<th>Land Use Designations / Prototypes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civic:</td>
<td>Public</td>
</tr>
<tr>
<td>Residential:</td>
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<td></td>
<td>Residential 2, High Density Residential 3</td>
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<tr>
<td>Retail/Commercial:</td>
<td>Mixed Use 1, Mixed Use 2</td>
</tr>
<tr>
<td>Mixed Use:</td>
<td>Mixed Use 1, Mixed Use 2</td>
</tr>
</tbody>
</table>
What does the Plan say?

Land Use:

Prototypes: Identify basic characteristics including how buildings could be used, the size and form of the buildings, and the intensity.

High Density Residential 1

High Density Residential 3

Mixed Use 1
What does the Plan say?

Land Use: Civic☆
What does the Plan say?

Land Use: Residential

🌟 High Density Residential 1 (townhomes, small apartments, 3-story max)
What does the Plan say?

Land Use: Residential

- High Density Residential 1 (townhomes, small apartments)
- High Density Residential 2 (3-story apartments)
What does the Plan say?

Land Use: Residential

★ High Density Residential 1 (townhomes, small apartments)
★★ High Density Residential 2 (3-story apartments)
★★★ High Density Residential 3 (4-story apartments)
What does the Plan say?

Land Use: Mixed Use

★ Mixed-Use 1 (3-story mixed use)
What does the Plan say?

Land Use: Mixed Use

- Mixed-Use 1 (3-story mixed use)
- Mixed Use 2 (4-story mixed use)
What does the Plan say?

Land Use: Residential

Estimated Range of Potential New Housing Units

- City Site w/o Boulder County: 210-260
- City Site w/ Boulder County: 120-170
- Alpine-Balsam Area: 250-380

Total Range: 370-640
What does the Plan say?

Urban Design:

Purpose: Guide the maintenance and improvement of the built environment and the public realm. Will guide any future design controls -- design guidelines, form-based code, or other.
What does the Plan say?

**Urban Design: Key Elements**

- Streetscape and connections
- Ground floor design and use
- Parks and open space
- Mobility Plaza
What does the Plan say?

**Urban Design: Key Elements**

- Building Height
What does the Plan say?

Historic Preservation:

Plan recognizes the area has a unique character with an eclectic mix of building types, styles and vintages.
What does the Plan say?

Connections:

Encourage active transportation with well-connected and pedestrian-oriented streets and walkways that will:

• Improve neighborhood connections
• Develop safe streets and crossings
• Integrate vehicular access carefully to minimize conflicts with pedestrians and bicycles.
What does the Plan say?

Access and Mobility:

For the city site:
- Utilize SUMP parking principles (Shared, Unbundled, Managed, Paid) and existing parking structure for most parking needs
- Minimal or no investment to construct parking
- Parking reductions in accordance with Transportation Master Plan
- Transportation Demand Management (TDM) programs
- Mobility Plaza and Curbside Management

For the planning area:
- Potential General Improvement District
- TDM programs
- Parking management, including potentially Neighborhood Permit Parking
What does the Plan say?

Urban Services:

• Transportation
• Utilities
• Parks
• Fire and Police
• Library
• Arts and Culture
• Schools
What does the Plan say?

**Urban Services: Flood**

**Approach:**

- Ruled out flood mitigation in North Boulder Park.
- Site will provide flood conveyance for 100-year flood so new on-site development is outside flood plain.
- Conveyance channel will be on north side of site, parallel to Balsam.
What does the Plan say?

City Redevelopment Site
East Block Recap:

• Renovation of the Medical Pavilion for City Service Center and New Public Plaza

• “Flex” space – future civic mixed use or housing
City Redevelopment Site Center Block Recap:

• High Density Housing 2 (3 story stacked flats) on the Northern Portion of the block

• Either High Density Housing (4 story stacked flats) or Public for relocation of Boulder County Service Hub
What does the Plan say?

City Redevelopment Site
West Block Recap:

• High Density Housing 1 – 2-3 story townhomes
What does the Plan say?

City Redevelopment Site Access and Mobility Recap:

- Flood mitigation conveyance greenway
- New Street at 11th, Pedestrian and Bike connections through the site
- Mobility Hub for bike/car share, pick-up, etc.
- Shared parking in the existing structure
City Redevelopment Site Recap:

- Balanced land uses to achieve city facilities consolidation and affordable housing
- Option for Boulder County relocation
- Significant improvements for public realm and access and mobility
What does the Plan say?

Approach for Potential Boulder County Relocation at Alpine-Balsam:

Yes, if...

• Flexible approach for land use in the southern section of the center block
• Proposed criteria to be determined with additional analysis and public process
Proposed Criteria for Boulder County Relocation at Alpine-Balsam:

• Net gain of affordable housing at Iris and Broadway
• Boulder County Center could locate along Alpine Ave.
• Parking can be met with existing structure (with an additional level of parking added).
• Ability to achieve high-quality sense of place, appropriate levels of activity, benefits to the community and neighborhood, high-quality public realm and community gathering spaces
• The city and county will determine appropriate fair compensation for land, improvements, infrastructure, and operation and maintenance.
1. Support for Land Use and Urban Design Plans with Recommendations:

- City Site: Greater intensity in West Block to allow more families or households direct access to proximity of North Boulder Park (swap intensity with center block) and allow up to 4 stories
- Encourage limited ground floor uses along frontage of park
- Focus future zoning on excellent public realm, building form, not du/acre
2. Support for Connections Plan
   • Extend the Multi-Use Path east of Broadway along Balsam
   • North Street as “green street”

3. Support for Access and Mobility Strategy
   • Support for “caps” on cars, reduced parking requirements and not investing in construction of new parking
4. Emphasize housing and parking criteria for Boulder County relocation
   • No net loss of potential housing
   • Attention to implication of parking needs for residential uses
What are the next steps?
What are the next steps?

Near Term:

September 24: Joint Public Hearing: City Council & Planning Board, Planning Board Deliberations and Action to Adopt the Area Plan

October 1: City Council Deliberations and Action to Adopt the Area Plan
2020 Budget 1st Reading – Funding for Pavilion Design Proposed
What are the next steps?

Site Deconstruction and Design
• Hospital Deconstruction – on-going
• 2020-21 CIP: Design for renovation and re-use of Pavilion
• 2022+: Construction, Flood Mitigation and Site Grading

Area Plan Implementation 2019-2020
• Develop Implementation Plan
• Ongoing evaluation and process with Boulder County
• Regulatory Changes for Land Use and Zoning
• 2021+ Potential partnerships, site planning and redevelopment
Questions for City Council:

Does the City Council recommend specific changes to:

The Plan components:

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- Urban Services Chapter
- Implementation Chapter

The approach and criteria to guide discussions with Boulder County regarding relocation at Alpine-Balsam?
Adjacencies

AREAS OF FOCUS
• Boulder Services
• Jail/Courts/
• Offender Management

VISION for
Consolidation

120K GSF
60K GSF
30K GSF
POTENTIAL HOUSING:

Housing options on the Broadway- Iris Campus range from 50-420 dwelling units depending on how the site is developed.

With all four ballfields 50-240 units.

Without ballfields: 120-420.

(2) Buildings on site have historic significance and should be considered in re-development options.