

# Alpine-Balsam Project: *What's happening when?*

## What phases of work are happening?

*we are here*

### → **PHASE I**

*April 2016 - April 2017*

- BCH history and “Storytelling”
- Alpine-Balsam site and context analysis
- City facilities assessment
- Community visioning of the Alpine-Balsam site
- City facilities visioning

### **Phase II**

*April 2017 - 2018*

- Feasibility study of site redevelopment
- Alpine-Balsam site and/or area planning
- Planning for city facilities
- Identification of funding sources

### **Phase III**

*Starting 2019*

- Begin site-specific design work
- Design of city facilities

### **Phase IV**

- Construction after planning and design process concludes

## What is happening on the site now?

- December 2015:* [Purchase of Boulder Community Hospital \(BCH\)-Broadway Campus by city](#)
- Includes: main hospital facility (1100 Balsam Ave.), Medical Pavilion (1155 Alpine Ave.), Brenton Building (1136 Alpine Ave.), five-story parking structure and two small properties on North Street
- Starting 2016:* [Use of parking structure by city](#)
- Fall 2016 - 2017:* [Renovation of Brenton Building by city](#)
- 2018:* [Continued use of the Alpine-Balsam site by BCH](#)

## When will City Council review the project in Phase I?

- November 1, 2016:* [Check-in](#)
- Share community input and analysis of the Alpine-Balsam site and context; receive feedback on draft vision
- February 28, 2017:* [Study Session](#)
- On draft Urban Design Framework for the Alpine-Balsam site and draft City Facilities Masterplan
- April 18, 2017:* [Public Hearing](#)
- Presentation of final Urban Design Framework for the Alpine-Balsam site and final City Facilities Masterplan

# When can I offer input in Phase I?

we are here

- April 18, 2016: **"Storytelling" Kickoff**
- Exploring the history of the hospital and collecting stories from the community
  - Ongoing input is available at: [www.bouldercolorado.gov/planning/alpinebalsam](http://www.bouldercolorado.gov/planning/alpinebalsam).
- **September 8, 2016: COMMUNITY VISIONING WORKSHOP**
- Public input on the community vision for the Alpine-Balsam site and future of city facilities
  - Online input is available at: [www.bouldercolorado.gov/planning/alpinebalsam](http://www.bouldercolorado.gov/planning/alpinebalsam).
- September 12, 2016: **EcoDistrict Summit Community Reception**
- Public input on concepts developed earlier that day at an academic workshop that used the Alpine-Balsam project as a test case to explore innovative approaches to community planning and sustainability
- September 16, 2016: **Community Pop Up Event: Neighbors and Community**
- September 20, 2016: **Community Pop Up Event: Local Businesses**
- October 1, 2016: **Community Pop Up Event: Farmer's Market**
- Key activities from the Community Visioning workshop (Sept. 8) will "pop up" in the neighborhood and local businesses near the Alpine-Balsam site and Boulder Farmer's Market. Check back on the project website for exact time and locations: [www.bouldercolorado.gov/planning/alpinebalsam](http://www.bouldercolorado.gov/planning/alpinebalsam).
- December 5, 2016: **Community Input Session**
- For feedback on the 1) Draft Vision and Urban Design Framework for the Alpine-Balsam site and 2) Draft Guiding Principles and Conceptual Planning for City Facilities
- January - February, 2017: **Additional community input**
- Ongoing online feedback opportunities for content from the Dec. 5 Community Input Session
- April 18, 2017: **Public Hearing**
- Presentation of final Urban Design Framework for the Alpine-Balsam site and final City Facilities Masterplan

# What documents will come out in Phase I?

October 2016 (draft),  
December 2016 (final):

- Alpine-Balsam Site Analysis

December 2016 (draft),  
March 2017 (final):

- Alpine-Balsam Site Vision
- Alpine-Balsam Urban Design Framework
- City Facilities Program
- City Facilities and Guiding Principles Vision
- City Facilities Conceptual Planning Options

February 2016 (draft),  
March 2017 (final):

- City Facilities Outline Design Guidelines