

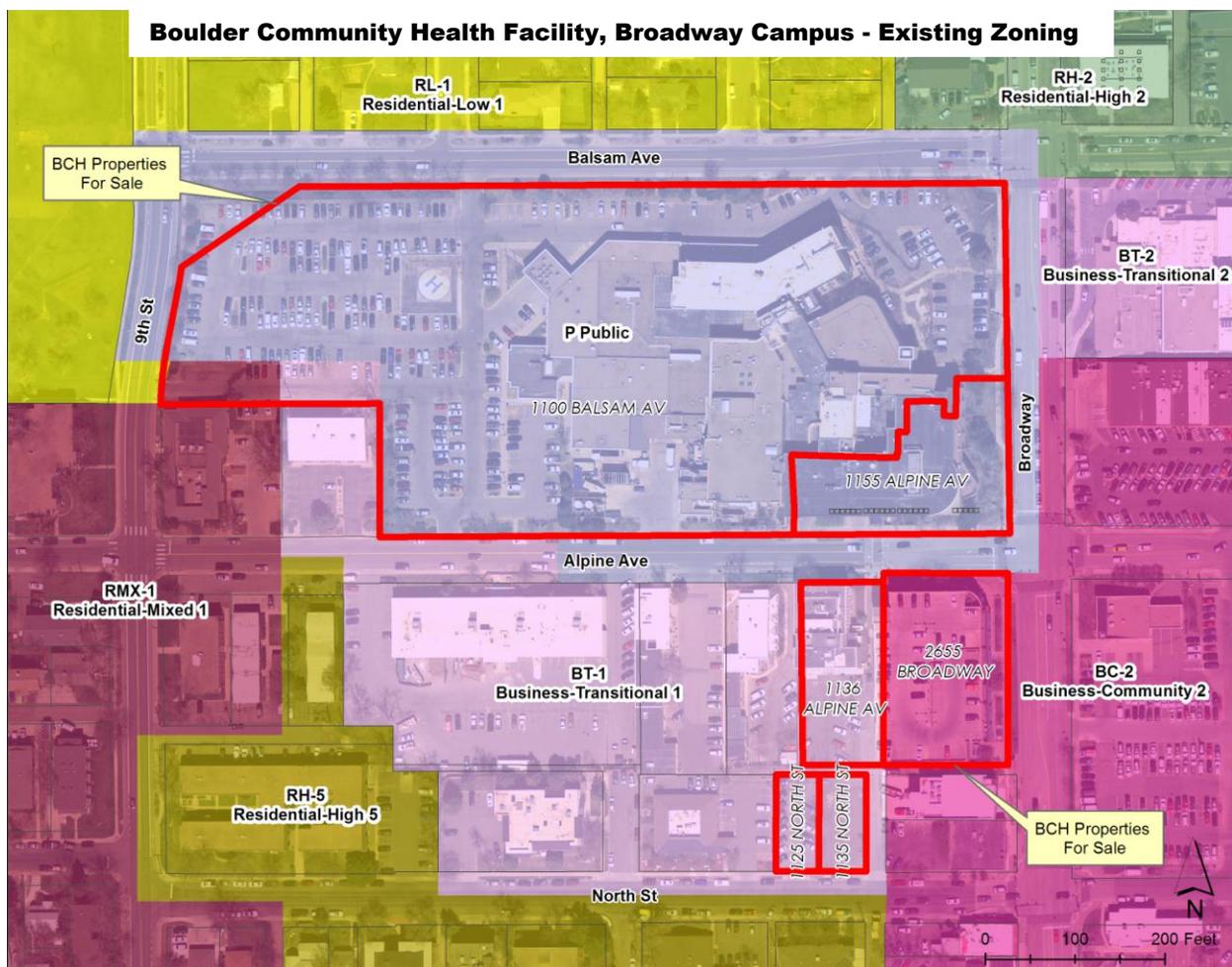
Boulder Community Health Campus / Broadway and Balsam

Frequently Asked Questions

The Boulder Community Health campus on Broadway has been a center for medical-related activity in Boulder for many years. However, the properties that comprise the campus are currently for sale. As the BCH board considers the potential sale of the property, questions have arisen regarding the site's zoning and the city's expectations regarding potential rezoning and/or area planning.

Which properties are for sale?

The map below identifies the properties being offered for sale by Boulder Community Health and the zoning districts for the subject properties and surrounding areas.



Altogether, the properties represent approximately 8.8 acres of land area; over 355,000 square feet of existing building space; and a three story parking structure as well as large surface parking areas. The buildings continue to house medical uses and related activities, although overall utilization of the property has been reduced significantly since BCH relocated its emergency room and acute care functions to its Foothills campus location. Based on previous public statements, BCH expects to continue some operations onsite for the next couple years.

What is allowed under the current zoning?

As shown on the map, the largest property (where the main hospital facilities are located) is currently zoned Public (P), with the smaller properties zoned Business Community 2 (BC-2, fronting along Broadway south of Alpine) and Business Transitional 1 (BT-1, on the southside of Alpine, west of Broadway). Information about these zone districts can be found [here](#). In short, Public zoning is intended primarily to accommodate public-serving uses such as hospitals, public schools and governmental functions. It does, however, allow some residential uses as well. The BC-2 district and BT-1 district allow a wider range of uses, with the BC-2 district being intended for more intense commercial use, and the BT-1 district serving as a transition from commercial-dominated areas to residential areas.

Would the property need to be rezoned in order to redevelop?

That depends. Any property used or reused for buildings and related activities consistent with existing zoning will not need to be rezoned. However, depending on who acquires the property, it is reasonable to assume that they will request consideration of a rezoning for all or part of the site—particularly the hospital building site, currently zoned Public and similarly designated Public in the Boulder Valley Comprehensive Plan (BVCP) Land Use Map. The properties south of Alpine have commercial land use designations, and could more reasonably be reused or redeveloped in a manner consistent with existing zoning. Importantly, the subject properties can currently only be developed with new structures that are at or below the “by right” height defined in the zoning (35 feet). Consideration of height modification through Site Review is not currently possible under an ordinance approved by Council on March 31, 2015 and in effect for two years. For buildings on the property to exceed the by-right height, the ordinance would need to expire or the properties would need to be added to the exempted areas as defined in the ordinance.

What will the process be?

Given the size and location of the properties, and their importance to the area’s future, staff expects to work with City Council in scoping and initiating a city-led process to determine and implement appropriate changes to the site’s land use designation and zoning based on the outcome of a community planning process, and potentially to establish guiding principles and related implementation tools for the area’s redevelopment (the area boundary to be determined, but likely to extend beyond the hospital properties).

One potential approach is to consider changes to the current land use designation in conjunction with the 2015 BVCP Update, now getting underway. This would involve a concurrent visioning or charrette process to consider the area’s future and its relationship to the larger subcommunity, and development of guiding principles, design guidelines, and/or a implementation tools such as a form based code to guide redevelopment activity. Key issues that would be addressed in such an effort include appropriate land uses, development intensity, flood mitigation, connectivity, relationship to adjacent areas, and appropriate scale and character of new development.

Will the public have an opportunity to be involved?

Yes. There will be opportunities for community and property owner input, early and often, including in the scoping process as well as in the actual planning effort and final decision making.

What’s the likely timing?

If the process is integrated with and/or run concurrently with the 2015 BVCP Update, the majority of the process could be completed in 2016, with implementation tools and actions completed shortly thereafter. Given that the site plays a major economic role in supporting area businesses, there will be a strong desire to complete the planning process and potential rezoning in a timely manner.