



**CITY OF BOULDER  
JOINT CITY COUNCIL AND PLANNING BOARD AGENDA ITEM**

**ADDENDUM TO THE SEPT. 24, 2019 AGENDA PACKET**

**MEETING DATE:** October 1, 2019

**AGENDA TITLE**

Public Hearing and consideration of a motion to adopt the Alpine-Balsam Area Plan. Planning Board will deliberate and consider a motion for adoption following the public hearing on September 24. City Council will deliberate and consider a motion for adoption on October 1. (Note: The October 1 City Council meeting is a continuation of this item and the public hearing is closed.)

**PRESENTER/S**

Jane S. Brautigam, City Manager  
Chris Meschuk, Asst. City Manager, Interim Director of Planning  
Jean Gatza, Senior Planner, Planning Department

This Oct. 1 agenda item is a continuation of the Sept. 24, 2019 meeting regarding the Alpine-Balsam Area Plan. The memorandum and materials for the meeting can be [found here](#).

**PLANNING BOARD DISCUSSION AND ACTION**

Discussion points from the Planning Board's discussion on September 24, 2019.

- Concerns about not including the recommended land use changes in the wider area in the final plan, however members acknowledged that the plan as presented represents an achievable compromise.
- Support for flexibility around the estimated number of units to be achieved on the site (i.e. the estimates do not represent a hard limit).
- Clarification around number of floors, building heights, and interpretation of the area plan within the context of additional density potentially afforded with community benefit.
- Suggestion that the cost of adding an additional story to the parking structure be factored into the consideration of Boulder County relocation and included in the considerations of the city/county working group. The board agreed that Criterion 5 on page 14 of the plan references "parking", and that should be interpreted to include the parking garage.

**The Planning Board unanimously passed a motion to adopt the Alpine-Balsam Area Plan as presented in Attachment A.** (Moved by Zuckerman, Seconded by Vitale, Bowen, Montoya, Silver voting in favor, Ensign, Gerstle absent)