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INTRODUCTION

This booklet serves to supplement the open house boards and answer community questions.

Imagine a vibrant neighborhood with expanded commercial services and an amenity-rich public realm. Possibilities come in many forms – from some civic services to small-scale retail that complements neighborhood needs. A mixed-use main street along Broadway with ground floor uses that are active and fun to explore. Or a civic campus to serve both City of Boulder and Boulder County residents. New housing that offers opportunities to enjoy the vibrant Boulder experience could add an inter-generational feeling, where grandchildren and grandparents walk to the park.

The future vision for the Alpine-Balsam area will be outlined in the area plan. The plan for both the redeveloping hospital site as well as the nearby areas will outline future changes in the area to achieve the future vision. This includes identifying the wonderful aspects of the area that should remain.

The Alpine-Balsam Area Plan has citywide impact and interest, and as such, it will be designed in partnership with the community. Public engagement for this phase of work will be in-person

guided open houses, with an array of boards and handouts and a detailed feedback form. The online BeHeard Boulder platform will seek to emulate this format by utilizing visual and written materials alongside a feedback form.

VISION PLAN

The 2015 purchase of the Alpine-Balsam property (formerly the home of Boulder Community Hospital, described as “the site”) was a strategic investment for the community, in part motivated by the desire to shape the redevelopment of an area that has been focused around a major healthcare facility for decades, and in part to address the city’s facilities needs by creating a Customer Service Hub in a way that reflects Boulder’s vision and values.

“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.”
- Alpine-Balsam Vision Plan

The Alpine-Balsam Vision Plan, developed with significant community involvement and accepted by City Council on June 6, 2017, guides redevelopment of the site.

WHY PLAN FOR CHANGES BEYOND THE SITE?

Change and evolution is healthy in communities. Sometimes there are big changes like redevelopment of the hospital site, and sometimes changes are slower and more incremental as buildings get replaced or renovated.

The city creates area plans where change is expected in the near future and looks beyond the borders of any one redevelopment site to ensure areas evolve according to the desired vision and to ensure that public improvements will be in place to support the new development and advance city goals. Changes in land use and zoning don’t require areas to redevelop but provide the vision so that over time, change happens in ways that are expected and appropriate.

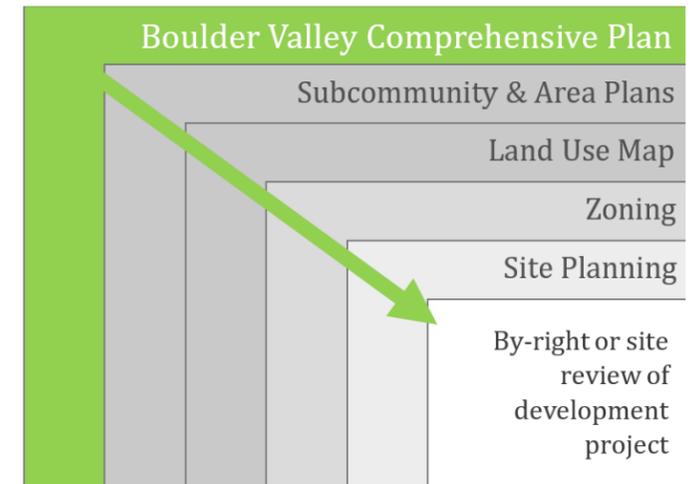
WHAT CHANGES ARE BEING CONSIDERED?

The area planning process affords the opportunity to develop and evaluate a range of choices for land use, public realm and open spaces, access and mobility, facilities and services, and other infrastructure.

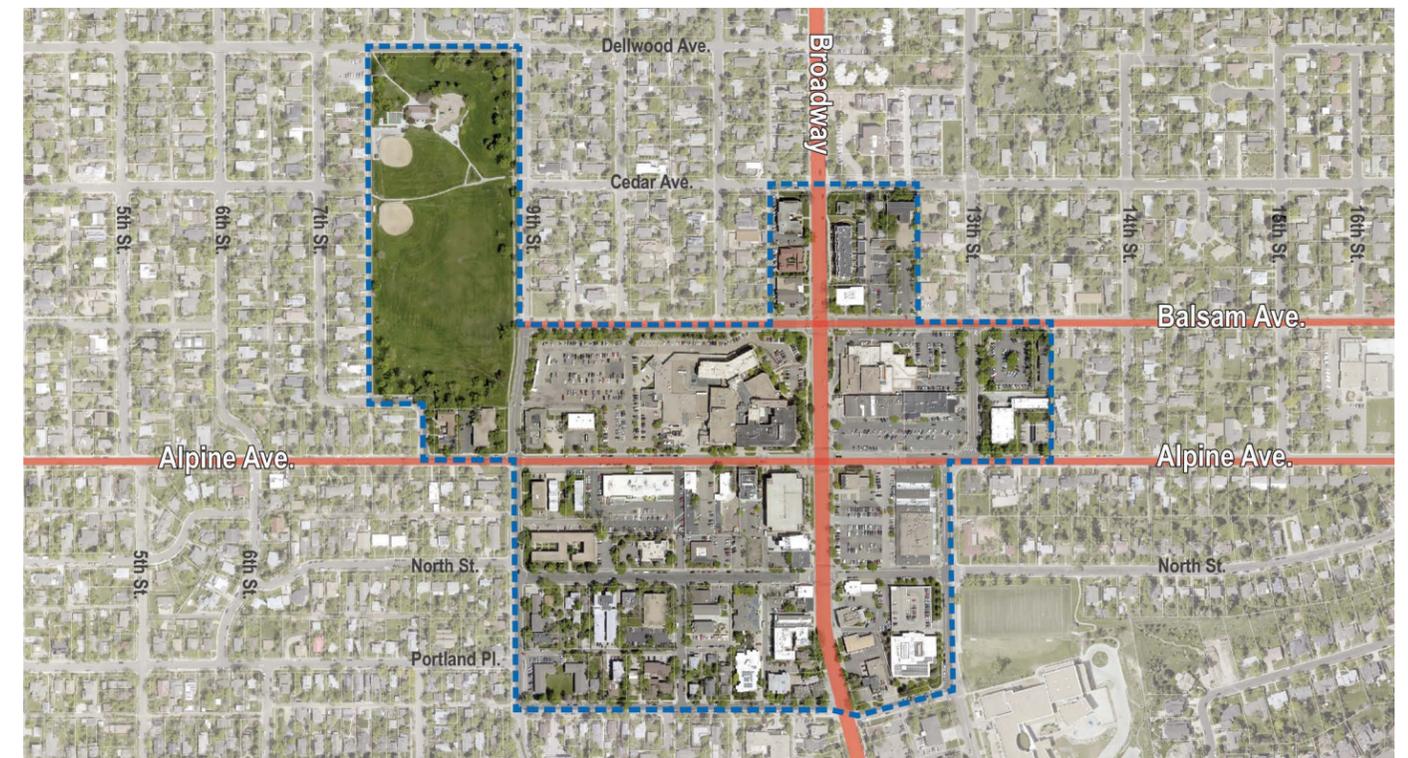
The options described in this booklet and in other materials outline key choices for land use. The area plan will inform changes to the Boulder Valley Comprehensive Plan Land Use Map which in turn informs zoning and more specific site planning. The area plan provides more detailed direction for the area in the form of design guidelines and plans.



SEE PROJECT WEBSITE FOR LINK TO VISION PLAN



HOW AREA PLANNING FITS IN A COMMUNITY PLANNING FRAMEWORK



ALPINE-BALSAM AREA PLAN PLANNING BOUNDARY