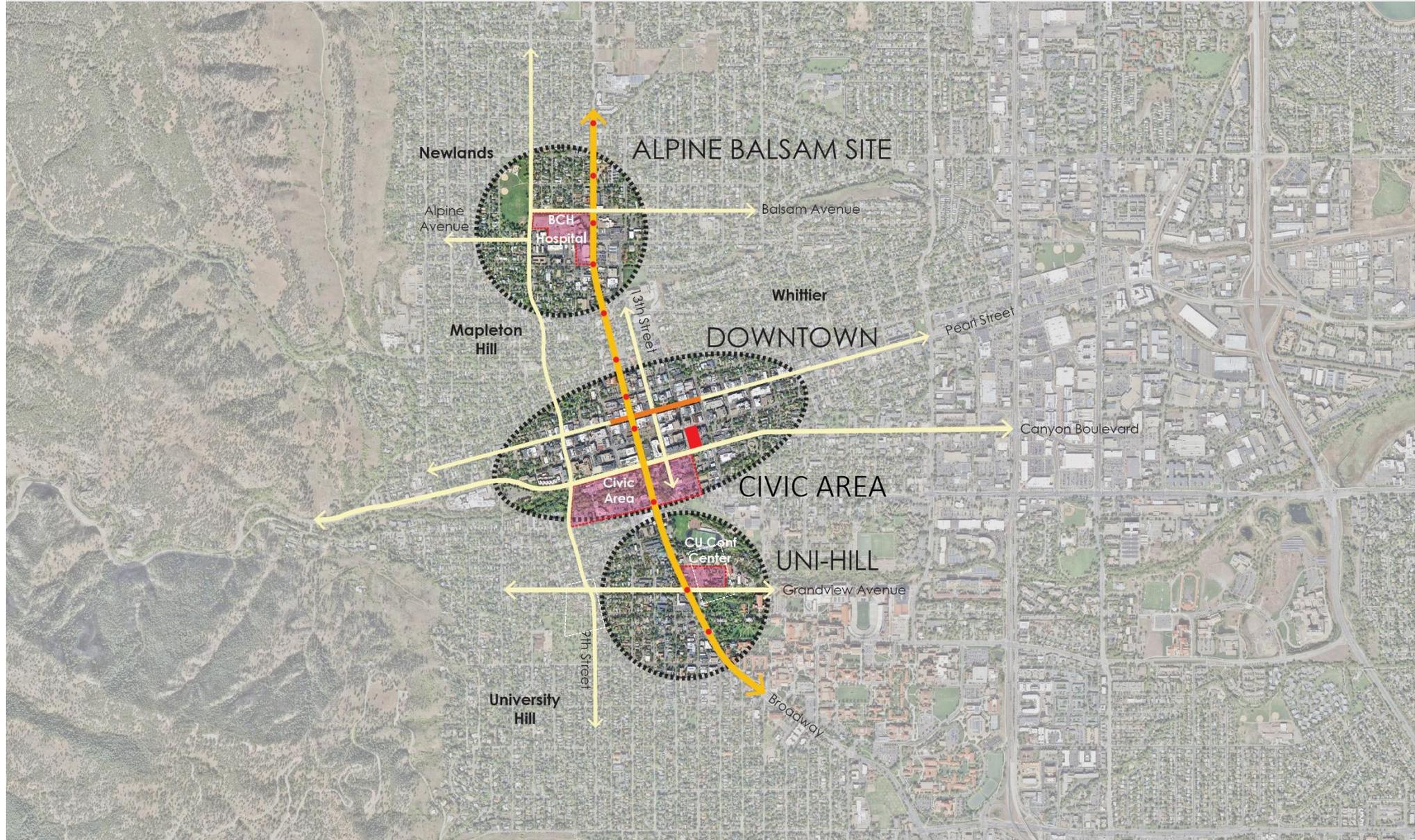


Update and Council Input on Central Boulder Planning Projects:

Alpine-Balsam, City Facilities Assessment, and
Civic Area

Brief Overview of Central Boulder Projects



Meeting Agenda

- Summary of Initial Key Findings
- Project Overview, Community Outreach and Initial Key Findings:
 - Alpine-Balsam Project
 - City Facilities Assessment
 - Civic Area Project
- Next Steps

Purpose of Meeting

- Provide an Update on Projects
- Highlight Inter-Relationships and Timing
- Summarize and Receive Council Feedback on Initial Key Findings, Recommendations, and Proposed Next Steps

Summary of Initial Key Findings

Why these issues? Why now?

Alpine-Balsam

1. Existing Main Hospital Building – Not suited for reuse.
2. Medical Pavilion – Initial analysis supports short-term reuse; further analysis needed to evaluate long-term reuse.
3. Brenton Building, Parking Structure and Wrap – Retain and continue to reuse/retrofit.

Summary of Initial Key Findings (*cont'd*)

City Facilities

4. Alpine-Balsam and East Bookend of Civic Area – City facilities on both sites
5. Make no final decisions on either site until determine city facilities

Civic Area: Public Market and East Bookend

6. Public Market is being considered only in East Bookend
7. Exploring interim phase for Public Market with key partners to be operationally self-sustaining
8. Continue East Bookend Planning as priority for 2016 and 2017

A Boulder Community Project

Alpine-Balsam

Alpine-Balsam Project Overview

- City acquired the site December 2015
- Began first phase of multi-year process in Spring 2016
- Two goals:
 - Ensure redevelopment of Alpine-Balsam fits community's vision and goals, responds to community needs, and complements neighborhood
 - Explore options for meeting near and long-term city facility needs to improve customer service and efficiency
- Hired consultant team (Mithun, re-architecture, and Trestle Strategy) to produce:
 - Planning and design principles
 - Foundation to guide future discussions

Alpine-Balsam Site Highlights



- Main Hospital
- Medical Pavilion
- Brenton Building
- Parking Structure and Retail Wrap
- North Street Lots (2)

Community Outreach Efforts

- Gathering Input: Open House, Pop Ups and Online Questionnaire:
 - Stories/History
 - What are your favorite places and things to do in this neighborhood? What is missing?
 - What do you love about this community that makes it safe, healthy and socially thriving, etc.?
 - What big ideas should guide redevelopment of Alpine-Balsam site?
- Analyzing Site and Surrounding Context
- Identifying Key Themes



Preliminary Guiding Principles for Alpine-Balsam

- Create a place with a **vibrant mix of uses**
- Build in **affordability and sustainability**
- Respect and respond to the site's **physical environment**



Summary of Initial Key Findings

1. Existing Main Hospital – Not suited for reuse
2. Medical Pavilion – Initial analysis supports short-term reuse; further analysis needed to evaluate long-term reuse
3. Brenton Building, Parking Structure and Wrap – Retain and continue to reuse/retrofit

1. Existing Main Hospital



1. Existing Main Hospital – Not Suited for Reuse

- Cost to Re-Model versus Value
- Most mechanical and electrical systems “beyond useful life”
- Hospital systems specific to hospital use and not appropriate for office or retail use
- Hospital systems energy inefficient versus new commercial design
- Wide floor plates bad for office use – limits daylight and views
- Wide floor plates bad for retail uses – limits storefront access
- Restricts site connectivity/porosity
- Poor relation to street
- Needs significant flood upgrades
- Mediocre design quality

Zero Waste Goals: Deconstruct to maximize re-use and recycling of materials

2. Medical Pavilion



2. Medical Pavilion – Initial analysis supports short-term reuse; further analysis needed to evaluate long-term reuse:

- Designed and permitted as “business occupancy”
- Physically and structurally linked to hospital building
- Systems: Outdated? Inefficient?
- Location on site and character of building

3. Brenton Building, Parking Structure and Wrap



Brenton Building



Parking Structure
and Retail Wrap

3. Brenton Building, Parking Structure and Wrap – Retain and continue to reuse/retrofit:

- Designed and permitted as “business occupancy”
- Brenton renovations do not preclude future re-purposing or conveyance
- Parking structure and “wrap” needs only minor upgrades and would appear to support potential future Alpine-Balsam uses

City Facilities

City Facilities Overview

Current conditions:

- 13 city administrative facilities being assessed for consolidation or relocation
- Three of those 13 facilities are leased, comprising 44,000 square feet
- Civic Area:
 - 25,000 customers served each year (not including Library and West Senior Center)
 - Master Plan recommended removal of city office buildings in High Hazard Flood Zone (New Britain and Park Central)



City Facilities Assessment

Components:

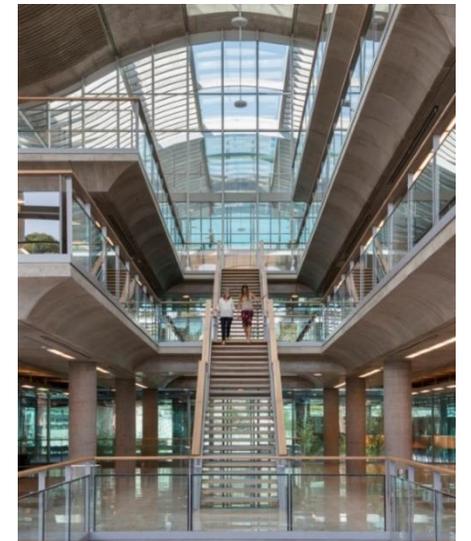
- Evaluate space needs to improve customer service and efficiency
- Consider both Civic Area and Alpine-Balsam for city facilities
- Use Urban Design Framework to understand existing and potential relationships
- Develop vision and guiding principles
- Develop 3 options for consideration

City Facilities Outreach

- What role do you see Alpine-Balsam playing in the city/community?
- Visual Preference Questionnaire:
 - Civic Buildings
 - Civic Infrastructure
 - Community Interaction Space
- How do you engage with the city? How can it be improved?
- City workforce questionnaire and interviews

Preliminary Guiding Principles for City Facilities

1. Invite the community with **Welcoming and Inspiring Facilities**
2. Create a **City Information Center** (virtual and physical) to enhance communications
3. Maximize **Flexible, Adaptable, and Efficient Operations**



Summary of Initial Key Findings

4. Alpine-Balsam and East Bookend of Civic Area – city facilities on both sites
5. Make no final decisions on either site until determine city facilities



4. City facilities at both Alpine-Balsam and East Bookend of Civic Area:

- Civic Area Master Plan:
 - “The civic heart of Boulder”
 - A “service center for Boulder municipal government”
- Alpine-Balsam offers opportunity to improve customer service and increase efficiency through consolidation of city services and facilities

5. Make no final decisions on either site until determine city facilities:

- While there likely will be space to accommodate non-city facilities at Alpine-Balsam and Civic Area, must first ensure that city facilities are located to maximize community service and value.

Civic Area

Civic Area Overview

Civic Area Master Plan (June 2015)





Public Market: Community Outreach

- Completed initial Market Hall Feasibility Study (*April 2016*)

This summer

- Ongoing discussions with key stakeholders
- Continued work with consultant
- Gathered input on draft Vision Statement
- Surveyed community to understand important elements
- Confirmed focus on local foods

What are the most important qualities you would want to see in Boulder's Public Market?

	Very Important			Not At All Important
FOOD! Fun & innovative with a healthy local food-centered vibe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LOCAL! Complements the success of the existing Farmers' Market and Boulder's reputation as a "local food source"	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EDUCATIONAL! Has opportunities to educate the community about growing and cooking food, nutrition and ways to enjoy a healthy lifestyle.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VERSATILE! A lively and dynamic place that is flexible and adaptable to changes in uses and layout.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INCLUSIVE! Feels welcoming to a diversity of backgrounds, ages, interests & incomes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OPEN YEAR-ROUND! Is a year-round sustainable, day to night designation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anything else? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

What amenities and options should Boulder's Public Market include?

Local food vendors (prepared foods)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Farmers' Market co-op / Fresh local foods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retail stalls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Flexible multi-purpose event and gathering space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demonstration kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brewery / distillery / winery with tap or tasting room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Education space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor flexible public space around the building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Summary of Initial Key Findings

Public Market:

6. Public Market is being considered only in East Bookend
7. Exploring interim phase for Public Market with key partners to be operationally self-sustaining

East Bookend:

8. Continue East Bookend Planning as Priority for 2016 and 2017



6. Public Market is being considered only in East Bookend

Rationale:

- Identified as desired use for East Bookend in Master Plan (“Food and Innovation”)
- Builds on the significant and long-standing success of the Boulder County Farmers’ Market
- Helps build the local food economy and furthers the city's sustainability policies
- Will contribute to year-round, every-day, day-and-night activities



7. Exploring interim phase for Public Market with key partners to be operationally self-sustaining

Draft Vision Statement:

Boulder's Public Market Hall is the community's kitchen and dining room – a nationally recognized, regionally-focused food hub with an energy and spirit that make it popular day and night.



7. Exploring interim phase for Public Market with key partners to be operationally self-sustaining (*cont'd*)

- Work with key partners to explore management opportunities that:
 - Fulfill the vision
 - Are “operationally self-sustaining”
- Explore interim phasing opportunities
 - In conjunction with the East Bookend planning process
 - Identify capital funding



8. Continue East Bookend Planning as Priority for 2016 and 2017

Planning Phases for East Bookend:

- Opportunities and Constraints Report (late 2016)
- Preliminary Program and Preliminary Spatial Concept testing (early 2017, in conjunction with Facilities Assessment)
- Program, Spatial Concept, and Urban Design Guidelines (later 2017)

Next Steps

February 2017
Council Study Session

April 2017
Council Consideration

Alpine Balsam

Continued community engagement

- Draft Vision
- Guiding Principles
- Urban Design Framework

- Vision
- Guiding Principles
- Urban Design Framework

City Facilities Assessment

Continued community engagement

- Draft Vision
- Guiding Principles
- Urban Design Framework
- Three “test-fit” options

- Vision
- Guiding Principles
- Urban Design Framework
- Direction on preferred option

Civic Area

*“Park at the Core” improvements begin soon.
Continued engagement with Public Market stakeholders.
Opportunities and Constraints Report*

- Direction on preferred option for City Facilities

Does Council Have Any Comments or Questions on Preliminary Key Findings and Proposed Next Steps?

Alpine-Balsam

1. Existing Main Hospital – Not reuse.
2. Medical Pavilion – Reuse short-term; evaluate long-term reuse.
3. Brenton Building, Parking Structure & Retain Wrap – Reuse.

City Facilities

4. City facilities located on both Alpine-Balsam and East Bookend of Civic Area.
5. No final decisions on either site until determine city facilities.

Civic Area: Public Market & East Bookend

6. Public Market is being considered only in East Bookend.
7. Exploring Public Market Interim Phase with Key Partners + Operationally Self-Sustaining.
8. Continue East Bookend Planning as Priority for 2016 and 2017.