

Alpine-Balsam City County Working Group – Kickoff Agenda

Kickoff Meeting – October 29, 2019 11:30-12:30

Boulder Municipal Building – West 100 Broadway Conference Room – First Floor

Purpose: Kickoff the working group and clarify the group’s charter and working agreements

AGENDA

1. Context and Introductions (10 Minutes)
2. Introduce Draft Working Group Charter – *See attached Draft Charter for these discussion items*
 - a. Purpose, Objectives, and Roles of the Working Group (20 minutes)
 - *Does the draft charter accurately capture the intentions for the group?*
 - b. Working Agreements (15 minutes)
 - i. Decision-making
 - ii. Communication and
 - iii. Engagement / Public Comment
 - *Does the draft charter capture the appropriate levels of decision-making?*
 - *Does the draft charter appropriately describe expectations for communication among group members and staff?*
 - *What are the expectations and guidance for communication with the community and public participation with the working group?*
3. Schedule and next steps (15 minutes)
 - a. Schedule and Meeting Frequency
 - *Is an approximately 2-3-week meeting schedule (at least initially) appropriate and possible?*
 - *What is preferred and possible meeting duration – 1.5 hours?*
 - b. Follow-up
 - *Identify action items and responsible parties.*
 - *Expected deliverables for next WG meeting*

Alpine-Balsam / Iris-Broadway - City and County Working Group Draft Charter

Purpose of the Working Group

The purpose of the Working Group (WG) is to guide the process of evaluating the feasibility of relocating Boulder County facilities to Alpine-Balsam and assessing the development potential at Iris-Broadway in order to develop recommendations and inform the decision-making process.

Objectives

1. Clarify processes and decision-making to further assess the feasibility of relocating county facilities to Alpine-Balsam,
2. Conduct analysis to understand if the criteria identified in Chapter 2 of the Area Plan can be met
3. Guide planning and public processes for future changes at the Iris-Broadway Campus in the context of a relocation of county facilities to Alpine-Balsam

Group Member Roles

Working Group Decision-Making Members (CC and BOCC): liaisons and proxies for their respective decision-making bodies to provide leadership and guidance to staff for analysis, documentation, public engagement processes, and planning processes. Full City Council and Board of County Commissioners have final decision-making.

Boulder City Council Members: Sam Weaver and Bob Yates

Boulder County Commissioner: Elise Jones

Staff: support for analysis, community and decision-making processes

Working Group Staff Leads: Jean Gatza (City Comprehensive Planning) and James Butler, (County Architect)

Boulder County: Frank Alexander (Director of Housing and Human Services), Jana Petersen (Administrative Services Director), David McLeod (Building Services Division Manager) Karla Schultz (Facilities Planner), Scott McCarey (Multimodal Transportation Planner)

City of Boulder: Chris Meschuk (Interim Planning Director), Amanda Bevis (Implementation Manager), Sarah Huntley (Facilitator), Kalani Pahoia (Urban Designer), Kristin Hyser (Housing and Human Services Deputy Director), Chris Hagelin (Transportation Planner)

Working Agreements

- Decision-making: WG will review, discuss, and provide direction about analysis and staff evaluation of criteria. WG will provide recommendations to full decision-making bodies about go/no-go evaluation of criteria. Full decision-making bodies will provide final determination of ability to meet their respective criteria.

- Communication: Meeting information and communication will be coordinated through the staff leads. Meeting agendas and materials will be sent prior to meetings and posted on the project website. Action notes will be posted within one week of the meetings.

Draft Initial Schedule – Refine schedule based on feedback from the Working Group

- Working Group Kick Off – October 29
- Working Group Meetings - Potential dates
 - Week of Nov. 18
 - Week of Dec. 3
 - Week of Dec. 16
- Potential topics: Parking Analysis (current and future demand levels, TDM, infrastructure capacity); Process for evaluating redevelopment potential at Iris-Broadway; Compensation Options

Deliverables (initial list, will continue to evolve)

- Parking Analysis
- Options for process to determine redevelopment potential at Iris
- Additional conceptual site design at Alpine-Balsam

Community Engagement

Define role of community members in this process based on feedback from Working Group – for example:

- Members of the public may observe WG meetings
- WG may include a set amount of time for public comment as part of meetings.
- WG may request processes for community information and feedback on specific items/ questions.

Adopted Alpine-Balsam Area Plan Criteria to Define Potential Boulder County Relocation:

1. Redevelopment of the Iris and Broadway Campus would achieve “materially” more housing and preferably a higher percentage of affordable housing in the already developed portions of the campus (i.e. excluding the ballfields).
2. The Boulder County facility can be achieved at Alpine-Balsam in the location along Alpine Avenue as indicated on the land use map.
3. The county’s parking needs can be met by shared use of the existing city-owned parking structure (with an additional level of parking added).
4. The civic uses on the site can be designed to achieve high-quality sense of place, appropriate levels of activity, benefits to the community and neighborhood, high-quality public realm and community gathering spaces.
5. The city and county will determine appropriate fair compensation for the conveyance of land that reflects a combination of factors including current market value and city investment. The city and county will also decide other cost-share agreements related to public infrastructure, operations and maintenance of the site, and parking to determine the financial feasibility of co-location.

Boulder County Criteria for Relocation – forthcoming

Boulder County Criteria for Relocation

For the county project to be viable at Alpine-Balsam, the following are required for County participation at this site:

1. A minimum building size of 120,000 square feet and the purchase of land to accommodate the building, preferably on Alpine Avenue, near the MHP location.
2. An exemption from City height restrictions to enable both the construction of a new four-story county building and the extension of the existing parking structure up to 55 feet.
3. A flood mitigation plan for Alpine-Balsam that does not substantially constrain the County's ability to develop or operate at the site.
4. A parking strategy that ensures sufficient parking to meet anticipated operational needs, including collaboration with the city to develop an appropriate TDM program and mutual agreement on the City and County's responsibilities under any parking district.
5. Any entitlement processes required to assure that these conditions will be met prior to closing on the purchase of land.
6. City agreement on a site development plan for the County-owned Broadway-Iris campus that includes mutual agreement on affordable housing goals, prospective zoning, the historic status of eligible buildings, and the ultimate disposition of ballfields.
7. Mutual agreement on the fair market value of any City or County property that would be included in any resulting real estate transaction.

Background for County Facility requirements for City-County Working Group

Current Services at Broadway and Iris (and 1000 Alpine)

The 120,000 GSF needed to replace the buildings at Broadway and Iris are: **Health and Human Services**. These services are comprised of: Community Services, Housing & Human Services and Public Health.

The programs and services offered by these departments include: child welfare, affordable housing, federal public assistance programs, public health services, mental health counseling (now in 3470 Broadway), employment counseling, and a variety of services to special populations, such as children and older adults. Specific breakdown of services includes:

Community Services: Aging Services, Learning and Empowerment, Personal Investment Enterprises (PIE), Workforce Boulder County (employment services)

Housing and Human Services: Adult Protection, Adoption, Child Protection, Food Assistance (food stamps), Foster Care, Health Benefits (Medicaid), Kinship Child Protection, Section 8 Housing

Public Health: Birth & Death Certificates, Food & Body Art Licenses, Genesis, Genesister, HIV testing, Immunizations, Septic System Permits, Substance Abuse Prevention, The Works Program, WIC (Women, Infants and Children)

Mental Health Partners: Boulder Child & Family Behavior Health Home, Boulder Child & Family Outpatient Services, Community Infant Program (CIP). A non-profit organization that the county supports that had leased a space from Boulder County at our 1333 Iris Building to 1000 Alpine in 2017.

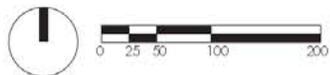
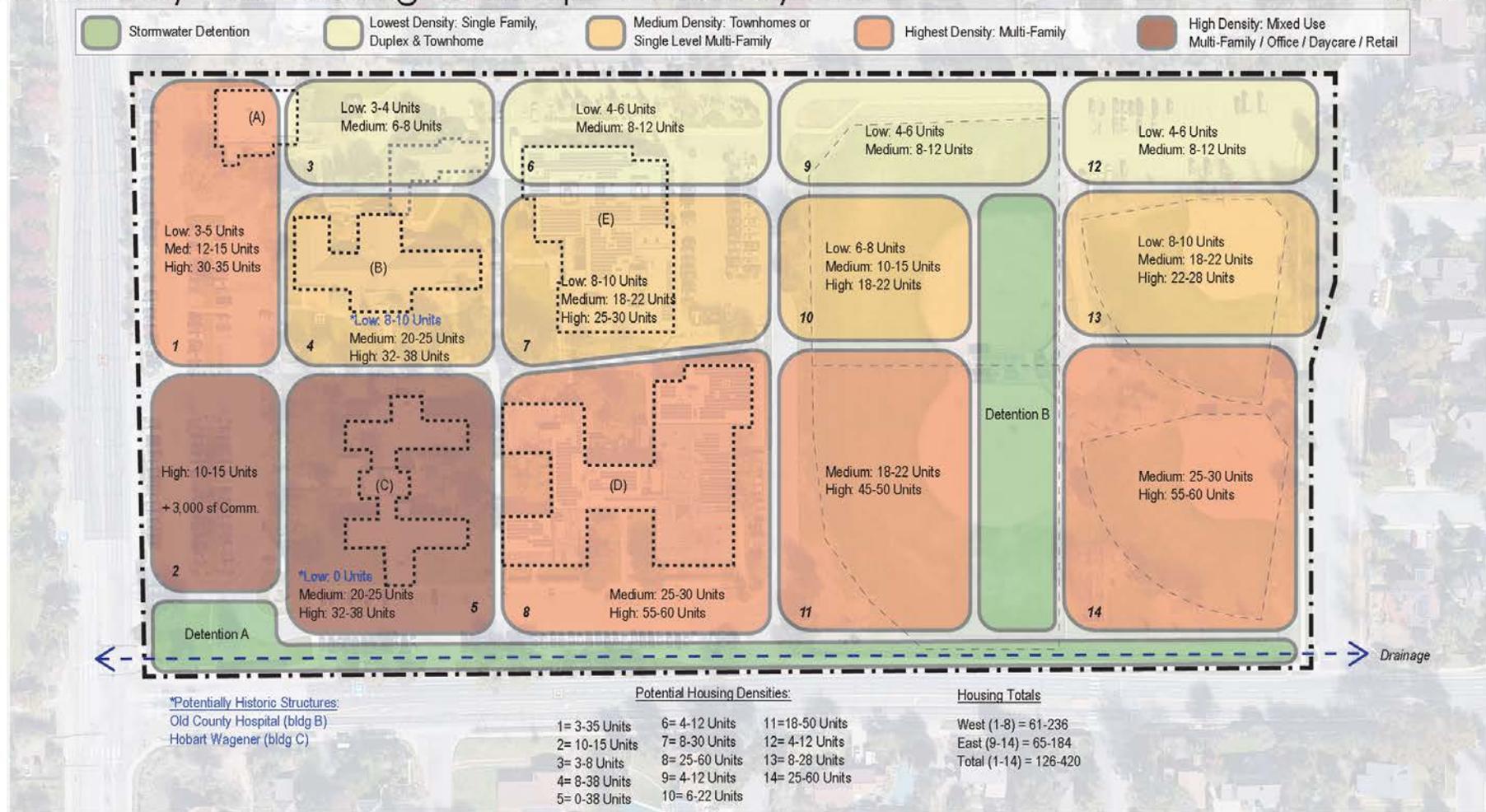
Initial Analysis of Redevelopment Potential at Broadway and Iris

Boulder County has completed an initial assessment of the housing potential at the 17.51 acre Broadway and Iris Campus, taking into account several constraining factors such as floodplain, existing buildings, ballfields, and a range of potential future density. The county has not completed a similar site analysis for redeveloping that site for county uses. The attached development diagram is to provide context of what the range of development opportunities are for this site. Prior to any county development of the Broadway and Iris site, a community engagement process would be undertaken.

Schematic plans were developed by Coburn Architects to illustrate potential ranges of housing units on the Broadway and Iris Campus. (Below). There is a variety of housing options from a low end of 61 residential units to a high end of 420 residential units. Final disposition of the ballfields and City determinations on historic eligible buildings will directly impact the amount of housing that can be developed on the site.

Broadway - Iris Housing Development Study Plan

2019.08.01



Existing Buildings Address Key:
 A = 3470 Broadway
 B = 3460 Broadway
 C = 3450 Broadway
 D = 1333 Iris
 E = 3482 Broadway

PLEASE NOTE:

This conceptual housing plan has been prepared for City Council discussion purposes only. An actual development plan for this property would be informed by a public process with city planning assistance.