



Alpine-Balsam City-County Working Group Kickoff Meeting Notes

Tuesday, October 29, 2019

11:30 -12:30

Alpine Balsam Working Group Meeting:

Attendees:

Frank Alexander; Housing and Human Services - Boulder County
Amanda Bevis; Project Manager for Alpine and Balsam - City of Boulder
James Butler; Design Supervisor– Boulder County
Jean Gatza; Planning – City of Boulder
Sarah Huntley; Engagement Manager – City of Boulder
Kristin Hyser; Deputy Director of Housing and Human Services - City of Boulder
Elise Jones; County Commissioner – Boulder County
Scott McCarey; Multimodal Transportation Division Manager – Boulder County
David McLeod; Building Services Division Manager – Boulder County
Chris Meschuk; Assistant City Manager, and Interim Director of Planning - City of Boulder
Kalani Paho; Urban Designer, Department of Planner – City of Boulder
Jana Petersen; Administrative Services – Boulder County
Jim Robertson; Comprehensive Planning Manager – City of Boulder
Karla Schultz; Facilities Planner – Boulder County
Sam Weaver; City Councilmember – City of Boulder
Bob Yates; City Councilmember – City of Boulder

Meeting Notes:

Introductions

Why we're meeting:

- Alpine and Balsam Area Plan was adopted earlier this month by City Council.
- This Alpine and Balsam Working Group was formed with representation from the City Council and County Commissioners to understand how to move forward with a county building at Alpine and Balsam.
 - Working Group agrees that this a communication and process advisory group, not a real estate negotiation.
 - Group to expects new City Council members next month – they will need to be educated and brought up to speed regarding this Working Group.
 - Key purposes of the group will be to identify “lynch pin” questions and determine when to bring decision points to decision makers. (This is an advisory group that will inform and bring questions to the BOCC and CC)

Objective of Meeting:

- Clarifying process and decision-making steps.

Iris and Broadway:

- City of Boulder would welcome the opportunity to participate in considering future options for the Iris and Broadway site.
- Boulder County sees the City as a partner in the planning process for any county development of Iris and Broadway.

Alpine and Balsam:

- Objective #2 of the City-County Working Group charter to be revised to reflect the inclusion of Boulder County criteria for relocation to Alpine-Balsam.
- Boulder County indicated that Alpine-Balsam is their top site to achieve a consolidation of services, however, they're also doing due diligence on other sites in order to weigh the pros and cons of various options.
- City is interested in more overall affordable housing if they partner with the County.
 - Target of 40-55% of Alpine-Balsam site to be permanently affordable housing with some market rate housing to help finance the affordable units.
 - If the County moves to A-B there would need to be "materially more housing" provided at Broadway-Iris as an offset (currently projected at up to 90 units for 1 acre at A-B), so 40-55% of 90 units would need to be permanently affordable.
 - Additional planning and community input would be required to get an accurate number on the total units and economics.

County Criteria Discussion:

Parking:

- City Council has not reached a consensus on the idea of adding a deck to the existing parking structure, however, it might be impossible to meet County parking requirements without an additional deck.
- City and County to determine how many total parking spots are needed with an ambitious TDM.
- City Council will need to discuss adding a deck to the garage.

Building Height and Location:

- Height of County building not determined in the Area Plan but it would need to be 4 stories and 55' to accommodate a building size of 120,000 square feet.
- In the area plan, any County building would front Alpine.
- County prefers to own (purchase) its land and building.
- Discussion of flood mitigation on the north side of the property, not on Alpine side.
- County would want Land-Use entitlements addressed prior to any proposed real estate transaction.

Iris and Broadway:

- City and County interested in a mutual agreement with the outcome of Iris and Broadway.

- County considers the Old County Hospital at Iris and Broadway site historic.
- The Hobart Wagener building is over 50 years old. Preservation may limit housing development because they building cannot be converted to housing per current building codes. Input from City Historic Preservation staff would be helpful.
- Analysis will need to look at planning options with and without ballfields and Wagener building.
- City to lay out considerations on potential review process.
- Ballfields on this campus are inconsistent with county activities because the County does not currently provide active recreation in other communities within the county.
- The County is open to the idea of assisting with relocation of the ballfields but would prefer that ownership and management be taken over by the City.
- The area around Broadway-Iris is a “retail desert”. Affordable retail would be desirable.
- City reiterates desire for affordable housing at Iris and Broadway but is concerned about the cost of redevelopment.
- County is only interested in paying fair market value for their acreage at Alpine and Balsam. City reassured County that they are only interested in selling for fair market value.

Meeting Logistics:

Decision making, public participation.

- How we would like to communicate with the public?
 - Meeting Minutes.
 - Publicly Noticed Meeting
 - No Public Comment at Working Group Meetings at this time, can revisit if needed

Finance:

- City wants to assess financial options with the County as soon as possible to determine if the County purchase of the land at Alpine and Balsam is even feasible.
- City will determine potential milestone dates and expedite some of this process. Schedule will be aggressive.

Timing:

- City explains to group that the Alpine and Balsam hospital deconstruction and pavilion reconstruction are currently underway. Site work in early 2020.
- City explains during reconstruction phase it’ll be important to know which functions are going where in early 2020 by end of 2nd quarter to avoid schedule impacts. That schedule also works well for the county’s annual budget process.
- By the end of Q1 2020 the City will identify decision points with potential to impact to planned milestones.
- Alpine and Balsam next steps presented at Jan. 7th, 2020 City Council meeting.

Meetings:

- County prefers to structure meetings by topic, including parking, historic structures and ballfields.

- City would like to see a presentation showing the affordable housing options on Iris and Broadway site.
- Meetings to be 60 minutes. Staff to provide agendas and materials in advance.
- Preliminary schedule will be charted out by staff.

Action Items:

- Boulder County to provide draft Meeting Minutes within 5 working days.
- City to schedule future Work Group meetings.
- Information to principles a few days in advance of meetings.
- Financing: County to research affordable housing options in our current market for next meeting
- Parking and Financing: City takes the lead on these topic and works with the County requirements.