

# Alpine-Balsam City and County Working Group

Meeting #2 – November 19, 8:00-9:00 am

Boulder Municipal Building West 100 Broadway Conference Room – 1<sup>st</sup> Floor

Purpose: Share results of parking analysis, prepare for future meetings

## AGENDA

1. Agenda review and introductions – (5 minutes)
2. Confirm Working Group Charter – Revisions made from kickoff discussion (5 minutes)
3. Parking Analysis for Alpine-Balsam (35 minutes)
  - a. Walk through analysis (provided prior to meeting)
  - b. Questions and discussion from committee members
  - c. What additional analysis is needed?
4. Preview Financial Analysis Outline of Analysis for Next Meeting – A. Bevis (5 minutes)
  - a. Alpine-Balsam parcel value analysis
    - i. Revisit analysis from May to estimate range of value for land that would be acquired by the county
  - b. Shared development costs and annual cost analysis
    - i. Determine what type of costs would likely be shared (ex. public infrastructure and parking) and other ongoing costs involved with the county's purchase (ex. parking district fees)
    - ii. Identify the process to estimate costs so that the city/county understands the investment and so that timelines can be aligned
    - iii. Produce a range of costs, not including construction costs, that may be involved in the county's purchase of a parcel at Alpine-Balsam
5. Confirm Action Items and Next Steps (5 minutes)

*Suggested Items for Up-Coming Meetings*

*Dec. 11: Financial Analysis*

*Jan. 7: Iris Redevelopment and Housing*

## Parking Analysis for Boulder County Relocation to Alpine-Balsam

**Parking Analysis Initial Conclusion:** Even at most conservative, parking demand for both city and county staff and customer needs cannot be met in the existing structure even with the additional deck.

Entity	Demand Driver	Estimated Parking Required*	Subtotals	Total
City	Staff: Brenton + Pavilion (up to 380 staff)	210-270	260 - 330	730 - 800
	Customers	20 – 30		
	Fleet, maintenance, or other needs	20 – 30		
Housing	Housing with shared parking excluding county site** (~150 units east and center north blocks, 0.8 space:unit)	120	84 daytime parking demand (36 spaces can be shared w city uses)	
County	Staff: HHS, Community Services and Public Health	270	385	
	Customers	75		
	Fleet/Maint/Case Worker/Other	40		

\*Note: all estimates are approximate. Until more specific design and review processes occur, parking demand is based on a range of assumptions for function, number of units, staffing, customer needs, etc.

Parking Supply	
Current Structure	400
Potential Additional Floor	60-80 spaces
<b>Total</b>	<b>Up to 480</b>
On-Street (new 11 <sup>th</sup> Street)	Limited short-term space
Public ROW nearby streets	925 on-street parking spaces in blocks surrounding the site, currently utilized at 49% and could be programmed in conjunction with a Neighborhood Parking Permit (NPP) program

### Considerations Informing the Analysis

- The city's demand in the existing structure may exceed the goal of 1.9 spaces per 1000 building square footage due to additional space or parking needs such as secure bike parking, fleet parking, or other maintenance or operations functions.
- City organization employee parking demand is likely to be between 210 and 270. These estimates are based on spaces per 1000 SF of buildings and using a vehicle trip rate (VTR) of 70;

meaning approximately 70 vehicles are needed to move 100 employees in a combination of SOV and MOV trips. A VTR of 70 is indicative of the city organization as a whole while the VTR of the Civic Area is closer to 55.

- Housing totals exclude west block units that are assumed to self-park. Housing totals and required parking above are based on Boulder County occupying the south portion of the center block. If the south portion of the center block is used for housing and not county offices, approximately 240 units would require 190 spaces (0.8 spaces per unit) and requiring 133 daytime parking demand in the structure (Approximately 30% of spaces required for housing can be shared with civic uses). Depending on the occupancy of the housing, this could be further reduced e.g. car-free housing, senior housing permanently supportive housing.
- Alpine-Balsam Access & Mobility Strategy includes goals to achieve mode share, emissions reduction: 1.9 spaces per 1000 square feet; SUMP principles for parking including development of a Parking District, robust TDM for staff, customers, and housing. Property taxes and/or PILOT fees would provide annual, on-going funding for TDM programs and services such as EcoPasses, bike- and carshare memberships, and other micro-mobility or TNC services.

# Alpine-Balsam / Iris-Broadway - City and County Working Group 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 resulting development potential and planning process at Iris-Broadway.

## Objectives

1. Clarify processes and decision-making steps 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 and Boulder County's criteria for relocation 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 identify appropriate times to check in with 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. WG members may contact staff leads directly to request information or short responses to questions between meetings. Meeting agendas and materials will be sent prior to meetings and posted on the project website. Summary notes will be posted within one week of the meetings.

## Schedule

- Working Group Kick Off – October 29
- Working Group Meetings will be scheduled roughly every three weeks for the time being. Meeting frequency will be evaluated after the first few meetings and a longer plan outlined as necessary.

The goal of the group would be to have clear guidance on the viability of meeting the criteria by the end of the **second quarter of 2020**. Should it appear that Boulder County relocation to Alpine-Balsam is feasible, the subsequent planning and community engagement processes for changes at Iris and Broadway would be developed.

## Community Engagement

Members of the public may observe WG meetings. As the process evolves, the Working Group may request formal community engagement to gather community feedback about key issues.

## 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

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.