



## Alpine-Balsam Working Group Meeting Minutes

Wednesday, December 11, 2019

3:45 – 4:45 PM

---

### Alpine Balsam Working Group Meeting:

#### Attendees:

Amanda Bevis; Project Manager for Alpine and Balsam - City of Boulder  
James Butler; Design Supervisor– Boulder County  
Jean Gatza; Planning – City of Boulder  
Chris Hagelin; Multimodal Transportation Manager- City of Boulder  
Jeff Haley; Parks and Planning Manager – City of Boulder  
Sarah Huntley; Engagement Manager – 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  
Jim Robertson; Comprehensive Planning Manager – City of Boulder  
Karla Schultz; Facilities Planner – Boulder County  
Mark Wallach; City Councilmember – City of Boulder  
Bob Yates; City Councilmember – City of Boulder

#### Meeting Notes:

Introductions

Meeting Purpose: Share information about revised parking analysis, financial considerations, and Iris ballfield considerations, and prepare for future meetings.

#### 1. Parking Analysis:

##### ***On-Street Parking at Alpine-Balsam (AB):***

- The City of Boulder and Fox Tuttle Hernandez estimate that 529 on-street parking spaces are being utilized on residential blocks around Alpine and Balsam with a current street parking utilization at 49%.
- There is a potential for up to 150 commuter permits on the Alpine and Balsam surrounding neighborhood streets.
- 150 commuter permits would bring total on-street parking utilization to 65%, allowing extra parking for commuters, residents and visitors.
- The 150 on-street parking spaces fill only half of the employee parking gap needed for the Alpine Balsam site, if even approved as a parking option.

##### ***Boulder County Break-Even Parking Analysis at Alpine-Balsam (AB):***

- Boulder County needs 385 parking spaces for employees and fleet.
- Boulder County performed 3 different parking assessments to understand how much square footage could be accommodated with the potentially available parking supply:
  - Existing Parking Garage = 20, 571 SF (low demand) and -4,364 SF (high demand)
  - Extra Parking Deck = 45,506 SF (low demand) and 20,571 SF (high demand)
  - County Parking Deck = 68,883 SF (low demand) and 43,948 (high demand)
- For these studies, the county reversed the design to figure out how much square footage they could realistically accommodate with the parking available at the AB site. The county would need to reduce their building square footage to approximately 70,000 SF (from 120,000 SF) thereby an unacceptable option for meeting even the most limited consolidation goals.
- A new parking garage on the AB site would eliminate 50-70 housing units in the center block.

**Conclusion:** County believes the parking studies have shown the Alpine and Balsam site doesn't provide adequate parking to support the county consolidation of services as described by criteria in the Area Plan and described in the work group charter.

## 2. Financial Analysis:

Purpose of real estate value analysis was to provide analysis for a potential land swap and provide a land cost at Alpine-Balsam

### ***Real Estate Value Analysis for Iris-Broadway:***

- The estimated price per SF for Iris-Broadway is \$30-40 SF for full site and \$40-50 SF for half the site as smaller parcels are a higher commodity.
- Affordable housing, demolition of existing structures and the potential historic structures were not considered in those numbers and will ultimately dictate how the land is valued.
- Iris and Broadway valuation will also depend on the ballfields.

### ***Real Estate Value Analysis for Alpine-Balsam:***

- The price per SF for Alpine-Balsam is \$46 SF for current zoning and \$46-123 SF for highest/best use. Three real estate professionals provided the range of value per SF for AB.
- Shared operating costs are too early to determine and can be negotiated through a transaction agreement in the future.

### ***Iris-Broadway Site Development Considerations:***

- County could develop Iris-Broadway for consolidation of services Hub or affordable housing, however, the historic structures, ballfields and flood plain issues are significant site constraints.
- Currently it is difficult to determine if consolidation of services at Iris-Broadway would need to include the ballfields to achieve enough building square footage and parking for all the needs.
- Working Group members found this level of information appropriate to help inform further discussion but recommended pausing for further real estate analysis at this point.

## 3. Ballfields – City Service Analysis:

- Boulder County clarified desire to divest from management of the ballfields or change the uses of this public land at the North Broadway Campus. These fields are BC's only active recreation use in the entire county. It is not efficient to provide this service here. There are issues regarding equity in the use of these public lands.

***City of Boulder studied the city-owned ballfields and determined:***

- 2015 Athletic Study indicates there is a shortage of diamond ballfields during peak demands (after-school and evenings).
- Iris-Broadway ballfields are utilized by the community but were not analyzed for programming in the BPR Athletics needs study because they're owned by the county.
- There is some shared use of ballfields between the city and Boulder Valley School District (BVSD).

***City does have the land available to potentially relocate the Iris-Broadway ballfields:***

- Foothills Community Park Master Plan calls for 2 new ballfields.
- Gerald Stazio Sports Complex can accommodate new ballfields.
- Group members acknowledged complexity in considering relocation and long-time community love of these fields (e.g. if the city owned the fields, given long-term use, it would be very unlikely they would be moved and the space redeveloped for housing).

***Capital Cost for new/relocated ballfields:***

- Little League: \$300,000-\$500,000 per field (includes grading, sod, etc.) for construction costs (does not include land cost).
- Sports Complex (with lighting, parking and restrooms) - price significantly increases for infrastructure.
- City Parks and Recreation has limited capital funds and would need additional funding to take on operating costs of the Iris-Broadway ballfields in their existing location or relocated.
- Overall, city staff certainly enjoy the opportunity to discuss opportunities with the county about the future use and management of the fields regardless of any larger capital discussions.
- The 2015 study outlined the need for more comprehensive management and oversight of all ballfields in Boulder to allow more efficiency and equity with field usage.
- City staff will also provide additional information about refined cost estimates and considerations to support ongoing discussions

**4. Preparation for the Next Meeting**

***Next steps for Work Group:***

- Working Group members acknowledged that while the parking analysis shows that parking is very likely an insurmountable challenge for BC to relocate at Alpine-Balsam, there may be value in discussing next steps and potential process for county relocation and/or Broadway-Iris future redevelopment together to have a recommendation and consistent information to take back to the respective bodies (CC and BOCC).

**5. Additional Parking Conversation (out of box conversation to cover all parking scenarios)**

- What if there were zero parking spaces for city and county and a shuttle service was provided for all employees from a remote parking lot?

- Shuttles are really expensive (e.g. Chautauqua example).
  - City has explored satellite parking
  - County ruled out this strategy – this type of TDM is too aggressive and expensive.
- City of Boulder has an aggressive TDM that took years to implement. 80% of city employees live outside of Boulder.
- What if the city and county expanded an NPP around Alpine and Balsam by offering all on-street parking to city and county employees for free by regulating on-street parking per block face?
  - Group acknowledged likely significant neighborhood opposition and while potentially feasible with management through parking district, it would be unprecedented.

**Action steps for next meeting:**

**City and County Staff will** provide a draft communiqué for review outlining the findings from the group’s work and describing recommended next steps for city-county collaboration to further guide the process of future redevelopment at the Iris-Broadway Campus and Ballfields.

**Next meeting: Wednesday, January 7, 2020.**

**City Council meeting: Tuesday, January 21, 2020**