



Alpine-Balsam Implementation

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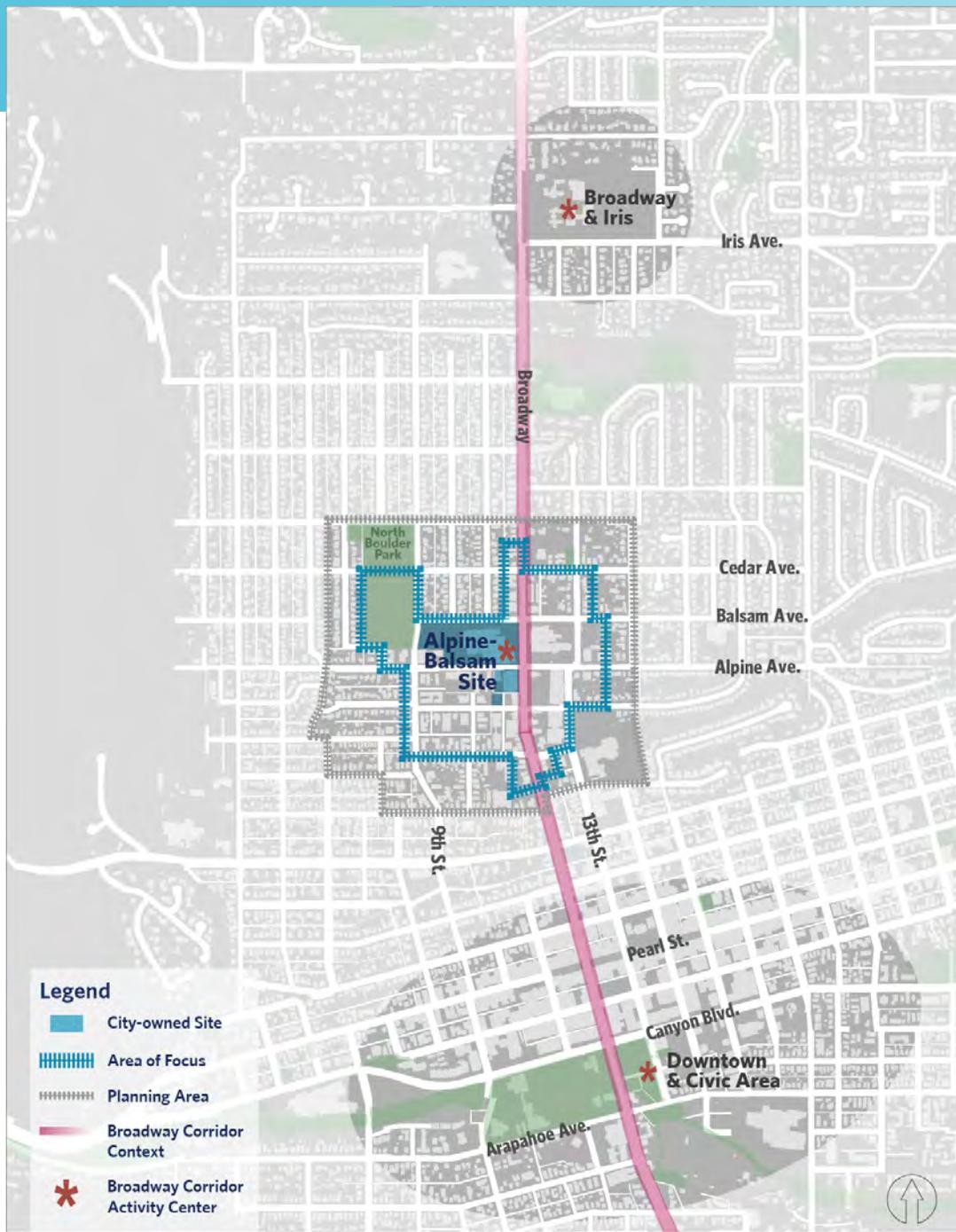
Welcome & Agenda

Tonight's Agenda

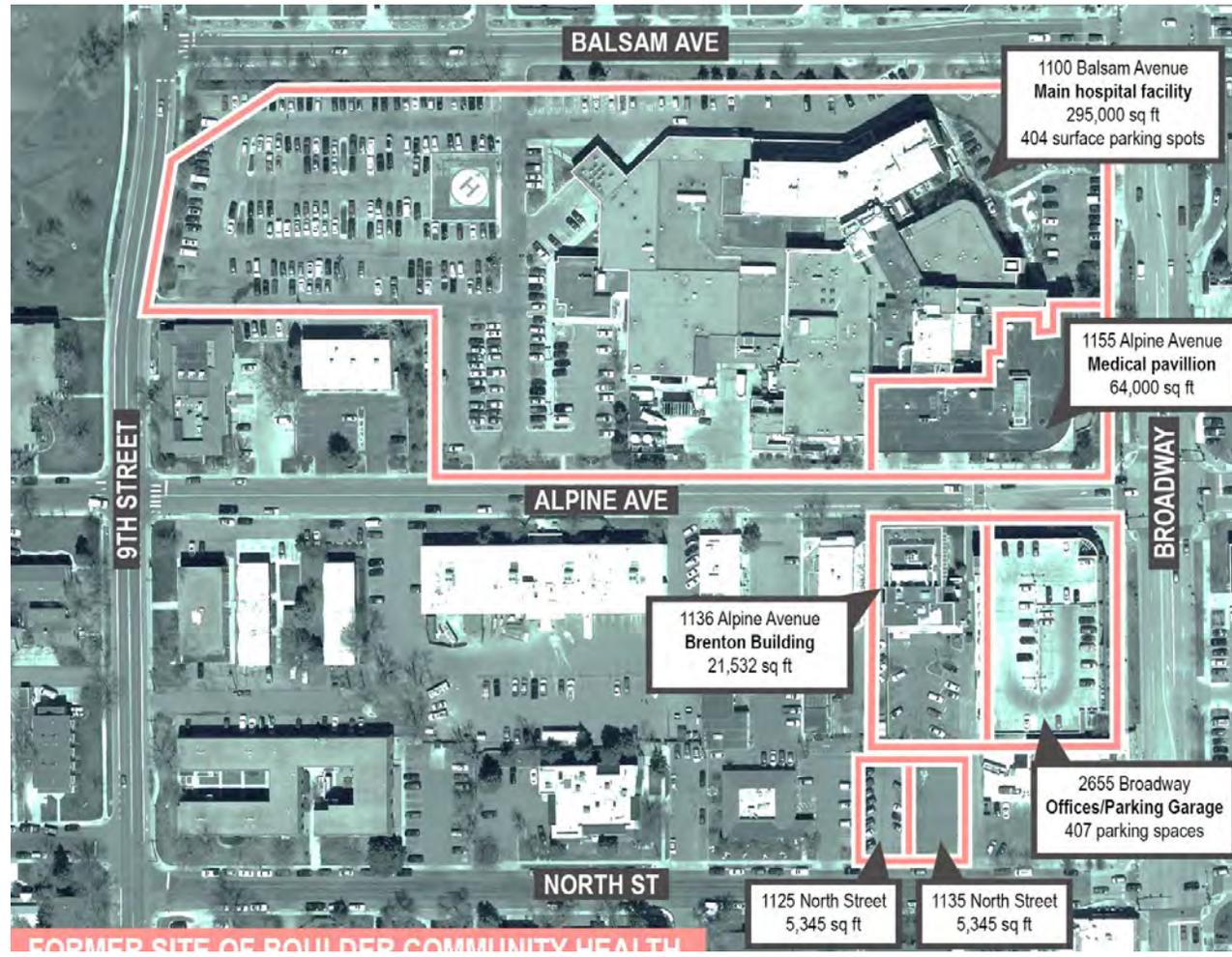
- **Introductions**
- **Presentation ~40 minutes**
 - **Background and What's Planned**
 - **Redevelopment Update:**
 - **Deconstruction, Flood Mitigation, Energy Planning, Land Use, Mobility**
 - **Future Zoning – Draft Form Based Code**
 - **Next Steps**
- **Q & A to 7:00 p.m. as needed**

Meeting Protocol

- Video on OK if not distracting
- Mute your microphone until called upon
- Chat for technical issues and questions – not comments
- Raise hand for questions or comments during Q&A
- Respectful listening and commenting



**Site
Purchase
\$40 M**





*“Alpine-Balsam will be a **vibrant** multi-generational **hub** for **community life** and **local government services**—a **welcoming** and **inclusive** new model for **equitable**, **affordable**, and **sustainable living**.”*



2015

2016

2017

2018

2019

2020

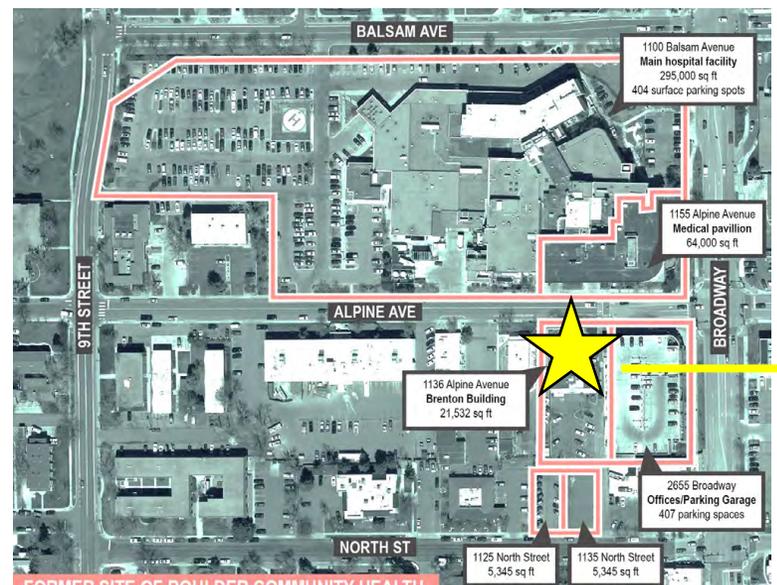
2021

2022

2023

2024

2025



Site Purchase
\$40 M

Vision Plan

Brenton Renovation
BCH move out
Area Plan Acceptance



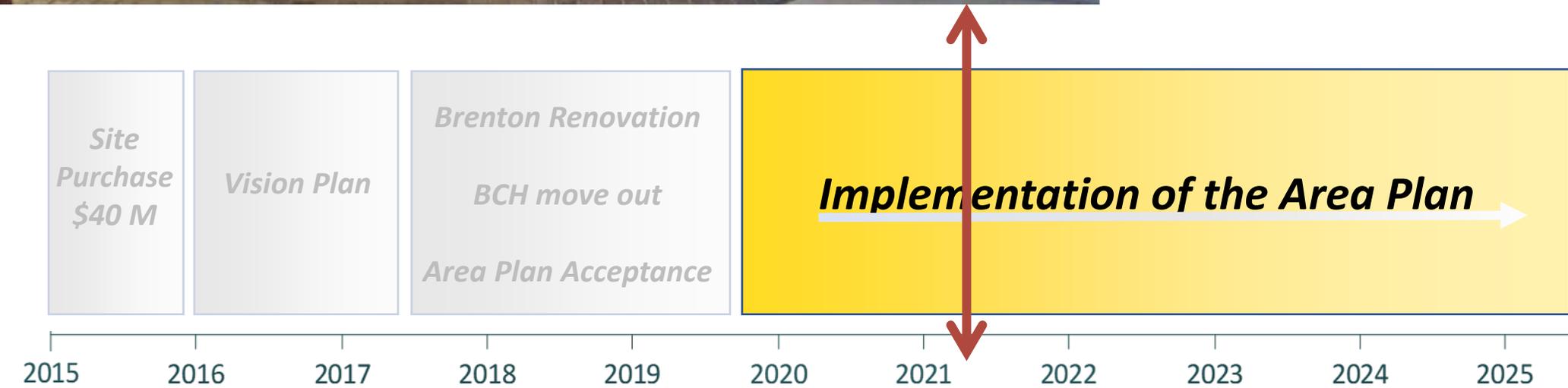
Alpine-Balsam Area Plan
Boulder, Colorado

Adopted by the Boulder Planning Board September 24, 2019
and City Council October 1, 2019

Alpine-Balsam



The purpose of this phase is to ***realize the vision*** for Alpine-Balsam in alignment with the BVCP and Area Plan.



Pre-Development Activities



Hospital Deconstruction:

- 2020: interior deconstruction of hospital
- 2021 - 22: exterior deconstruction of hospital

Energy Strategy Development:

- 2021: Energy Feasibility Analysis

Regulatory Changes:

- 2020: Land use changes through the mid-term Boulder Valley Comprehensive Plan update
- 2021: Rezoning and adoption of Form-Based-Code

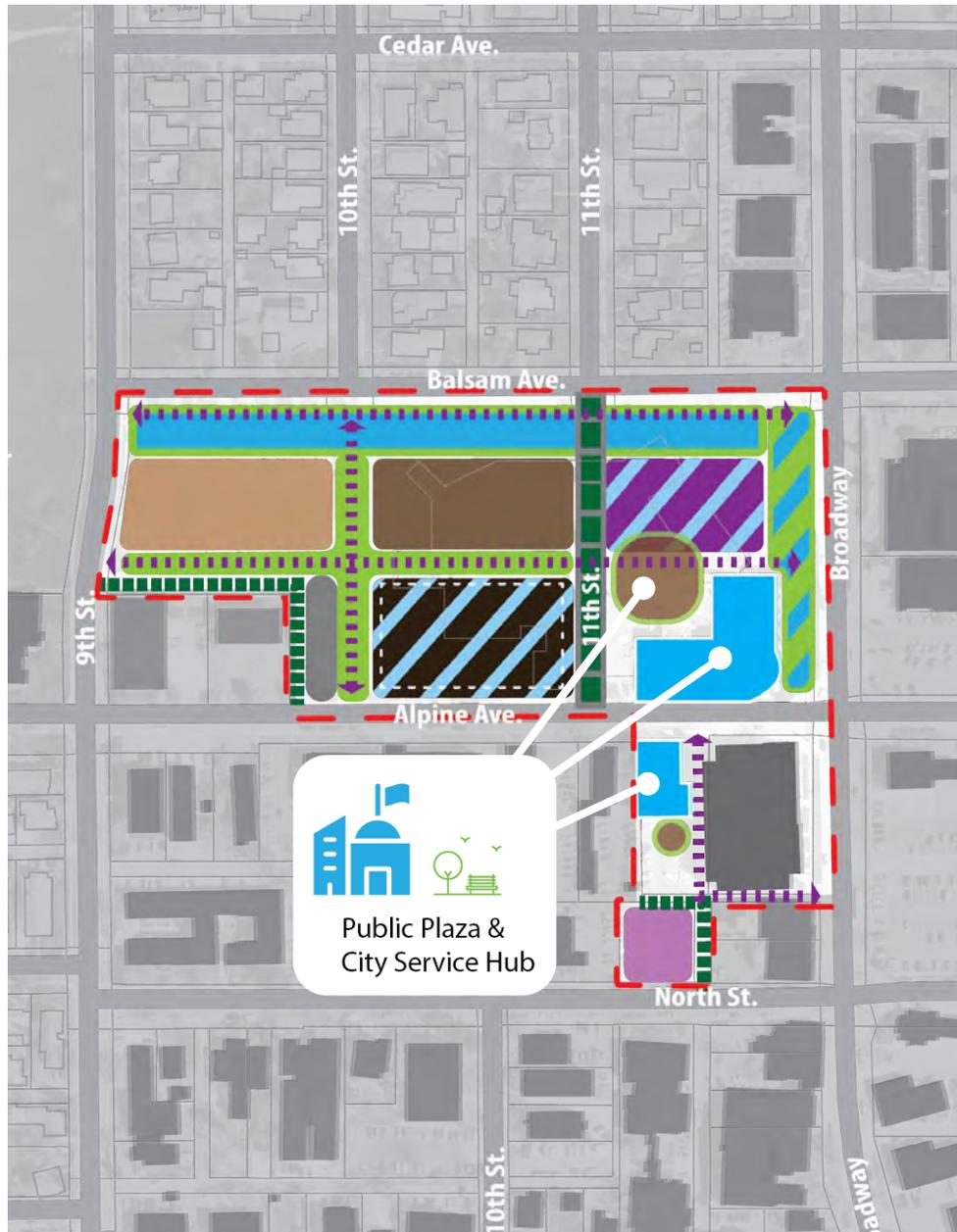
Access & Mobility Implementation:

- 2021 - 2022: strategy development and exploration of a General Improvement District (GID)

Flood Mitigation:

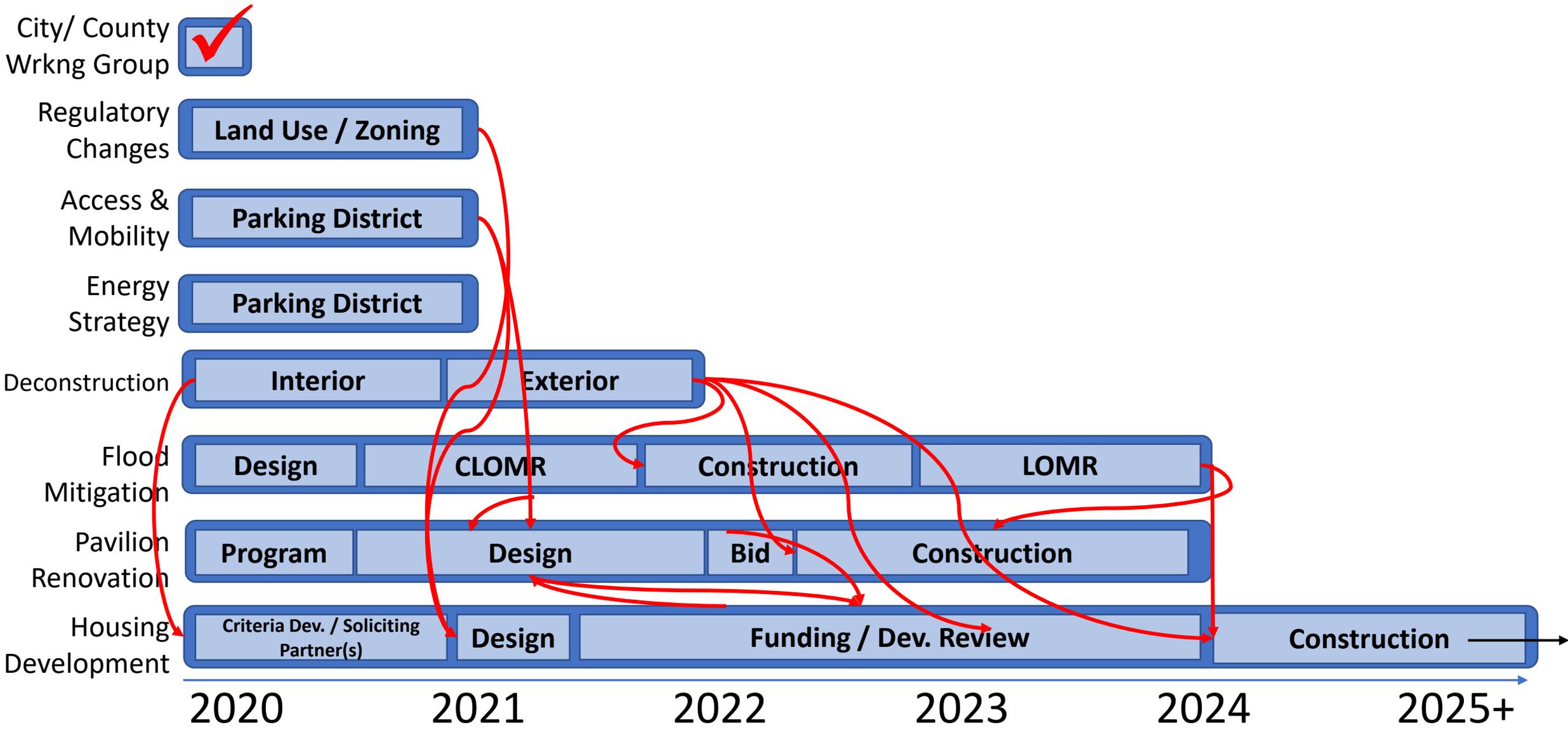
- 2022: construction

Western City Campus

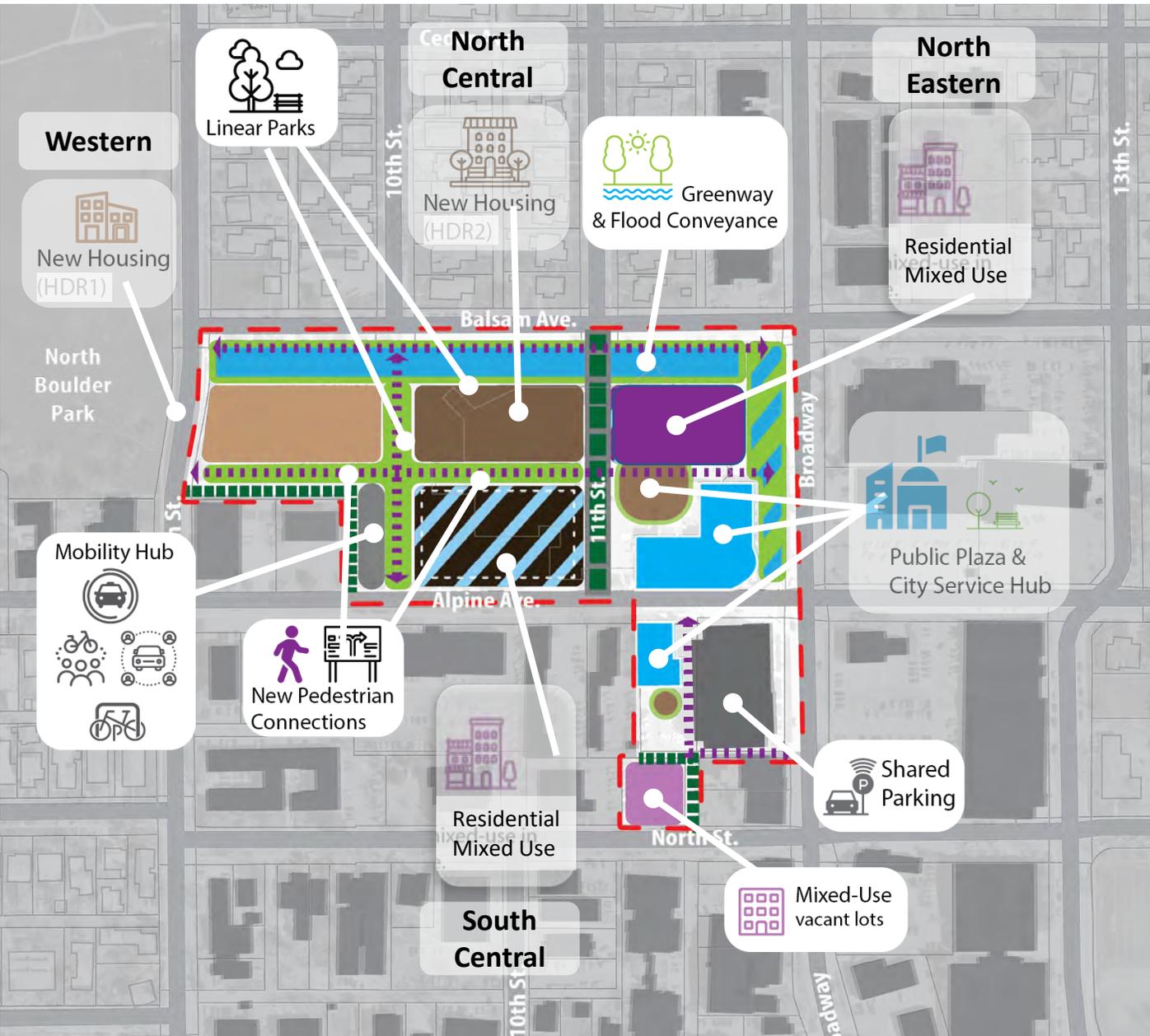


- 2021 - 22:** Programming, design
- 2022 - 23:** City review, permitting
- 2023:** Construction
- 2025:** Occupancy

Schedule



Area Plan Site Elements

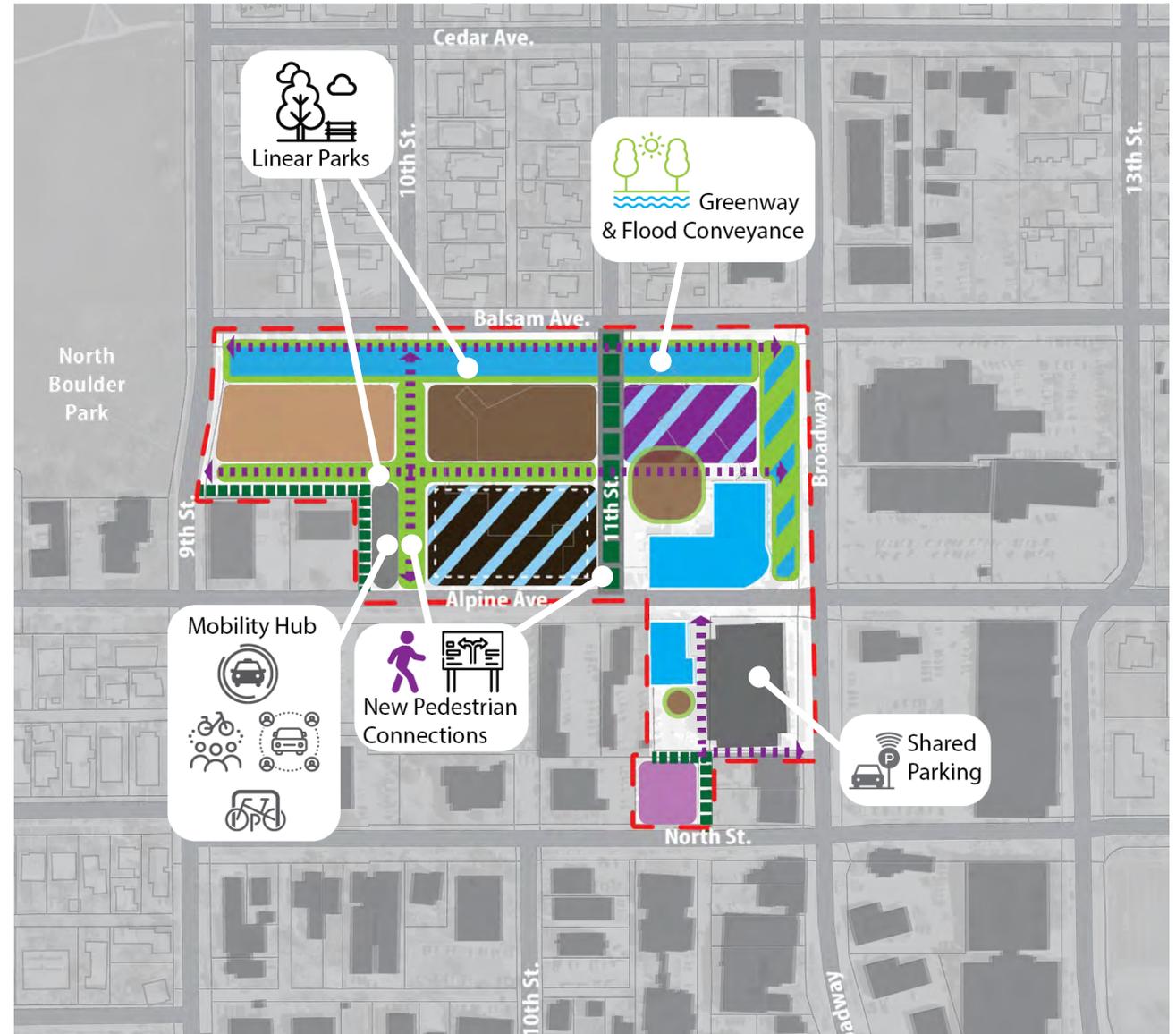


What is Planned for the City Site

City Redevelopment Site

Access and Mobility Recap:

- Flood mitigation conveyance greenway
- New Street at 11th, Pedestrian and Bike connections through the site
- Mobility Hub for bike/car share, pick-up, etc.
- Shared parking in the existing structure

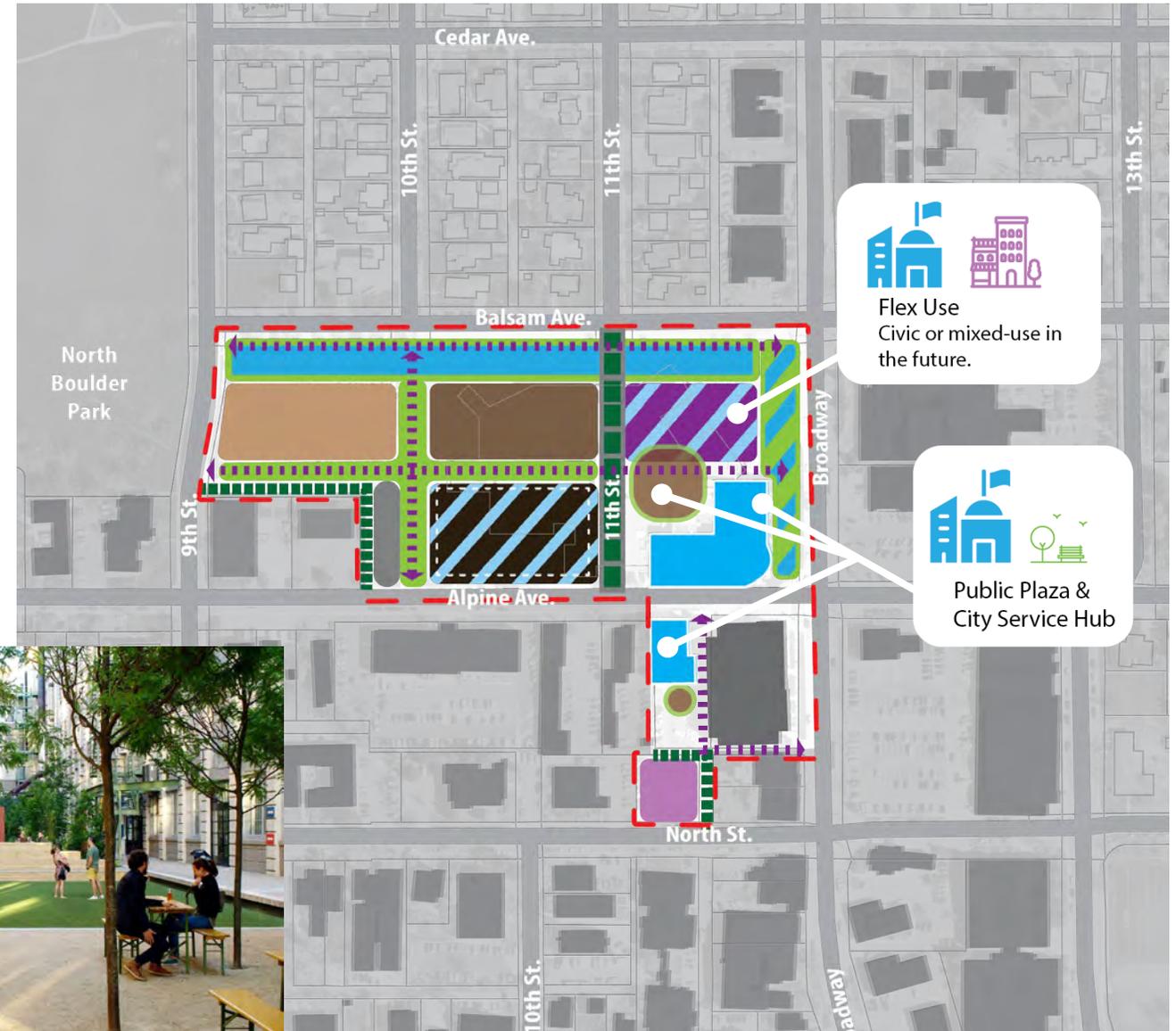


What is Planned for the City Site

City Redevelopment Site

East Block Recap:

- Renovation of the Medical Pavilion for City Service Center and New Public Plaza
- “Flex” space – future civic mixed use and/or housing (Age Well Center?)



Flex Use
Civic or mixed-use in
the future.

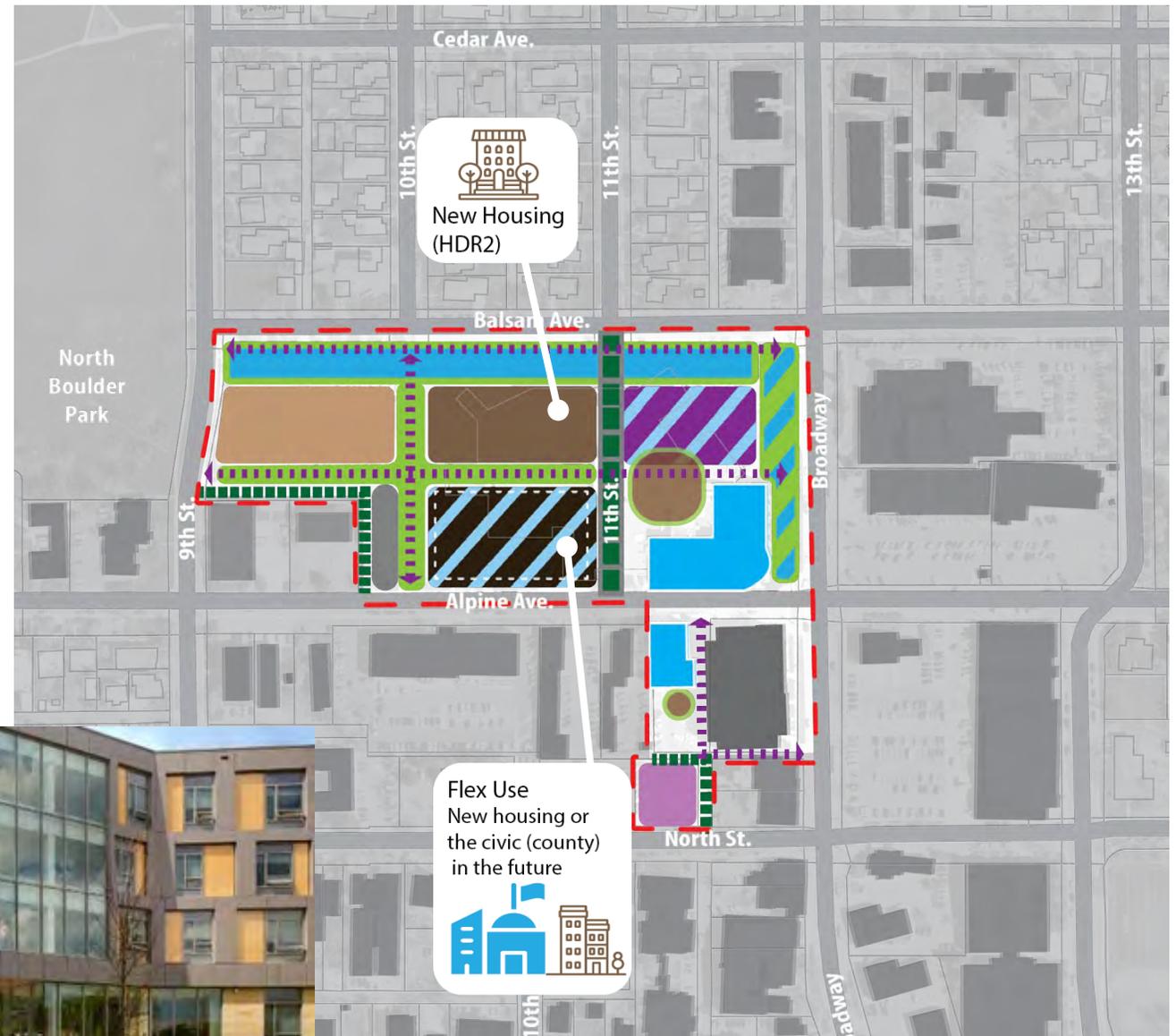
Public Plaza &
City Service Hub

What is Planned for the City Site

City Redevelopment Site

Center Block Recap:

- High Density Housing 2 (3 story stacked flats) on the Northern Portion of the block
- Flex Use is **now** High Density Housing (4 story stacked flats)

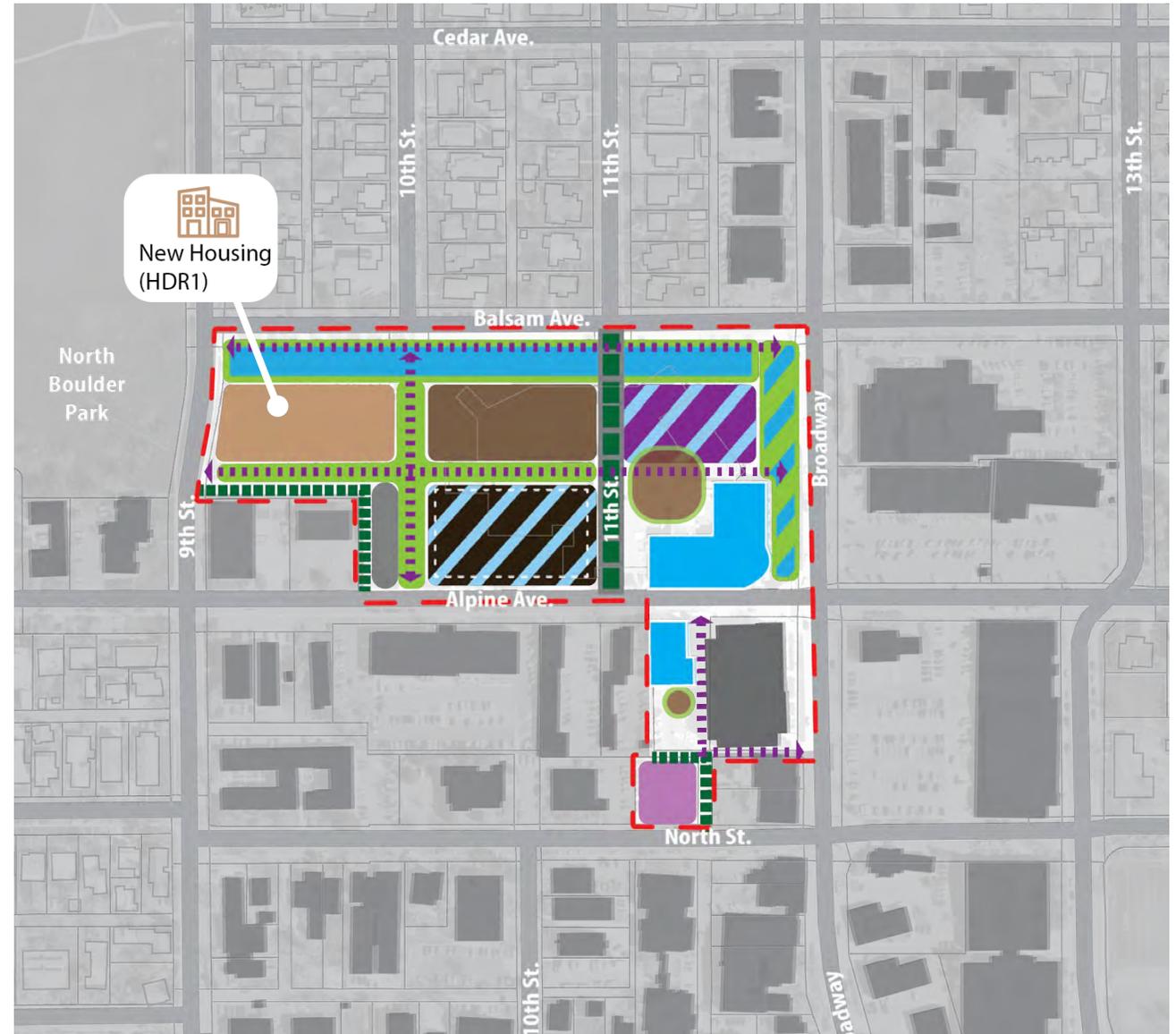


What is Planned for the City Site

City Redevelopment Site

West Block Recap:

- High Density Housing 1 – 2-3 story townhomes

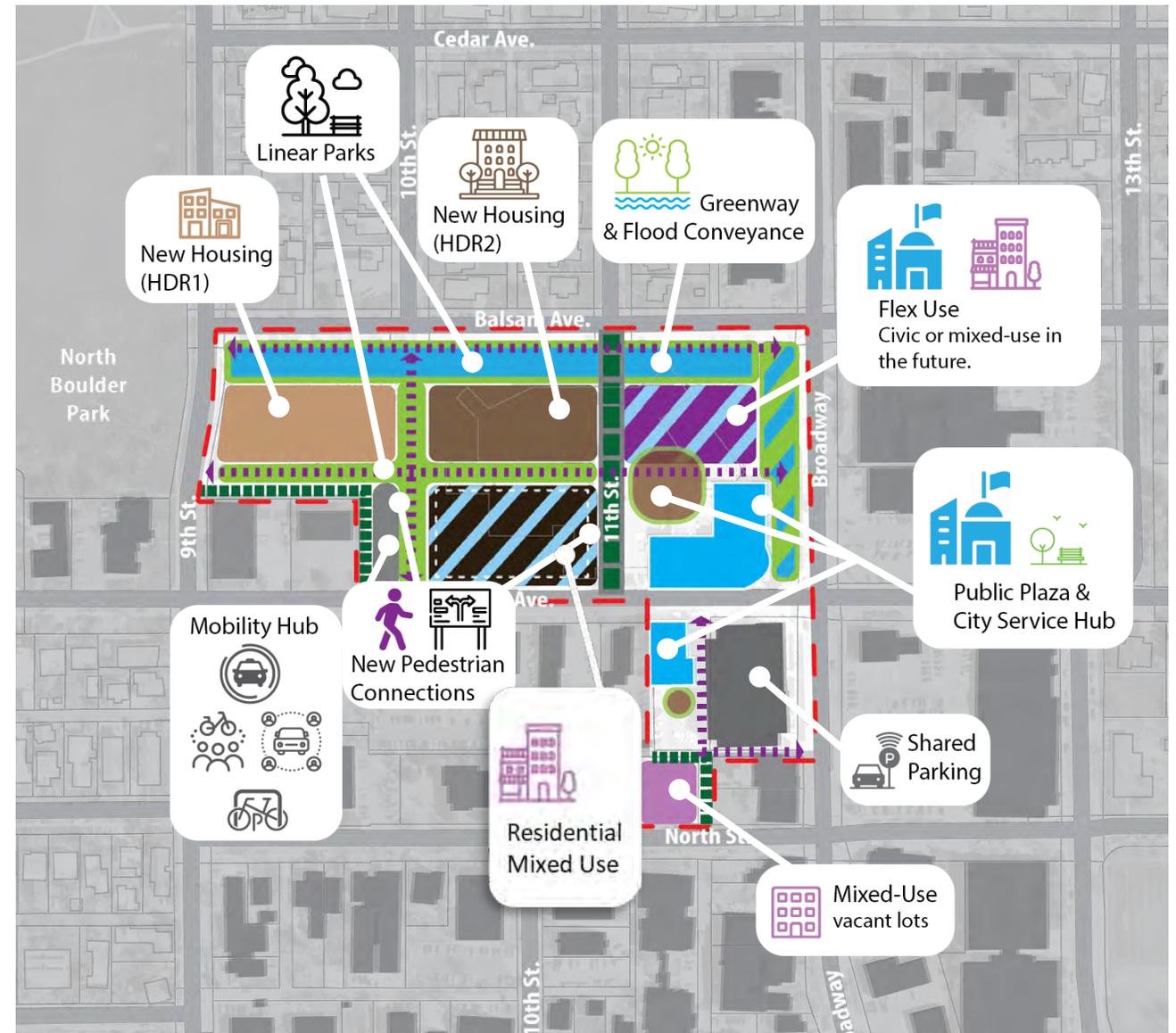


What is Planned for the City Site

City Redevelopment Site

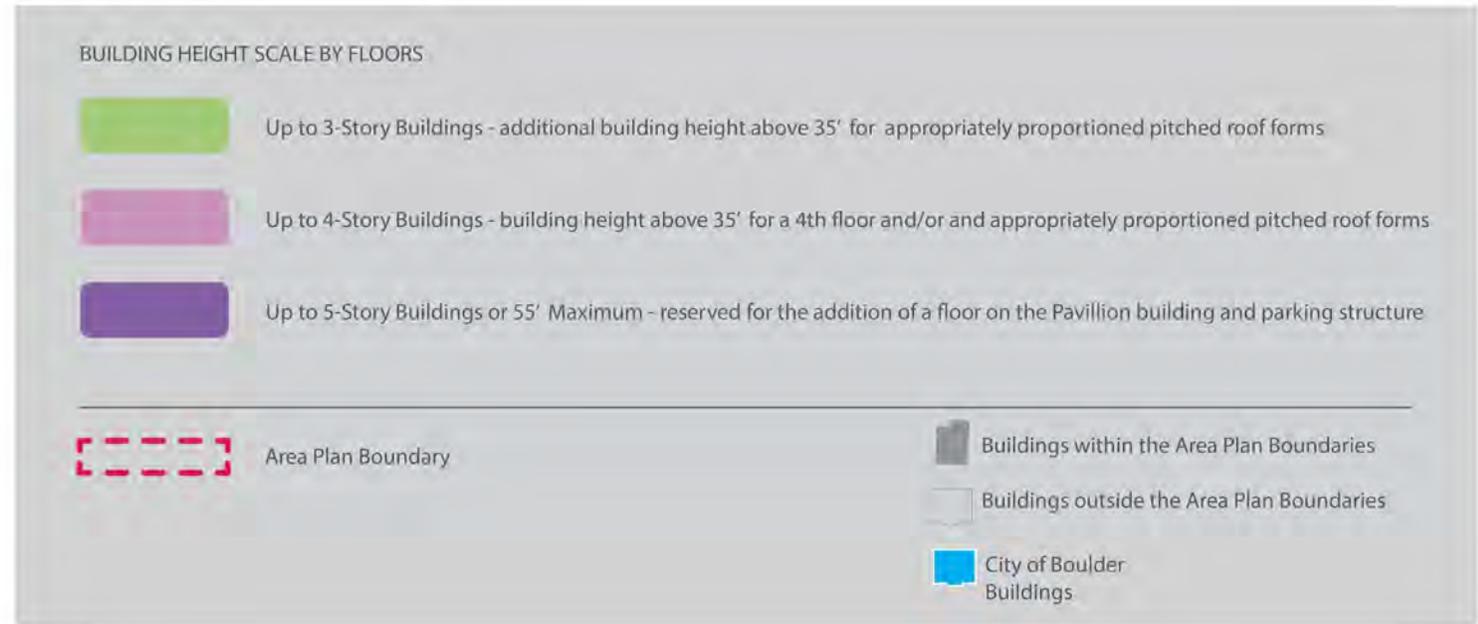
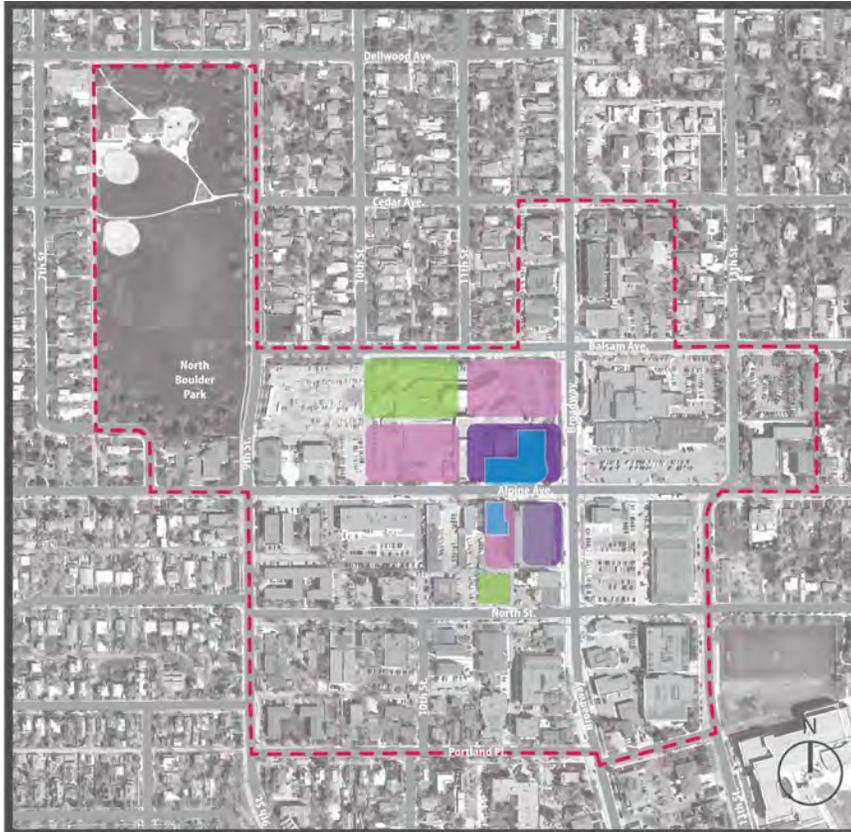
Recap:

- Balanced land uses to achieve city facilities consolidation and affordable housing
- Significant improvements for public realm and access and mobility



Adopted Area Plan

Building Height Map – only for city-owned properties



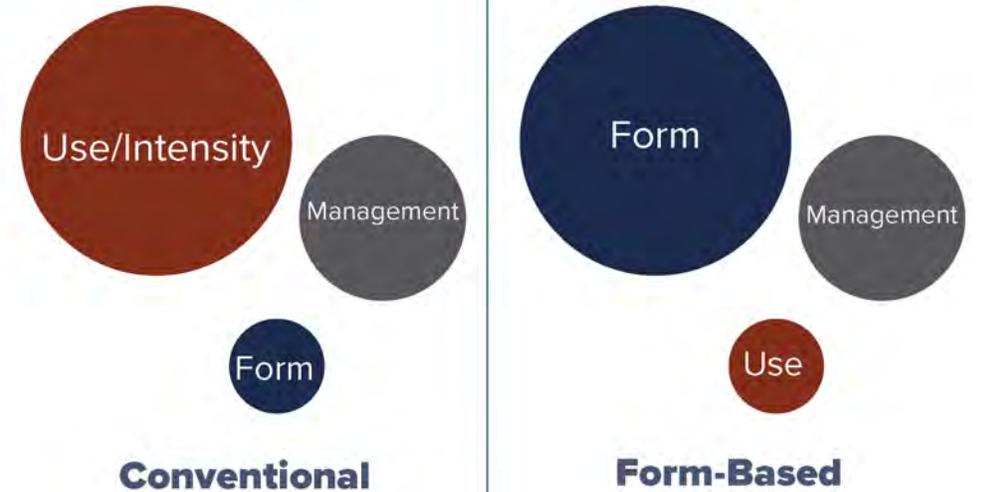
Building Height Map (Page 31)

Form-Based-Code

What is it?

- organized by building form, rather than land use
- more prescriptive design regulations than conventional zoning

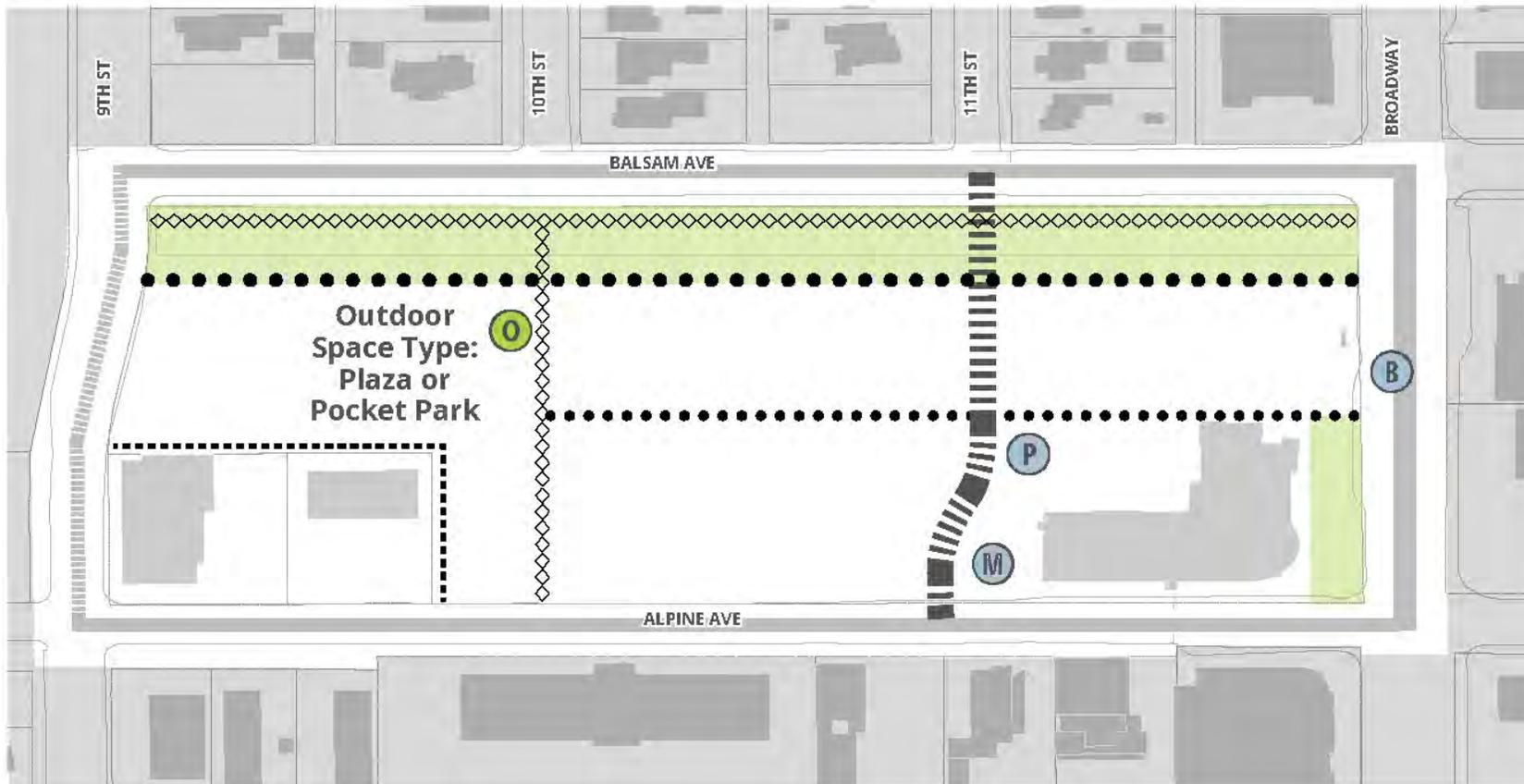
The intent is to provide more predictable built results with a focus on a high-quality public realm



Form-Based-Code

STREETS, PATHS, GREENWAYS & OUTDOOR SPACE

ALPINE-BALSAM FORM-BASED CODE DRAFT REGULATING PLAN



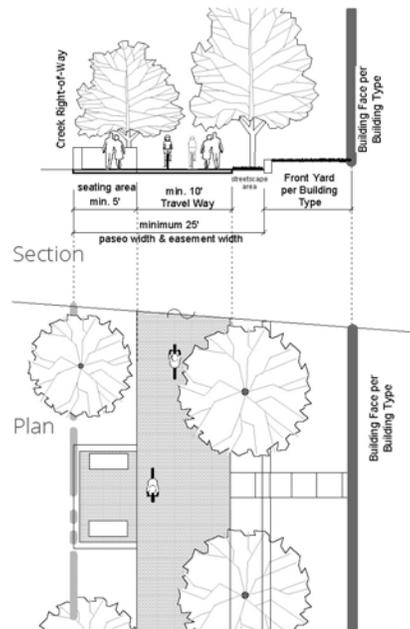
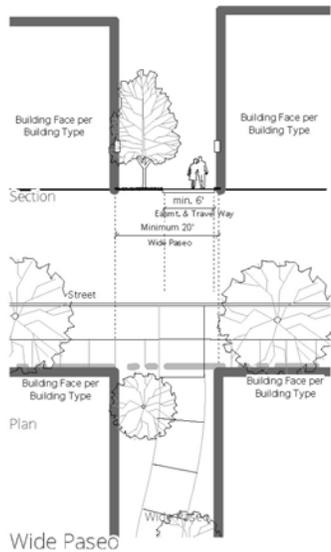
Identifies:

- 11th Street connection
- Alley
- Paseos & Paths
- Outdoor Space
- Mobility Hub
- Enhanced Bus Stop
- Greenway

Form-Based-Code

Outdoor Space & Paths: Developer responsibilities

- Enhanced Paseo
- Wide Paseo
- Public Plaza (outdoor space)



Enhanced Paseo



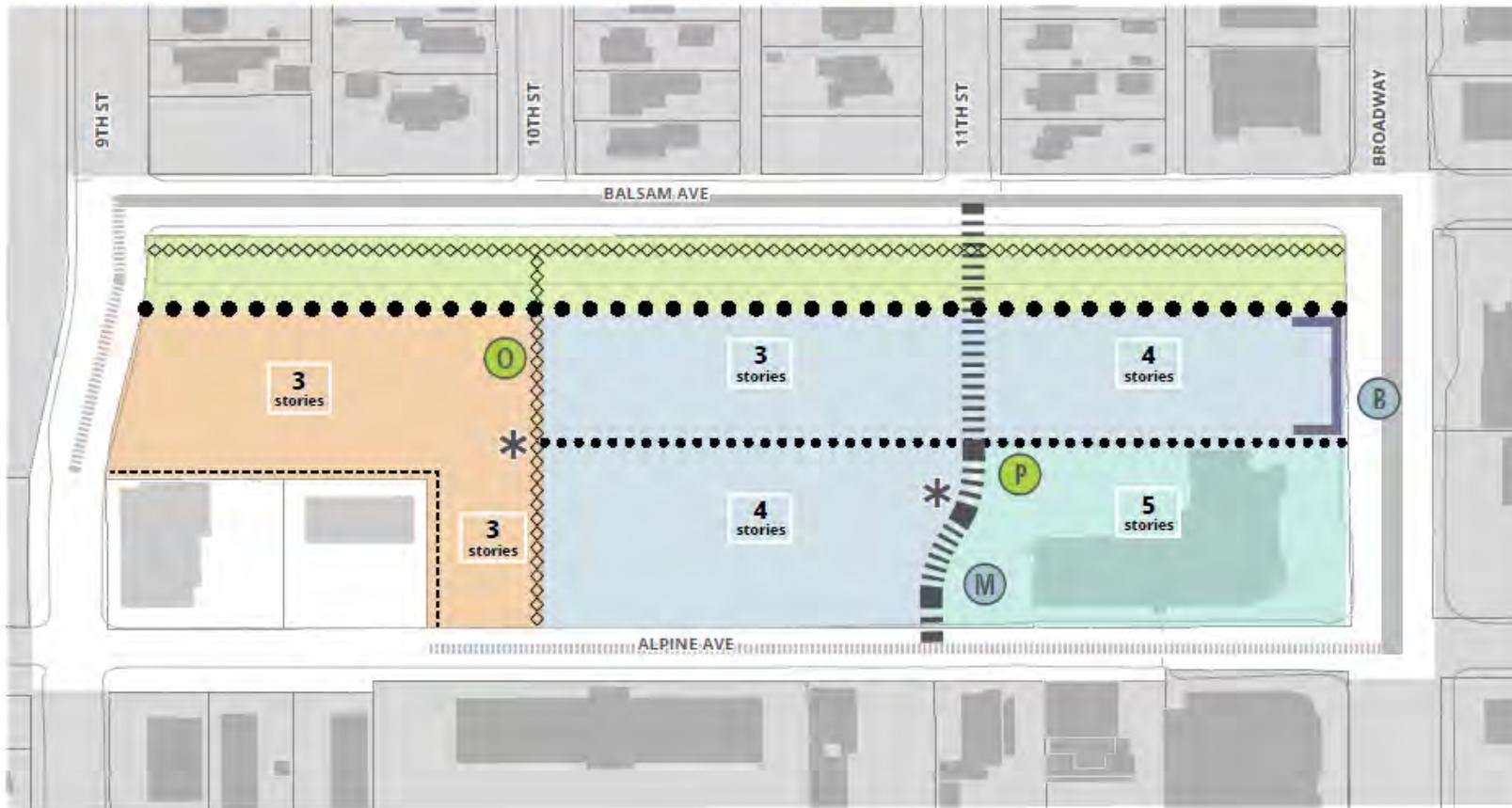
(p) Plaza.

The intent of the plaza is to provide a formal outdoor space of medium scale that may serve as a gathering place for civic, social, and commercial purposes. The plaza may contain a greater amount of impervious coverage than any other type of outdoor space regulated in this section. Special features, such as fountains and public art installations, are encouraged.

Form-Based-Code

BUILDINGS

ALPINE-BALSAM FORM-BASED CODE DRAFT REGULATING PLAN



Identifies:

- Building Types
- Required Storefront Treatment
- Maximum Building Height
- Base Zoning determines uses (as directed by Area Plan)

Form-Based-Code

Basic Building Form – Developer responsibilities

What we heard from the community: permeability in the site, durable materials, traditional design, high quality open space



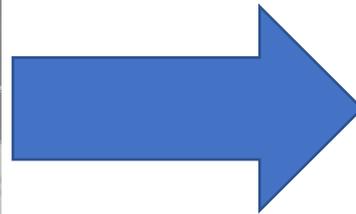
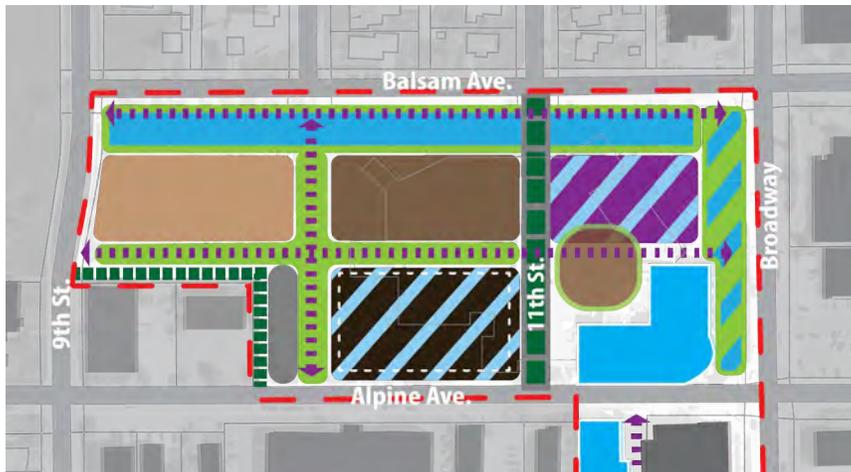
- Building Length
- Site Coverage
- Courtyards
- Location of Parking & Refuse
- Active Facades
- Entrances & Windows
- Façade Divisions & Treatments

Form-Based-Code

Remember: Form-Based Code Implements the Area Plan

Potential Refinements:

- New 11th Street connection moved
- Mobility Hub moved
- East West Paseo



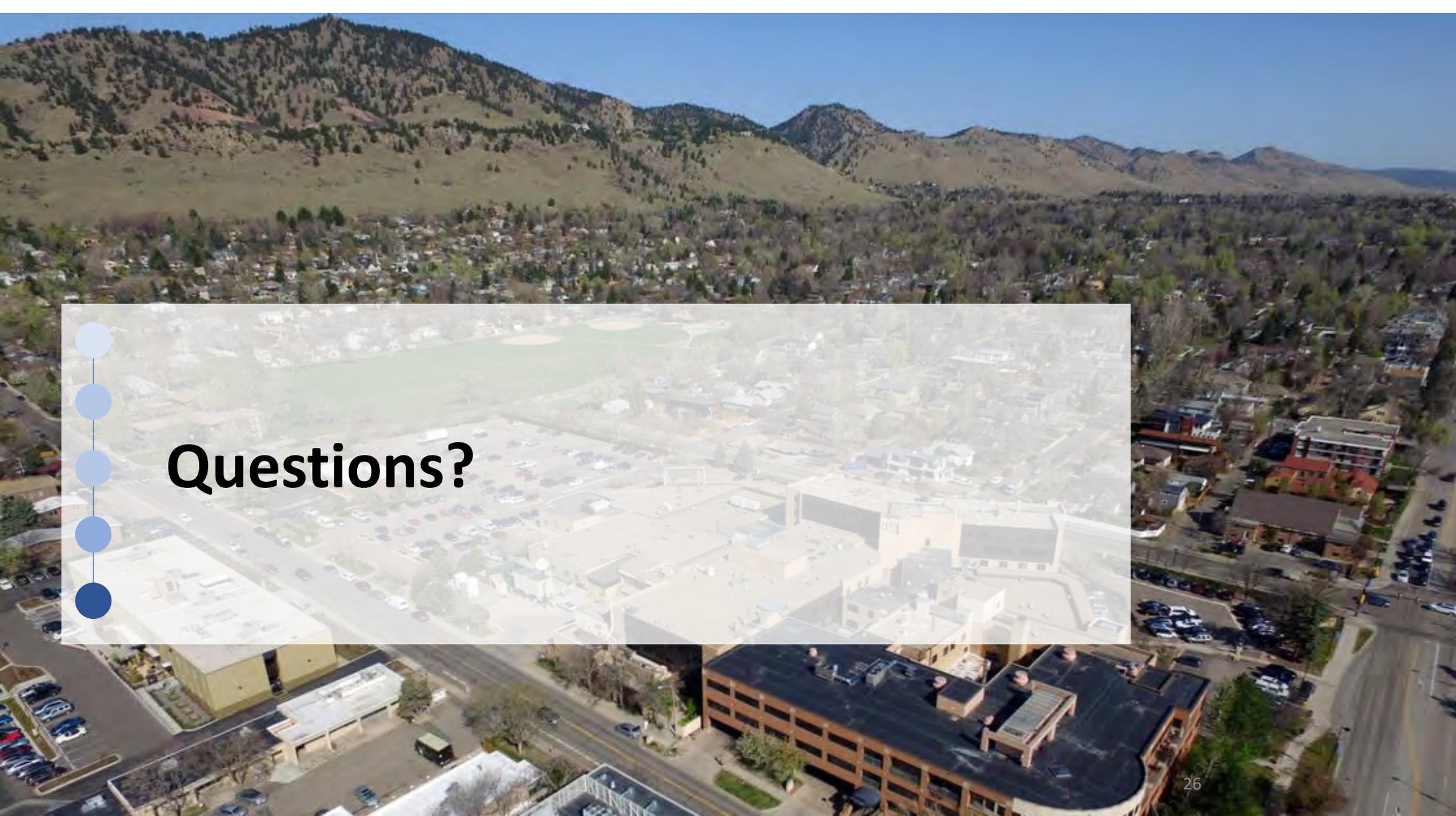
ALPINE-BALSAM FORM-BASED CODE DRAFT REGULATING PLAN





Next Steps

- Be Heard Boulder (June)
- Office Hours (June)
- Planning Board Public Hearing (August 4)
- City Council Public Hearing (September)



Questions?