



Alpine-Balsam Implementation Newsletter February 2020

The Alpine-Balsam property, formerly the Boulder Community Health (BCH) hospital, was purchased by the City of Boulder in 2015. This strategic investment was motivated by the desire to shape redevelopment of an area that has been focused around a major healthcare facility for decades and to address the city's decentralized service challenges with a Western City Campus.

City Council's recent adoption of the Alpine-Balsam Area Plan confirms the vision for the property. The city is now transitioning to the implementation phase and is in the beginning stages of a multi-year process to redevelop Alpine-Balsam. A [recent memo](#) to council summarized major projects that are underway or beginning in 2020 to move toward realizing the vision.

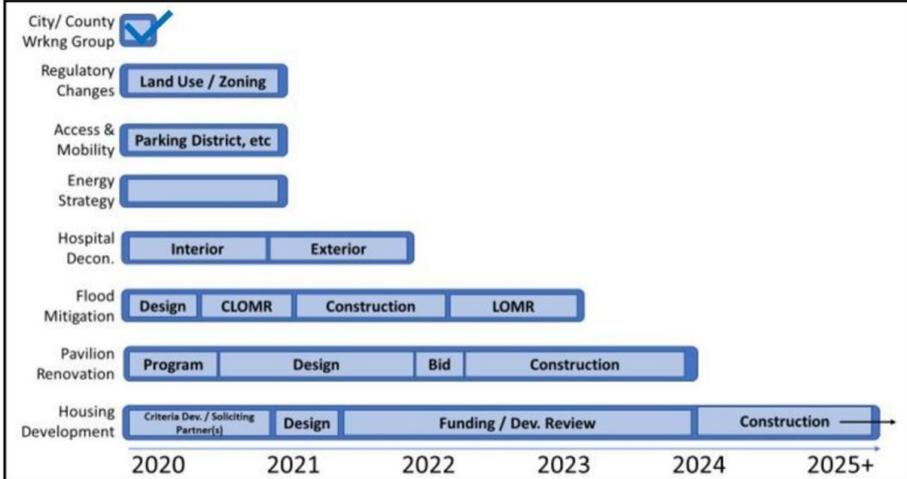
The purpose of this newsletter is to share updates on implementation progress. Newsletter frequency is still being assessed.

[Project Web Page](#)

Implementation Timeline

This timeline gives a high-level overview of key components of the Alpine-Balsam Area Plan implementation. Next steps in 2020 include:

- Interior deconstruction of the Pavilion (to prepare for renovation) and the main hospital building
- Scenario testing for the affordable housing development
- Flood mitigation engineering analysis
- Pavilion renovation and Western City Campus programming and design phase
- Land use and zoning updates for city-owned properties
- Evaluation of district level energy strategies for the site



City-County Working Group

The process to determine if Boulder County will consider Alpine-Balsam for its future location was conducted by a joint City-County Working Group. A parking analysis showed that Alpine-Balsam would not be able to accommodate both the city's and county's parking needs. The group met several times before finalizing its recommendation that Boulder County no longer consider relocating to Alpine-Balsam, and City Council recently approved the working group's recommendation. The county is now in the process of evaluating other options. More information regarding this process and decision can be found in the [Jan. 21, 2020 memo to council](#).

Mural Project

As part of the city's plan to maintain the site, the city Office of Arts and Culture commissioned several artists to paint murals on sections of the fence. The mural project integrates art into the deconstruction process, enhancing the area's visual profile and providing a space for community engagement.

Artists selected for the mural project include:

- [Sam Cikauskas](#)
- [AJ Davis](#)
- [Jason Graves](#)
- [Allie Ogg](#)
- [Heather Patterson](#)

Information about each artist is available by clicking their name. Learn more about the artist selection process and the city's Office of Arts and Culture by clicking below.

[More information](#)



Mural by Sam Cikauskas, Photo Credit: Lauren Click, Office of Arts + Culture



Mural by Allie Ogg, Photo Credit: Lauren Click, Office of Arts + Culture



Mural by Jason Graves, Photo Credit: Lauren Click, Office of Arts + Culture



Mural by AJ Davis, Photo Credit: Lauren Click, Office of Arts + Culture



Mural by Jason Graves, Photo Credit: Lauren Click, Office of Arts + Culture



Mural by Heather Patterson, Photo Credit: Lauren Click, Office of Arts + Culture

Deconstruction

City Council recently approved deconstruction of the main hospital building at the Alpine-Balsam site. Interior deconstruction is just getting started in the Pavilion Office Building to prepare for renovation. Interior deconstruction of the main hospital will begin after an environmental assessment is complete and will continue through 2020. For work related to this project, the city will look to minimize impacts to the local community.

The city is taking a sustainable approach to reuse and recycle as many materials as possible. This means that materials removed from buildings will be catalogued and stored for future use. To date, the city has counted:

- 1,117 doors
- 406 sinks
- 236 toilets
- 2,510 electrical wall plates
- 916 electrical switch plates

[More Information](#)

City of Boulder
Planning Department

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