

Regulations (height, density, setbacks, zoning, etc.)

- 1) *Is the city being realistic and rational about density? I am excited about the possibilities of the A/B site but I am worried that for financial reasons, the city will make the buildings/housing too dense and that will adversely affect the neighborhood and change the feel of it for decades to come.***

New development on the site of the hospital and its parking lot will be a big change for the area, but a key goal is to create vibrant, beautiful spaces that enrich the surrounding areas. Many factors are being considered that will influence the density at Alpine-Balsam. These include the importance of balancing the financial realities of development, maximizing the opportunities available on the site to meet a range of community goals and ensuring that any new development will enhance the current neighborhood character.

The city will need to evaluate the best use of the site for the entire community, in addition to compatibility with the surrounding neighborhoods. There may be some tradeoffs as we work together to find the right balance. But first, through the process, the city and community will be examining all of the factors that generally concern nearby neighbors, such as traffic, transportation and parking, aesthetics, height of buildings and transitions, views and compatibility of uses.

- 2) *How high/tall will the buildings be?***

In considering development alternatives, we will explore a range of building types and heights. The Alpine-Balsam Vision Plan provides guidance on building heights and urban design factors that will influence how the new development might look and feel. Among these: “developing multiple buildings of variable height, generally from three to five stories; appropriate transitions along street edges; and public open spaces to respond to the neighborhood context”.

The current hospital has sections that are up to 65 feet. The existing hospital building is anticipated to be deconstructed but all future development will conform with the city’s 55-foot height limit. As we work through the planning process, a range of building heights, types and massing will be considered.

How will you control traffic congestion along that stretch of Broadway?

When considering traffic issues for the Alpine-Balsam site, it is important to keep in mind that while the medical uses and associated traffic are currently significantly reduced from previous years, this site and the transportation system served a busy hospital for decades. The area has excellent transit connectivity and easy pedestrian and bike access to downtown. As we have conceptual alternatives for redevelopment, there will be extensive analysis of traffic impacts and potential mitigation.

- 3) *I am concerned about the formula that is being considered for high FAR that will increase density to a level that is higher than this site can handle. What is the goal of A/B to reach in regard to density? I am hearing that the density is way out of character and excessive. Also,***

what limitations will be applied in regard to height and the moratorium voted on by the City Council?

There are many goals for new development at Alpine-Balsam. The Vision Plan provides general guidance for what should be considered about mix of uses, intensity of development, building heights, and other factors, but no final decisions have been made. As the planning process progresses, community members and decision-makers will see conceptual alternatives that seek to accomplish the goals in different ways. Community members will be encouraged to provide feedback on how to best balance all the goals and what they prefer based on analysis of impacts. Ultimately, a site plan will be adopted by City Council that will include building heights and massing. The area plan will identify implementation steps that will likely include rezoning and potentially amending the building height ordinance to allow for heights up to 55' on some or all of the site.

4) When will the city decide on the density for the project? What factors will it consider? Will current neighborhood density be taken into account so that the neighborhood feel is not significantly altered?

No decisions on density will be made until the community has had the opportunity to weigh in on the proposed scenarios. Many factors will be considered including the goals outlined in the Boulder Valley Comprehensive Plan, Alpine-Balsam Vision Plan, extensive community and stakeholder input, and tradeoffs such as balancing the highest and best use of the site for the city as a whole as well as compatibility with the surrounding neighborhoods. Through planning process, we will assess the factors that generally concern nearby neighbors, such as traffic, transportation, access and parking; aesthetics; height of buildings and transitions; views and compatibility of uses. Ultimately, the decision will be made by City Council.

5) I'm curious what height restrictions and setback requirements will apply to the new property. I live diagonally across the intersection of Balsam and Broadway and am concerned about my treasured view of the mountains/Flatirons. Thanks.

All development will meet or exceed city regulations and codes including not exceeding the 55' height limit restriction. The planning process will explore appropriate building heights on the site and in the area and will guide specific zoning regulations. People will have the opportunity to weigh in on building massing. The plan will assess and address factors that generally concern nearby neighbors, such as traffic, transportation and parking, aesthetics, height of buildings and transitions, views and compatibility of uses.

Engagement Opportunities (how and when to plug in and provide value)

1) How will the NIMBY motivations of the well-connected neighbors be balanced with the needs of the community?

The city remains committed to an all-inclusive process that aims to seek and utilize input from ALL interested city residents, property and business owners, as well as future residents and visitors.

- 2) *I have not really participated in the process before, I lived in Boulder for over 25 years but am now in Longmont. The email notifications have been excellent, and I will try to make some of the meetings. How can I best provide value?***

The best way to stay informed about the project and participate in all the opportunities to share your views. Please sign up for the city's bi-monthly newsletter to receive city-wide planning updates, which include those for Alpine-Balsam. The project website is also updated as new information is released, including upcoming opportunities to participate and provide feedback. You can also email the project team directly at AlpineBalsam@Bouldercolorado.gov. When there are opportunities for you to provide direct input, these will be made available at beheardboulder.org.

- 3) *It is not clear what decisions are unchangeable at this point and how much public input will affect the final version of this project.***

The Vision Plan was the first step in the planning process for Alpine-Balsam, which, guided by community input, explored the potential of the site and identified the hopes, concerns and vision for the future of Alpine-Balsam. This document will guide the more detailed area plan. input from all interested city residents, property owners, as well as future residents and visitors is needed to help shape and inform the final version of the more detailed area plan.

- 4) *When is the next opportunity for input? Can we explore the results of this survey in an open discussion?***

Please visit the city's project website to view upcoming engagement opportunities.

Uses (parking, city facilities, mix of uses, affordable housing, etc.)

- 1) *What was the city's inspiration for buying the properties?***

The city purchased the site for several reasons. First, the site is important to the community. It presents a rare opportunity to help ensure that future redevelopment fits the community's vision and goals. In addition, the site offers a chance to create a consolidated customer service center that will co-locate key city services, improving access and offering more coordinated support.

- 2) *How will we ensure a good return on our investment in the hospital site?***

As to the return on investment, the city is committed to developing an area plan that is financially viable to implement with these goals in mind:

- Establish a structure that recoups the city's current or future investment
- Establish ways to make a return that reinvests in community benefits
- Create financial mechanisms that make a return or reinvests in public buildings
- Explores partnership opportunities

- Consider the capital and operating investments as we understand how things change in the future

Can we leverage this process to get a good mixed-use corridor north and south of the site on Broadway, from downtown to Iris or beyond?

The planning process will include exploring potential changes to land use and zoning around the site, including north and south along Broadway.

Combination of all/ Miscellaneous

1) Does the plan comply to existing height and setback limits or are they requesting code variances?

In considering development alternatives, we will explore a range of uses, building types, massing and heights. New zoning and allowed building heights will be determined through the planning process and will conform with the city's 55' height limit.

2) Will there be affordable housing (price controlled) on site?

Affordable housing is a key goal for the redevelopment.

3) Will there be enough onsite parking for number of residents as nearby neighborhoods already get overflow parking from daytime workers in the area?

There are a range of ways to manage access and parking for a mixed-use site. The city's policy is to apply the principles outlined in the Access Management and Parking Strategy (AMPS) and provide parking that is shared, unbundled, managed, and paid (SUMP). This will be a policy choice explored through the process.

4) Will there be outside community space or be built as dense as possible?

Having shared, flexible and welcoming community space (e.g. public plaza) is a key goal for the redevelopment.

5) Are you reaching out to people in the neighborhoods or just taking input passively from those who have sought out this site or organized special interest groups claiming to represent the nearby neighborhoods?

The city remains committed to an all-inclusive process that aims to seek and utilize input from ALL interested city residents, property and business owners, as well as future residents and visitors.

6) I live at the intersection of Alpine and 9th street. This is currently a very dangerous 4-way intersection that I have tried to have a four way stop installed. Currently, the 2 way stop and dedicated walkways are not safe enough for pedestrians with animals, cyclists, or cars. The new A/B project will add to the stress of this already inadequate intersection. It is also improperly lit in the winter. I am concerned about my safety at this intersection both when walking and when driving. What is the city's plan to improve our safety?

As we explore new development on the Alpine-Balsam site, it is a great opportunity to assess the current streets, connections, system and infrastructure in the wider area to both address areas that have issues with safety and function and plan for new uses and improved access. Your comments provide very useful information and suggestions as we move forward with this analysis.

- 7) On a separate note, NOBO Park is a haven for the homeless during the warmer months. During the colder months, they tend to sleep behind electrical boxes on the east side of 9th street. With the mental health center on 9th, and the A/B project's natural addition of more places for homeless to sleep, how will you keep residents safe from this fragile, unpredictable community?**

Planning efforts will take into consideration design of public spaces to be safe and enjoyed by everyone. The vision plan calls for the site to be an active hub both day and night, which can discourage loitering.

- 8) *How will it impact the open space and what taxes will be used towards it?***

The city is exploring a variety of funding mechanisms as part of the area plan development, and it's too early to predict what types of revenue sources or taxes will be appropriate for the uses the community envisions. Regardless, dedicated sales tax that is currently collected for Open Space uses would not be available for this use.