



STUDY SESSION MEMORANDUM

TO: Mayor and Members of City Council

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DATE: February 12, 2019

SUBJECT: Alpine-Balsam Area Plan: Review and discuss site scenarios to provide direction to staff and inform further analysis; and provide an update on broader area planning.

EXECUTIVE SUMMARY

The primary purpose of this meeting is to update City Council on work in progress on the Alpine-Balsam site scenarios and how scenario refinement reflects feedback from the November 13, 2018 Study Session. Staff seeks feedback on key questions for site design and utilization in order to move forward with site scenario refinement, specifically around the approach to city

facilities, maintaining flexibility in the mix of uses, and the approach to housing, including the potential future residents and various housing types.

The feedback provided on the site scenarios will inform the draft area plan, anticipated to be available for community and advisory board review in late March. Planning Board and City Council are scheduled to provide feedback on the draft area plan in April including identifying a preferred site scenario. Review and adoption of a final plan is scheduled for late May and June.

This memo will provide an update on the area planning process and other work in progress that will be provided in the draft plan in the coming months. These topics include access and mobility, flood mitigation, financing, sustainability and renewable energy, and the engagement for the broader area planning process.

KEY ISSUES

For the purposes of this discussion, the site is organized by three blocks: east, middle, and west (see figure 1 below). City staff seeks to update the City Council and get feedback on the following key issues:

- Mix of Uses: City Facilities and Long-term Flexibility in the East Block - Council confirmed the desire for housing to be the primary use on the site with limited to moderate civic facilities. Staff is proposing an approach that includes reserving a portion of the site for either city facilities or housing that can be determined after the area plan is completed as additional analysis of facilities needs and financial viability are further studied.
- Mix of Uses: Housing Approach and Housing Types in the Middle and West Blocks: Initial analysis indicates feasibility of an approach that would address needs of several of the more challenging types of housing needs including senior housing, permanently supportive housing for people transitioning out of homelessness, or housing for harder to serve populations and low/moderate and middle-income priced for-sale homes. Draft housing types that illustrate different housing types, densities, and considerations are provided.

QUESTIONS FOR CITY COUNCIL

1. Does City Council support moving forward with an approach that maintains some flexibility for future uses in the east block (northeast corner of the site at Broadway and Balsam)?
2. Does City Council support moving forward with the housing approaches for the middle and west blocks?
3. Does City Council have feedback on the overall approach for scenario refinement?

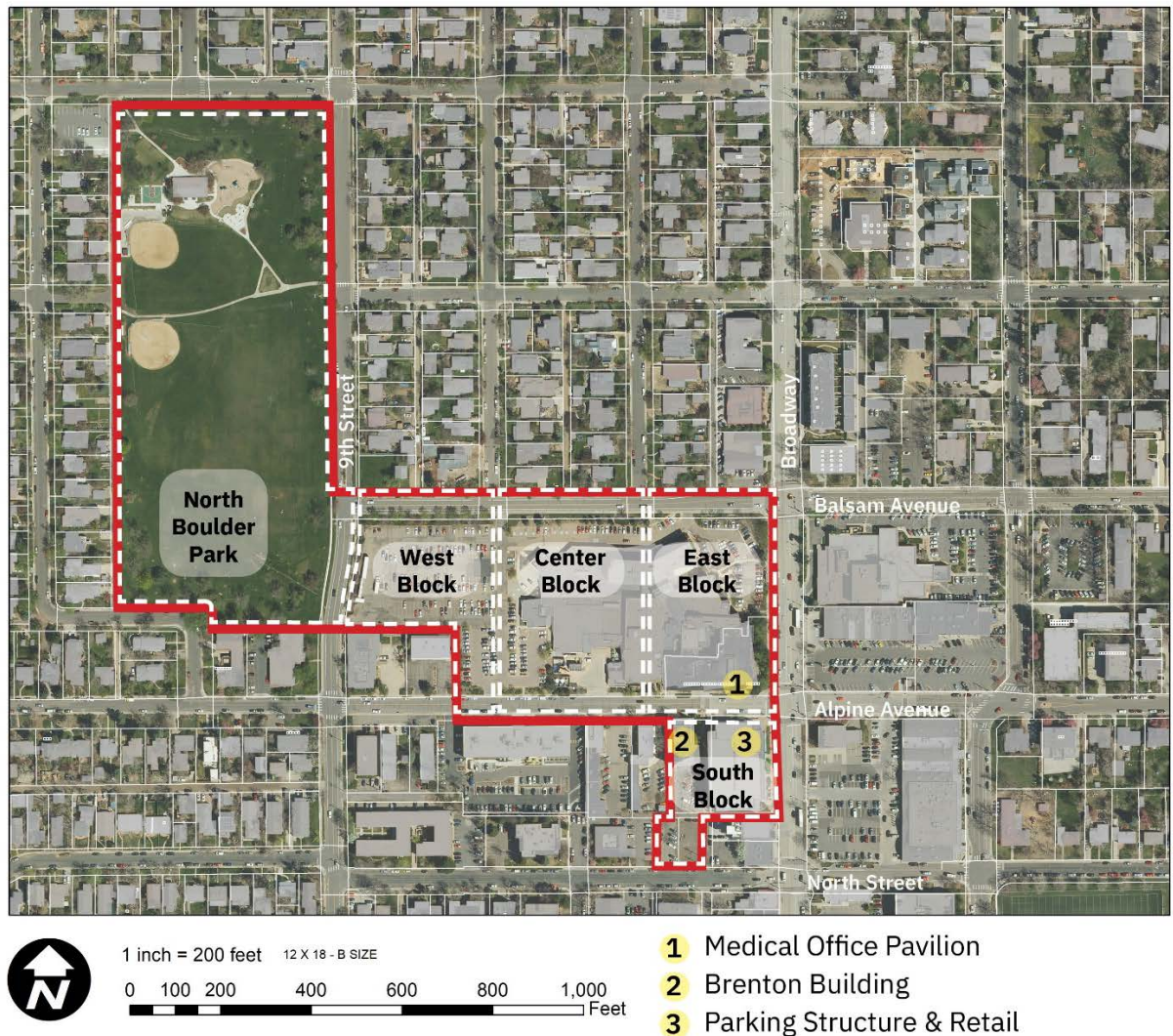


Figure 1 Alpine Balsam City-Owned Parcels Reference Map

BACKGROUND

The purchase of the Alpine-Balsam property was a strategic investment for the community, in order to shape the redevelopment of an area that has been focused around a major healthcare facility for decades. This investment ensures redevelopment fits within the community's goals and vision, including affordable and market rate housing and city facilities. The site is also an opportunity to consolidate various city services located in aging buildings into a location that can serve as an improved customer service hub with cost and energy savings. See Attachment A for additional information on history and goals.

Initial analysis and exploration of site scenarios were shared with the community and City Council provided initial feedback at the [November 13, 2018 Study Session](#). A summary of the discussion and next steps are available in the [December 4, 2018 Study Session Summary](#).

Based on council direction, staff and consultants are refining the site scenarios for the city-owned parcels (site) considering the following council direction:

- Emphasize housing as the primary use on the site to achieve 140 to 330 housing units with a combination of rental and ownership and the potential to serve a range of future residents including workforce and/or seniors and offering a range of affordability and examine the financial trade-offs for more or less affordability;
- Building heights between 35-55 feet, with a variety of heights and high-quality design to reduce the feeling of tall and boxy building density;
- Flood mitigation detention at North Boulder Park to decrease flows on site and increase developable space, while preserving trees, current uses, and the character of the park;
- Examine the feasibility and trade-offs of locating the stormwater conveyance flood mitigation near the center of the site rather than at the northern edge;
- Explore the potential to preserve flexibility for possible future uses such as co-location of Boulder County facilities at Alpine-Balsam, additional city facilities or additional housing.
- Include an approach to access and parking that supports meeting the Transportation Master Plan (TMP) mode share objectives, including analysis of existing on-street parking supply and potential impacts to neighborhoods, and can be implemented without constructing new structured parking.

SITE SCENARIO ANALYSIS

Based on the feedback at the November 13, 2018 Study Session, staff and consultants have revised site scenarios into two primary approaches that depict different locations for the greenway-flood conveyance. Each of these includes two variations for a “flex” location in the east block along Broadway that could be city facilities or housing.

Materials and analysis provided includes:

1. Site scenario orientation and reference that includes an overview of what the scenarios depict and key features at-a-glance of each of the four scenarios
2. Draft Site Scenarios (shown below and included in more detail as a booklet in Attachment B)
3. Diagrams for each of the four scenarios illustrating land use, public realm, building heights, and multi-modal strategies
4. Draft Land Use Types

The analysis provides information about how the direction from the November Study Session is being addressed in refined site scenarios. Feedback from the Planning Board and City Council regarding the approach for considering civic and housing uses will inform further refinement of scenarios to share with the community and decision-makers in the coming months.

The site scenarios are intended for use as an analysis and feasibility study, or “fit-test”, of the multiple variables influencing the future development of the site. The intention for the scenario modeling is to identify opportunities, potential fatal-flaws and other considerations prior to adoption of an area plan. This work will inform infrastructure improvements, land use, built form, public realm improvements, connections, access and mobility standards, and implementation objectives in the area plan.

For example, modeling the conceptual buildings to realistic parameters helps to illustrate the potential mass and scale of the built form, identify a target for housing units or types, and to inform land use and density objectives in the area plan. It is important to note the site scenarios are illustrative and are not representative of a final site development plan. The draft scenario diagrams and land use types provided are representative of the level of detail anticipated to be included in the area plan.

Site Scenario Orientation and Reference

The site plan scenarios are structured into 4 variations with the location of the greenway-flood conveyance and the land use on the east block as the primary organizing elements. The site scenarios demonstrate options for city facilities on the east block, different housing types and densities across the site, and site configurations dependent on the location of the flood conveyance. To aid the discussion, orientation and reference to the site scenarios are broken down into the block areas in Figure 1 above.

For the purposes of the scenario modeling, the site scenarios illustrate the following:

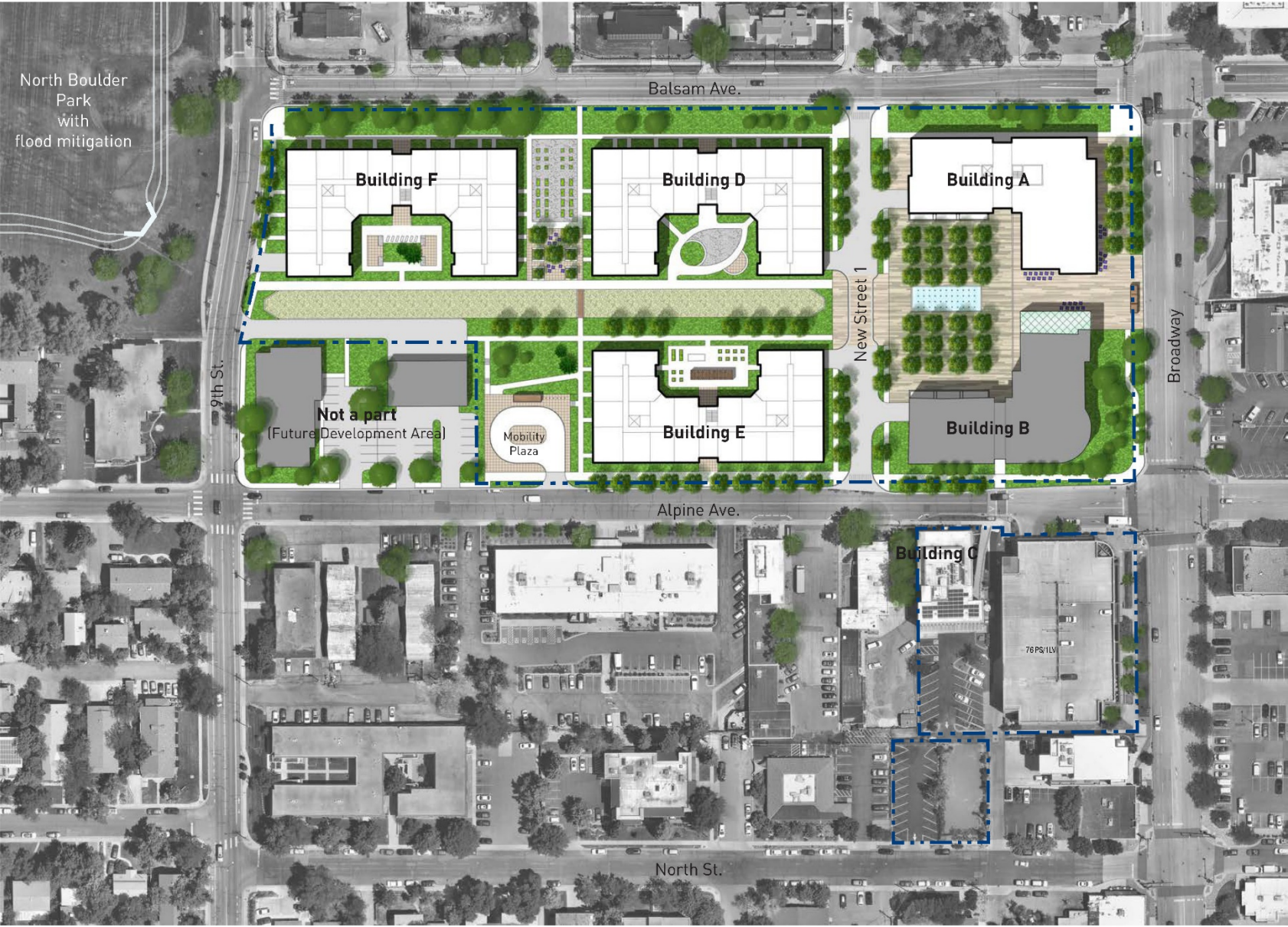
1. Assumes renovation of the Pavilion building for city facilities, including adding an additional floor.
2. Providing a “flex” option exploring either civic mixed-use and/or residential mixed-use land uses in the east block.
3. Prioritizing housing with a mix of housing types and potential occupants in the middle and west blocks.
4. Exploring varied building heights between 35’ and 55’, including roof forms.
5. Locating the greenway and flood conveyance at the center of the site or along Balsam Avenue. (*note: in the scenarios below, the greenway and conveyance areas are illustrative and will be further refined as flood mitigation study progresses.*)
6. Preserving the existing, mature trees along Balsam Avenue.
7. Utilizing an advanced mobility strategy with transportation demand management and other innovative mobility features to realize the Transportation Master Plan (TMP) goals.
8. Exploring adding an additional level of parking to the existing structure, but not constructing any new parking structures.

Scenarios-at-Glance

	1A. Central Greenway/Office at Broadway	1B. Central Greenway/Residential at Broadway	2A. Balsam Greenway/Office at Broadway	2B. Balsam Greenway/Residential at Broadway
City Facilities in square feet (sf)	≈ 190,000 sf	≈ 110,000 sf	≈ 190,000 sf	≈ 110,000 sf
Housing Unit Yield in Dwelling Units (DUs)	200-250 DUs	250-300 DUs	150-200 DUs	250-300 DUs
Housing Types	Courtyard Apartments	Courtyard Apartments, Residential Mixed-Use Apartment Block	Townhomes, Courtyard Apartments	Townhomes, Courtyard Apartments, Residential Mixed-Use Apartment Block
Public Realm	Internal public plaza	Internal public plaza	External public plaza	External public plaza
Average Residential Site Density	40-45 DUs/Acre	45-50 DUs/Acre	35-40 DUs/Acre	45-50 DUs/Acre
Estimated Commercial/Civic Density <i>FAR (only on east block where there are non-residential uses)</i>	2.0	1.75	2.0	1.5
Estimates of Site Open Space Percentage	≈ 35-40%	≈ 35-40%	≈ 30-35%	≈ 30-35%

1A. CENTRAL GREENWAY / OFFICE AT BALSAM AND BROADWAY

+/- 30' WIDE WATER CONVEYANCE



Alpine-Balsam
PHASE 3: CORE TEAM WORKSHOP - ALPINE-BALSAM

WORKING DRAFT

YIELD SUMMARY SCENARIO 1A

OFFICE:	191,000 sf
City Facilities GSF:	191,000 sf
Building A: New Office (4 levels)	80,000 sf
Building B: Pavilion (4 levels)	90,000 sf
Building C: Brenton (3 levels)	21,000 sf

RESIDENTIAL:	234 DU/234,000 sf ¹
Building E: Multi-family	88du/88,000 sf
Building D: Multi-family	73du/73,000 sf
Building F: Multi-family	73du/73,000 sf

NEIGHBORHOOD RETAIL:	1,700 sf ²
Retail in the flex building:	1,700 sf

DISTRICT PARKING STRATEGY:	
Total Parking Required:	551
Office Parking Required (1.9/1,000 gsf):	363
Residential Parking Required ³ :	187
Commercial:	1

Total Parking Spaces Provided:	525 ⁴
Office Parking Provided:	363
Existing Parking Structure:	321
Brenton Lot:	42
Residential Parking Provided:	162
Existing Parking Structure	162 ⁵

Effective Total Parking Provided:	574 ⁶
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- Notes:
1. Assumes 1,000 sf per multifamily unit, 1,000 sf per stacked flat and 1,500 sf per townhome.
 2. All parking is in shared garage.
 3. Multifamily is parked @ 0.8/du.
 4. Assumes additional level on the existing garage and 30% shared office/residential parking strategy.
 5. 162 dedicated spaces provided (0.7/du) in the existing parking structure to satisfy residential parking required.
 6. Effective Total Available parking assumes 30% residential parking sharing potential only. It is assumed that residential parking in the existing structure can be shared during the day on weekdays.

Scenario 1A – Site Diagrams

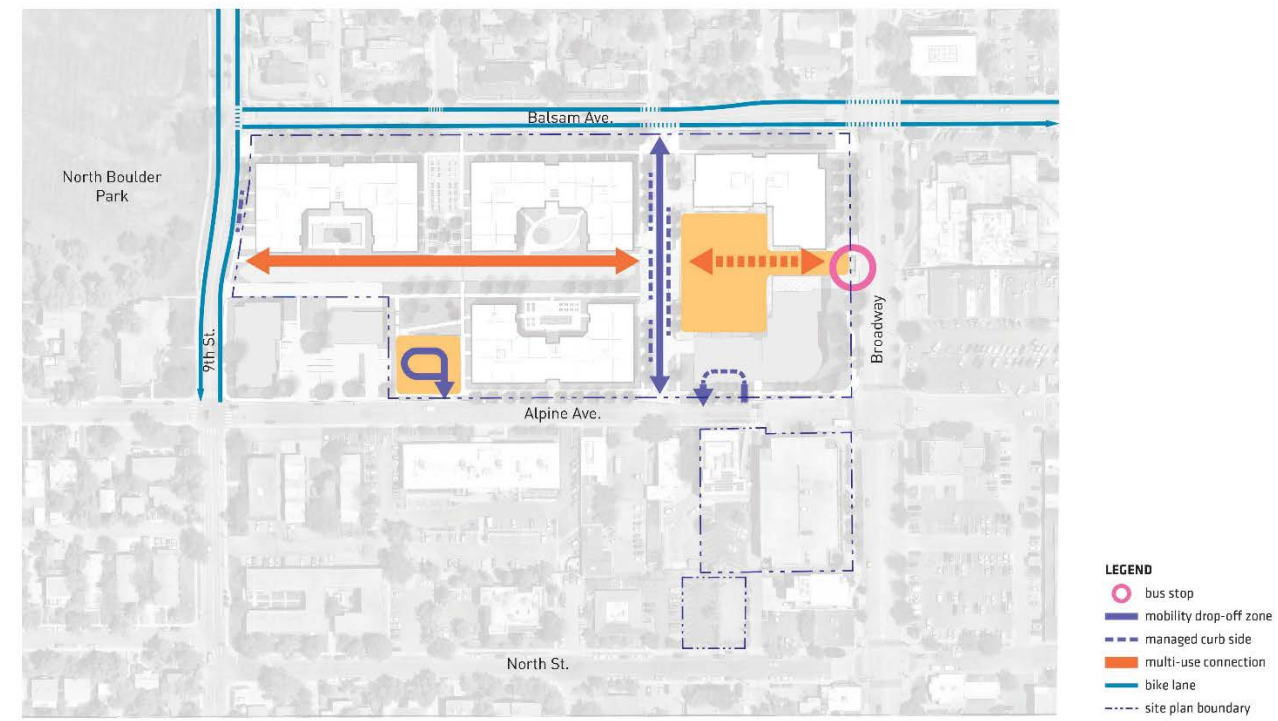
LAND USE



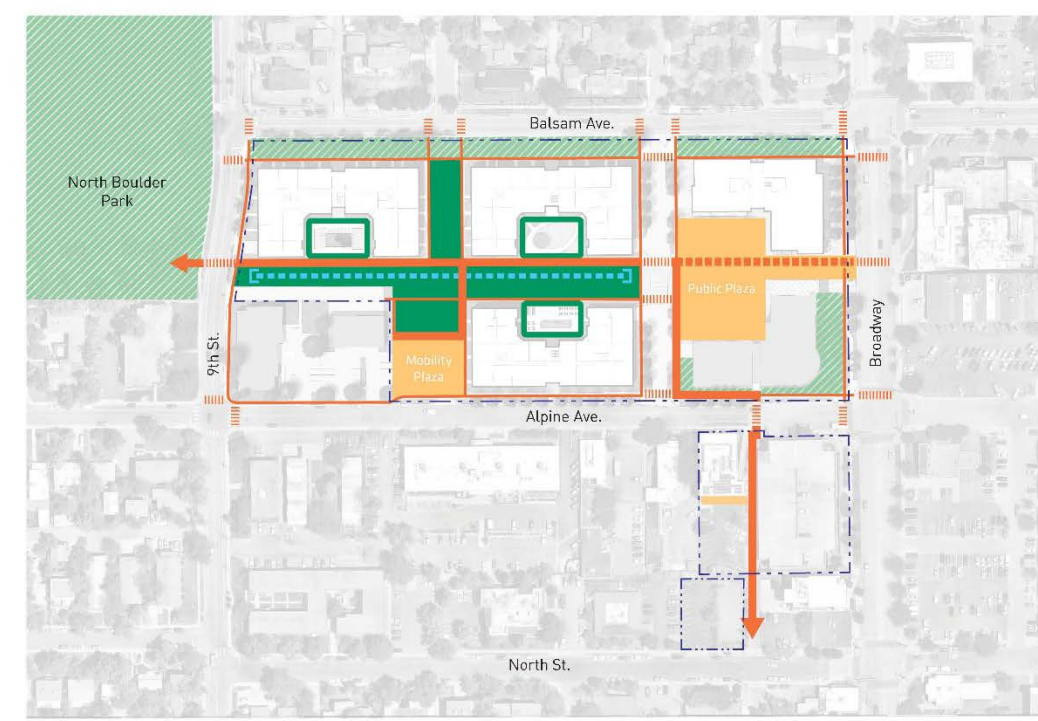
BUILDING HEIGHT



MULTIMODAL STRATEGY



PUBLIC REALM



1B. CENTRAL GREENWAY / RESIDENTIAL AT BALSAM AND BROADWAY

+/- 25' WIDE WATER CONVEYANCE



Alpine-Balsam
PHASE 3: CORE TEAM WORKSHOP - ALPINE-BALSAM

WORKING DRAFT

YIELD SUMMARY SCENARIO 1B

OFFICE:	111,000 sf
City Facilities GSF:	111,000 sf
Building B: Pavilion (4 levels)	90,000 sf
Building C: Brenton (3 levels)	21,000 sf

RESIDENTIAL:	295 DU/295,000 sf ¹
Building A: Multi-family	61du/61,000 sf
Building E: Multi-family	88du/88,000 sf
Building D: Multi-family	73du/73,000 sf
Building F: Multi-family	73du/73,000 sf

NEIGHBORHOOD RETAIL:	8,000 sf ²
• Retail in building A:	8,000 sf

PARKING:	
Total Parking Required:	451
Office Parking Required (1.9/1,000 gsf):	211
Multifamily Parking Required ³ :	236
Commercial	4

Total Parking Spaces Provided:	449 ⁴
Office Parking Provided:	211
Existing Parking Structure:	169
Brenton Lot:	42
Residential Parking Provided:	238
Existing Parking Structure:	238 ⁵

Total Effective Parking Provide	520 ⁶
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- Notes:
- 1. Assumes 1,000 sf per multifamily unit, 1,000 sf per stacked flat and 1,500 sf per townhome.
 - 2. All parking is in shared garage.
 - 3. Multifamily is parked @ 0.8/du.
 - 4. Assumes 30% office/residential shared parking strategy in existing parking structure. No additional level on the existing parking structure.
 - 5. 238 dedicated spaces provided (0.8/du) in the existing parking structure to satisfy residential parking required.
 - 6. Effective Total Available parking assumes 30% residential parking sharing potential only. It is assumed that residential parking in the existing structure can be shared during the day on weekdays.

Scenario 1B – Site Diagrams

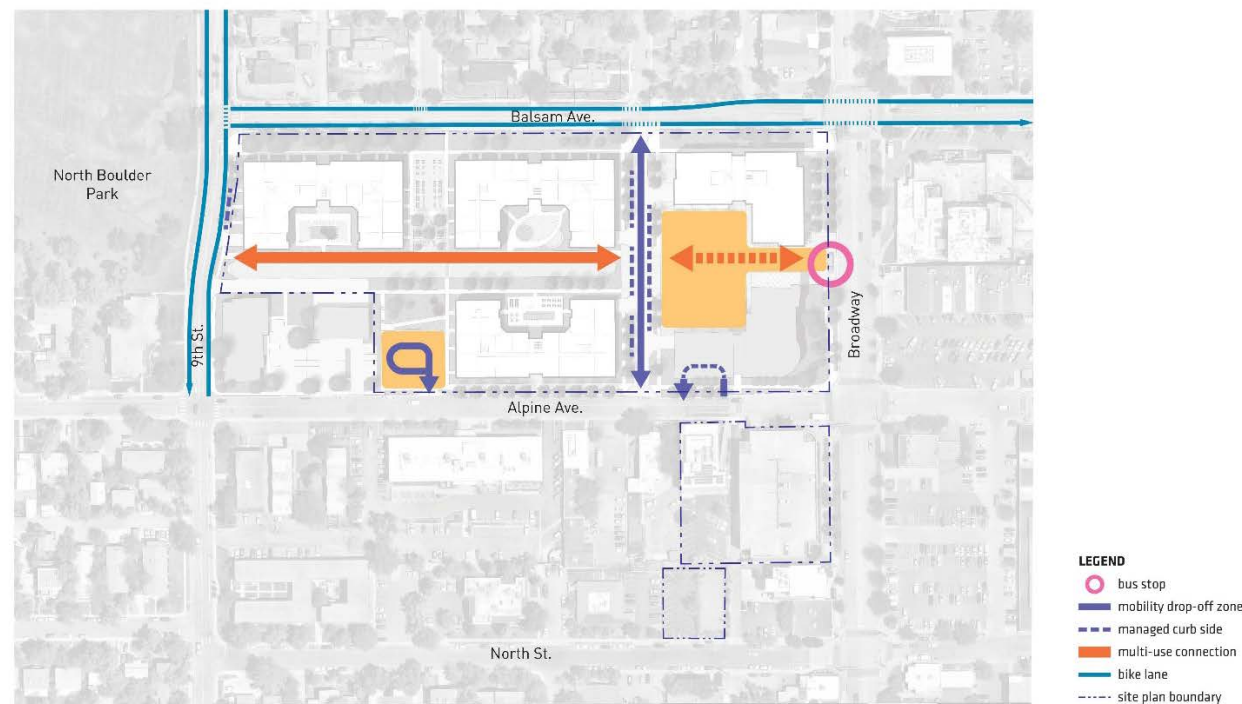
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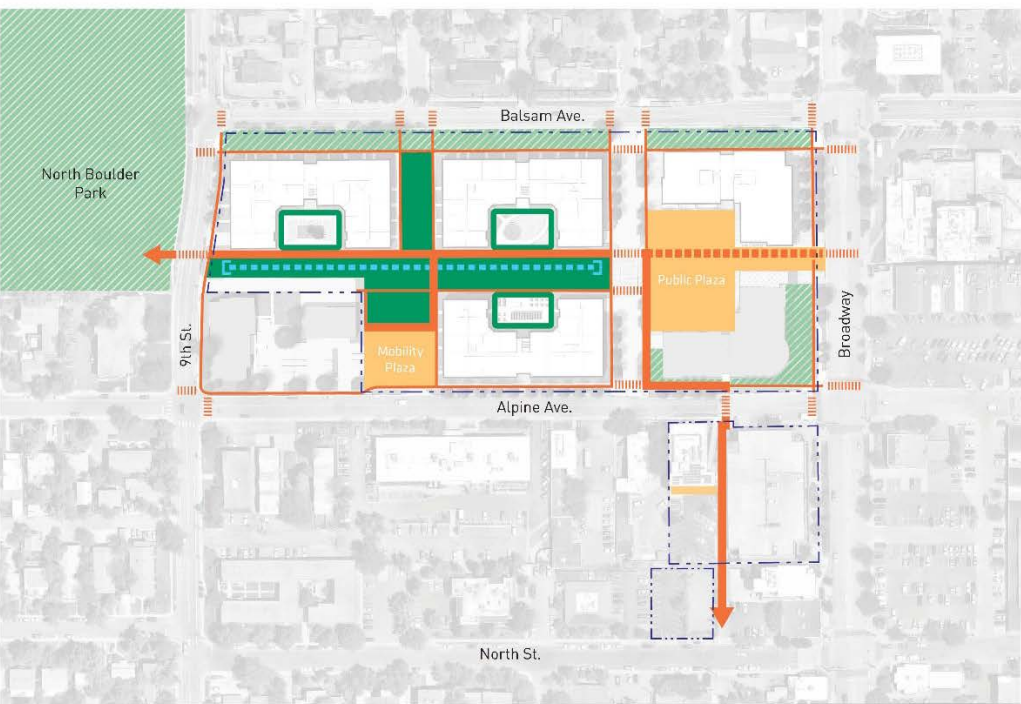
BUILDING HEIGHT



MULTIMODAL STRATEGY

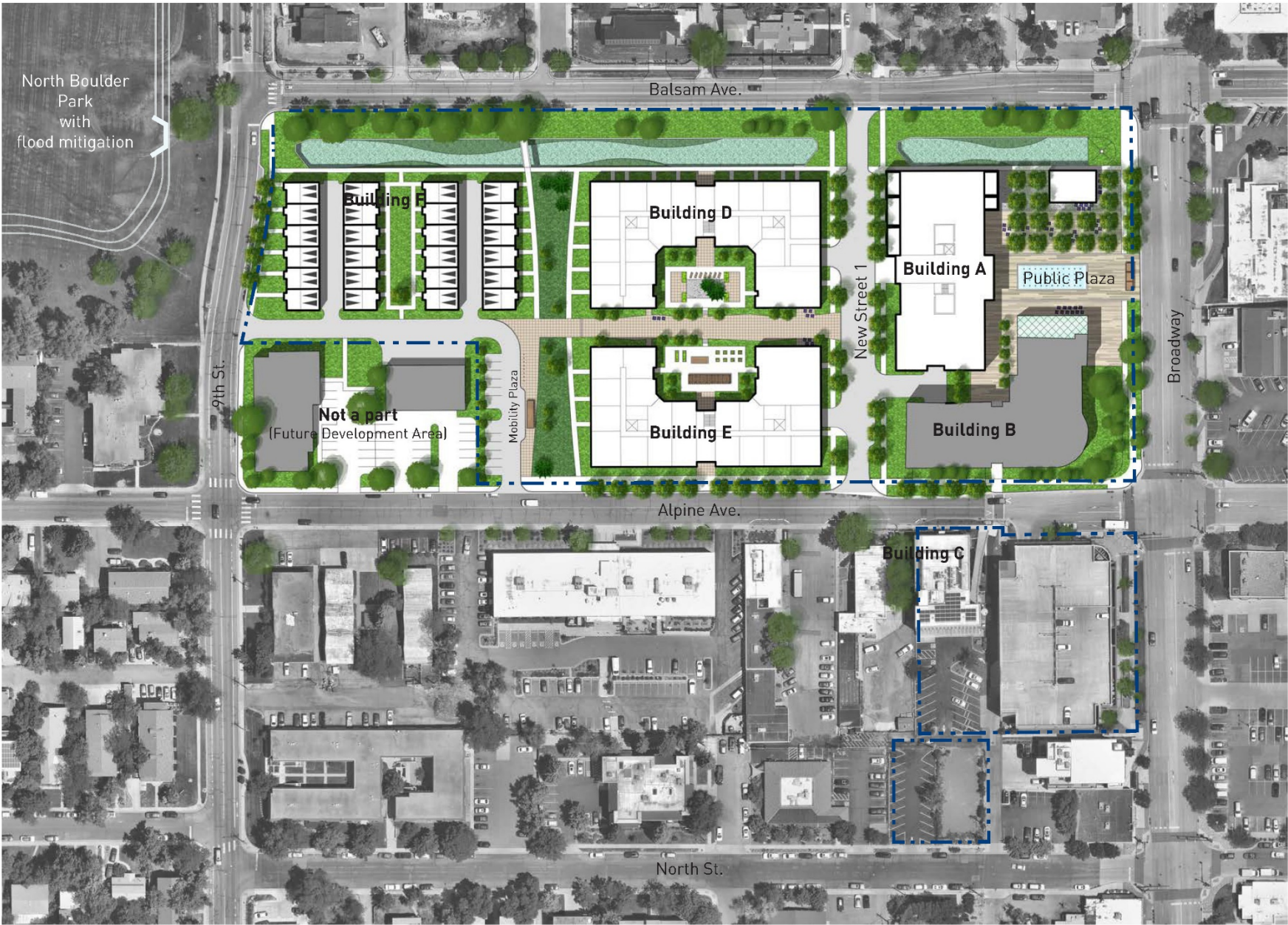


PUBLIC REALM



2A. BALSAM GREENWAY / OFFICE AT BALSAM AND BROADWAY

+/- 30' WIDE WATER CONVEYANCE



Alpine-Balsam
PHASE 3: CORE TEAM WORKSHOP - ALPINE-BALSAM

WORKING DRAFT

YIELD SUMMARY SCENARIO 2A

OFFICE:	191,000 sf
City Facilities GSF:	191,000 sf
Building A: New Office (4 levels)	80,000 sf
Building B: Pavilion (4 levels)	90,000 sf
Building C: Brenton (3 levels)	21,000 sf

RESIDENTIAL:	185 DU/197,000 sf ¹
Building E: Multi-family	88du/88,000 sf
Building D: Multi-family	73du/73,000 sf
Building F: Town homes:	24du/36,000 sf

NEIGHBORHOOD RETAIL:	1,700 sf ²
Pavilion in plaza along Broadway:	1,700 sf

DISTRICT PARKING STRATEGY:	
Total Parking Required:	493
Office Parking Required (1.9/1,000 gsf):	363
Multifamily Parking Required ³ :	129
Commercial	1
Total Parking Spaces Provided:	525 ⁴
Office Parking Provided:	363
Existing Parking Structure:	321
Brenton Lot:	42
Residential Parking Provided:	162
Town homes:	self parked
Multi-family:	162 ⁵
Total Parking Spaces Provided:	574 ⁶

- Notes:
- Assumes 1,000 sf per multifamily unit, 1,000 sf per stacked flat and 1,500 sf per townhome.
 - All parking is in shared garage.
 - Townhomes are self-parked and not included in district parking strategy. Multifamily is parked @ 0.8/du.
 - Assumes additional level on the existing garage and 30% shared office/residential parking strategy.
 - 162 dedicated spaces provided (1.0/du) in the existing parking structure to satisfy residential parking required.
 - Effective Total Available parking assumes 30% residential parking sharing potential only. It is assumed that residential parking in the existing structure can be shared during the day on weekdays.

Scenario 2A – Site Diagrams

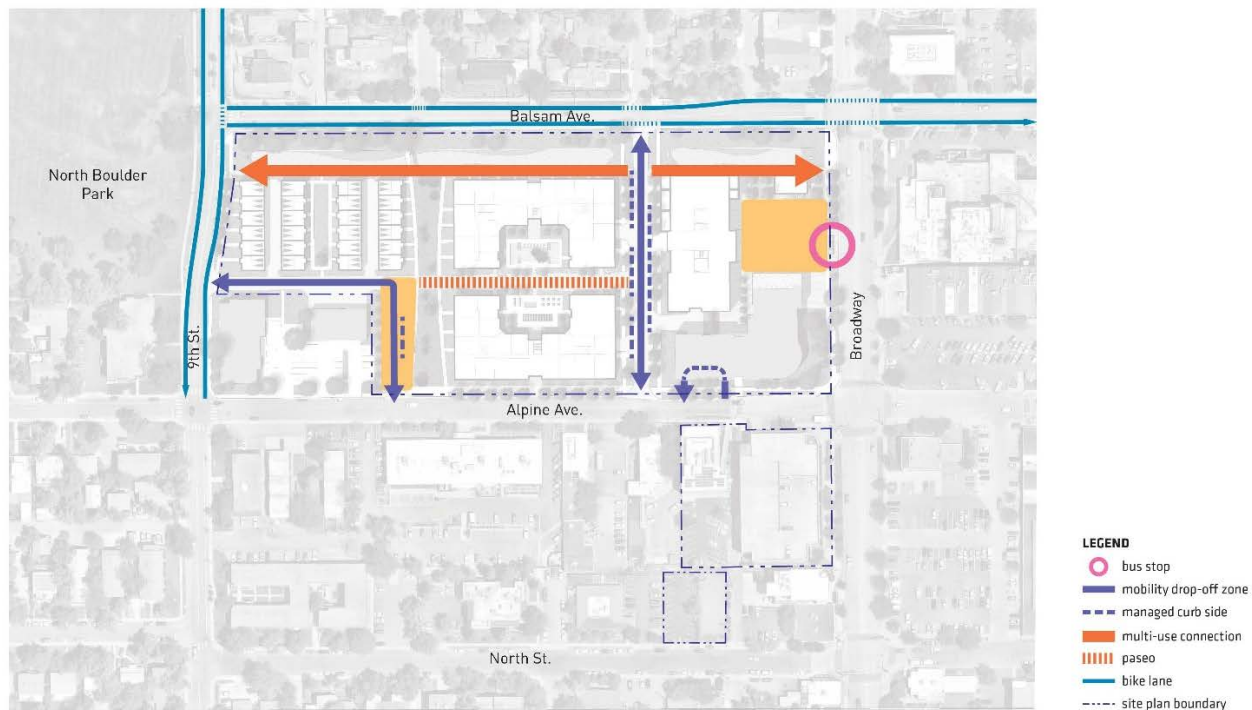
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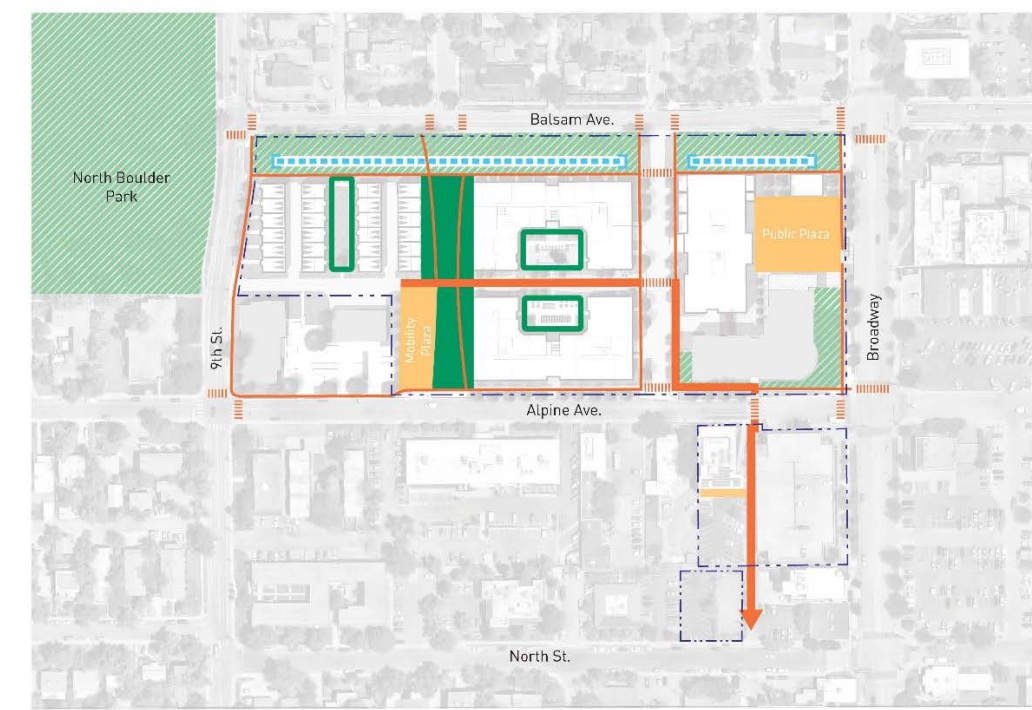
BUILDING HEIGHT



MULTIMODAL STRATEGY



PUBLIC REALM



2B. BALSAM GREENWAY / RESIDENTIAL AT BALSAM AND BROADWAY

+/- 25' WIDE WATER CONVEYANCE



Alpine-Balsam
PHASE 3: CORE TEAM WORKSHOP - ALPINE-BALSAM

WORKING DRAFT

YIELD SUMMARY SCENARIO 2B

OFFICE:	111,000 sf
City Facilities GSF:	111,000 sf
Building B: Pavilion (4 levels)	90,000 sf
Building C: Brenton (3 levels)	21,000 sf

RESIDENTIAL:	241 DU/253,000 sf ¹
Building A: Multi-family	56du/56,000 sf
Building E: Multi-family	88du/88,000 sf
Building D: Multi-family	73du/73,000 sf
Building F: Town homes:	24du/36,000 sf

NEIGHBORHOOD RETAIL:	12,000 sf ²
Stand alone on public plaza (2story)	12,000 sf

DISTRICT PARKING STRATEGY:

Total Parking Required:	391
Office Parking Required (1.9/1,000 gsf):	211
Commercial Parking Required:	6
Multifamily Parking Required ³ :	174
Total Parking Spaces Provided:	449
Office Parking Provided(A):	211
Existing Parking Structure:	169 ⁴
Brenton Lot:	42
Retail Parking Provided:	29
Residential Parking Provided:	209
Townhomes:	self parked
Existing Parking Structure:	209 ⁵
Total Effective Parking Provided:	512

Notes:

- Assumes 1,000 sf per multifamily unit, 1,000 sf per stacked flat and 1,500 sf per townhome.
- 29 dedicated spaces provided (1.9/1,000 sf) in the existing parking structure
- Townhomes are self-parked and not included in district parking strategy. Multifamily is parked @ 0.8/du.
- No additional level on the existing garage, keep 407 ps.
- 209 dedicated spaces provided (0.9/du) in the existing parking structure to satisfy residential parking required.
- Effective Total Available parking assumes 30% residential parking sharing potential only. It is assumed that residential parking in the existing structure can be shared during the day on weekdays.

Scenario 2B – Site Diagrams

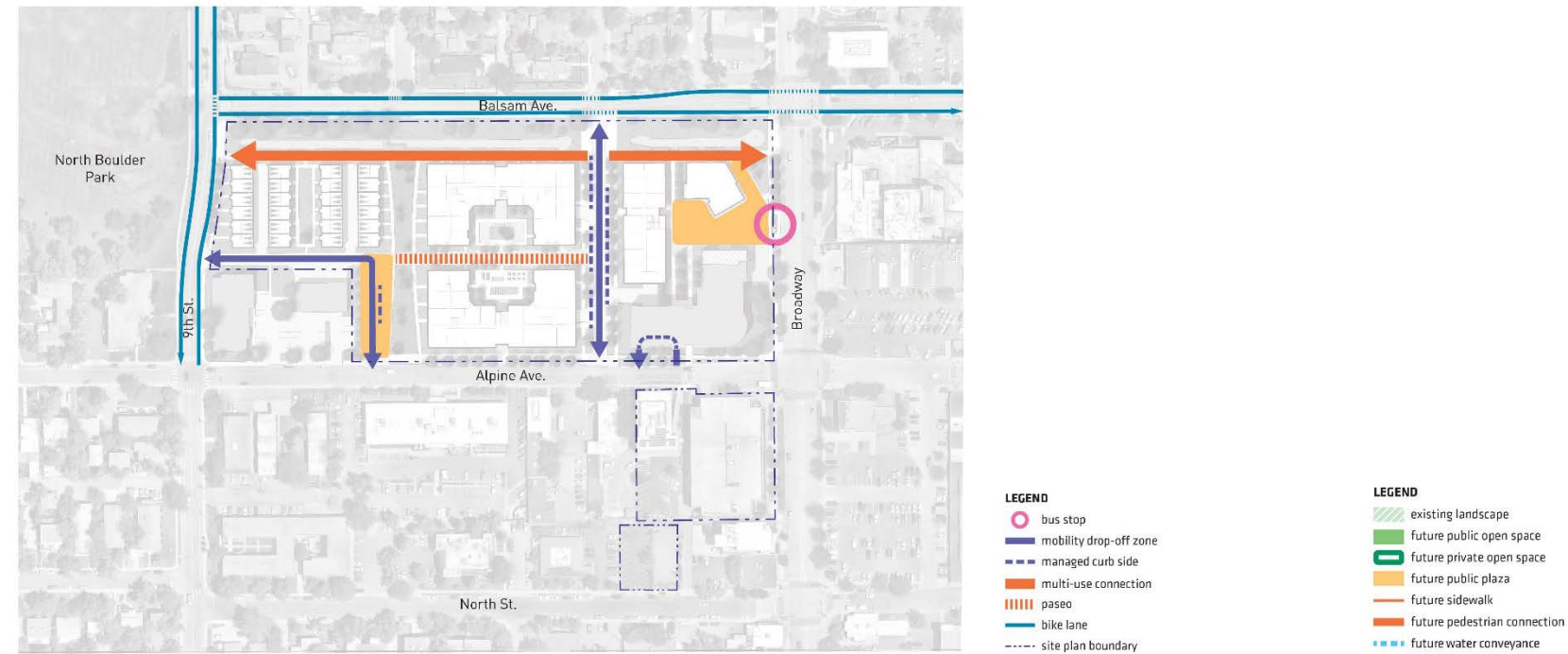
LAND USE



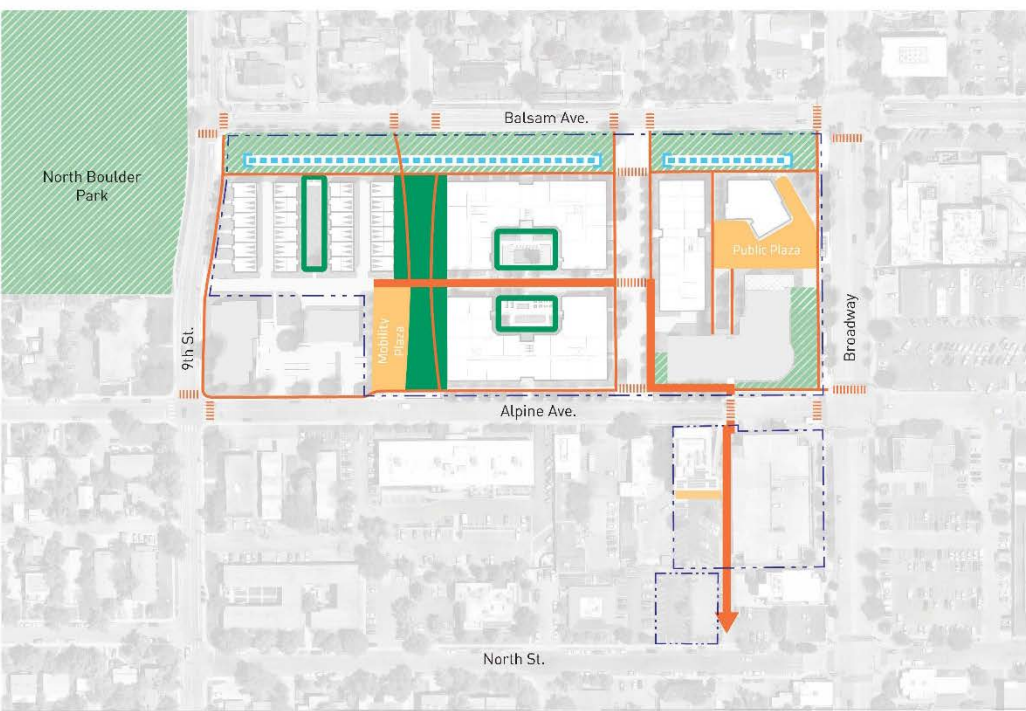
BUILDING HEIGHT






MULTIMODAL STRATEGY

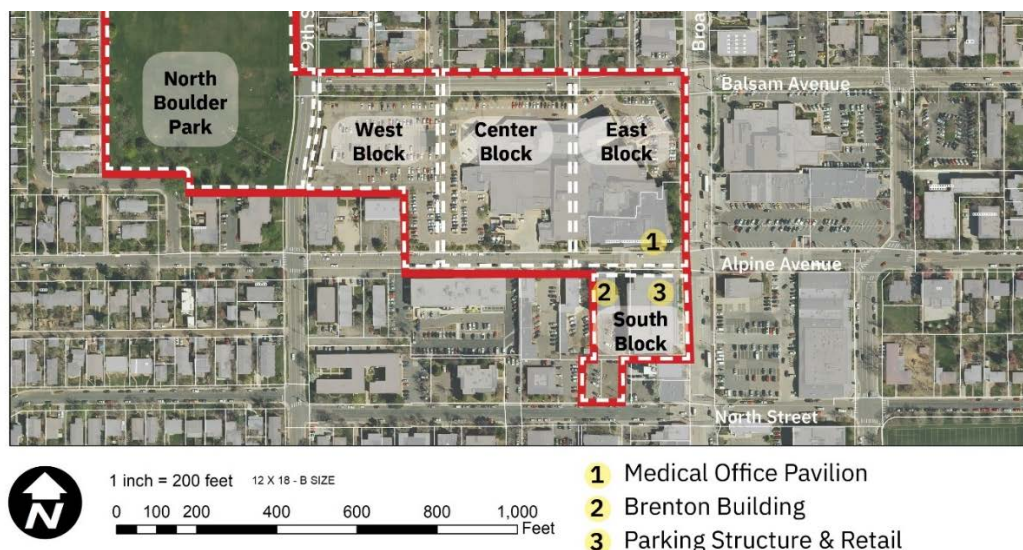


PUBLIC REALM



Civic or Public Mixed Use		Description of Use Uses seen here may include institutions, non-profits, government office, community uses and neighborhood serving retail opportunities.	Description of Character This area could be characterized by 4-5 story buildings with civic or public uses as the primary with community use spaces and small-scale commercial/retail uses at the ground floor or above, e.g. Seeds Café in the Boulder Public Library, Coffee Shops, Community Room. Typical identifying elements could include easily discernible entry features and welcoming forecourts to encourage public access. Civic buildings with clear architectural legibility and amenity rich public spaces can provide wayfinding and placemaking opportunities.		
Residential Mixed Use		Description of Use Uses seen here may include neighborhood serving retail, community spaces, and housing. The housing could be market rate or affordable.	Description of Character This area could be characterized by 4-5 story mixed-use or single-use block buildings. A vertically mixed-use building is complimentary to placement fronting a busy street. Visibility of active or public uses at the ground and placement of residential uses to provide a level of privacy is desirable. Ideally the building form will establish a perimeter of an area, like a plaza or a street edge. These buildings can provide a noticeable anchor feature if located along a street frontage. Residential entries may benefit from a consolidated entry and would be located for their relationship to site amenities and circulation. The residential units could be market-rate or affordable.		
High Density Residential 1		Description of Use Uses seen here may include single-family attached townhomes or rowhouses, or low-rise efficiency apartments for larger families or supportive living options. The housing could be market rate or affordable.	Description of Character This area could be characterized by 2-3 story alley-loaded townhouse units. Each unit could have 2 parking spaces within an attached garage. They could front on a shared yard space and have private outdoor space in the form of balconies. These residential units would be ideal for larger families and could include a mix of market rate and affordable units. An additional option would be to have some low-rise apartments made up of efficiency units with tuck under parking. The general footprint and mass would be similar to the townhouses and could have a complimentary design to the townhomes. This type could serve workforce or permanently supportive housing needs.		
High Density Residential 2		Description of Use Uses seen here may include high-density, multifamily residential apartments that could serve young families, workforce and supportive living options. The housing could be market-rate or affordable.	Description of Character This area could be characterized by a 3-story, larger footprint apartment buildings oriented with three sides around a central courtyard. This building type is beneficial in providing a semi-public open space with a sense of comfort and enclosure, especially when paired with another courtyard building. With well-designed landscaping, the courtyard provides a relief to density, can feel private and increase the types of the public spaces on the site. The building itself has multiple opportunities for dual aspect apartments and is typically organized around a double-loaded corridor. An axial relationship between the courtyard and the entry features provide(s) a visual focal point and intuitive circulation. Individual entries could be provided on the ground floor units.		
High Density Residential 3		Description of Use Uses seen here may include high-density, multifamily residential apartments that could serve seniors. The housing could be market-rate or affordable units.	Description of Character This area could be characterized by a 4-story, larger footprint apartment buildings oriented with three sides around a central courtyard. This building type is beneficial in providing a semi-public open space with a sense of comfort and enclosure, especially when paired with another courtyard building. With well-designed landscaping, the courtyard provides a relief to density, can feel private and increase the types of the public spaces on the site. The building itself has multiple opportunities for dual aspect apartments and is typically organized around a double-loaded corridor. An axial relationship between the courtyard and the entry features provide(s) a visual focal point and intuitive circulation. Individual entries could be provided on the ground floor units.		

KEY ISSUES AND QUESTIONS



Key Issue 1: *Mix of Uses: City Facilities and Long-term Flexibility in the East Block*

Council and Planning Board confirmed the desire for housing to be the primary use on the site with limited to moderate civic facilities. Staff is proposing an approach that includes reserving a portion of the site for either city facilities or housing that can be determined after the area plan is completed as additional analysis of city facilities needs and financial viability are further studied.

Civic Uses

As currently shown, all potential city facilities on the site are located on the east block and include renovating and adding an additional floor to the Pavilion for city facilities. The project team has explored the use of the northern area of the east block as a flexible opportunity for city facilities or housing that can be determined later as additional analysis of city facilities needs and financial viability are further studied. In both instances there are opportunities for ground floor retail, other community or civic uses allowing for a civic-mixed use land use or residential-mixed use land use.

The east block includes public plaza space. The location of the greenway-flood conveyance will influence the location and configuration of the public plaza. Currently the scenarios illustrate internally-focused (buffered from Broadway) or outwardly-focused (connected to the surrounding community) plaza spaces. As one of the larger areas within the neighborhood with the potential for an amenity-rich public space, the plaza is an opportunity to be the “hub” for the community, an area for people to pause along a busy corridor, a highly visible front door for people to access city services and community functions, an opportunity for public art, an enhanced access point to RTD transit services and other mobility connections, a catalyst to

improving the connection between the east and west sides of Broadway and to build upon an existing 15-minute neighborhood.

Considerations for Mix of Uses in the East Block

Medical Office Pavilion and City Facilities Relocation (note: more detailed information on these topics is provided in the companion memo for the 2/12/19 Study Session)

- In any long-term strategy, the city facility financial analysis demonstrates that renovation of the Pavilion avoids significant leased cost in excess of the cost to renovate the Pavilion, and the Alpine-Balsam site is a key location for the city to provide services now and well into the future. The Broadway Corridor provides an excellent framework to link the Alpine-Balsam site to the Civic Area, creating a civic corridor between these two nodes to provide city services on the western edge of town.
- The additional 80,000 sf building in the “flex” space, if combined with the Pavilion and Brenton buildings, could meet the needs for further city facility consolidation, other civic/community and small-scale retail uses, or provide an opportunity for additional housing units.
- Consolidation of city functions and services will result in greatly improved efficiency across the city. However, consolidating at just one site is likely not feasible. An approach to consolidating city services will rely on a strategy to develop a few key civic hubs, service centers or nodes throughout the city of which Alpine-Balsam remains a key location for service delivery. Renovation of the Pavilion would be a first step toward a strategic consolidation of city services at key hubs across the city.
- Boulder County has expressed an interest in co-locating at Alpine-Balsam and requires 120,000 sf to meet their minimum needs. Through the scenario and site plan modeling, a building with roughly a 20,000 square feet (sf) footprint resulting in an approximately 80,000 sf building was found to maintain enough space to achieve a high-quality public realm and plaza space. This space cannot reasonably be configured to meet Boulder County’s minimum needs for relocation of their Health and Human Services functions and still maintain the necessary public realm amenities. As such, the county will need to evaluate other locations for consolidation of these functions, including the Iris and Broadway complex.

Public Plaza Space

- The location and orientation of the public plaza space is influenced by the location and constraints associated with the greenway-flood conveyance channel. In either instance, there is the ability to identify the character and attributes of the public space in the area plan.

Building Height & Density

- Buildings located within the east block range from 4 to 5 floors. To utilize the east block for city facility consolidation or other mixed-use options would require adding this area to the “Appendix J. – Areas where height modifications may be considered” to allow the Pavilion building to add another floor during the renovation, to provide desired floor-to-floor proportions on any new mixed-use building and to meet housing density or civic program needs as described in the draft scenarios.

1. Does City Council support moving forward with an approach that maintains some flexibility for future uses in the east block (northeast corner of the site at Broadway and Balsam)?

Key Issue 2: *Mix of Uses: Housing Approach and Housing Types in the Middle and West Blocks*

Initial analysis indicates feasibility of an approach that would address needs of several of the more challenging types of housing needs including senior housing, permanently supportive housing for people transitioning out of homelessness, or housing for harder to serve populations and low/moderate and middle-income priced for-sale homes. Draft housing types that illustrate different housing types, densities, and considerations are provided.

Housing Needs

Affordable housing for low- and moderate-income households remains an ongoing need in Boulder. However, in the last few years the city has successfully added a significant number of affordable rental options for these households. Housing needs that are more challenging to meet in Boulder include affordable senior housing, permanently supportive housing (PSH) for people transitioning out of homelessness, housing for people with disabilities and low/moderate and middle-income priced for-sale homes. Creating a community of seniors, urban downtown homeowners and folks getting on their feet with the help of support services could create the envisioned “vibrant multi-generational hub for community life” as outlined in the Alpine-Balsam Vision.

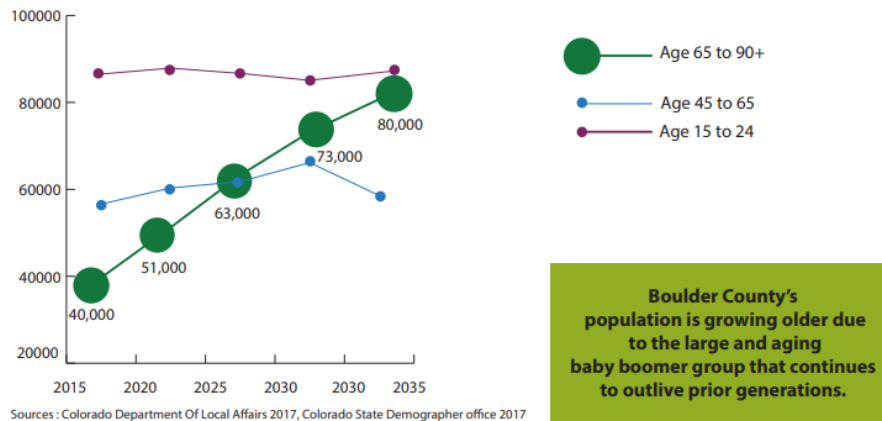
The most recent data available on housing needs is found in the “[Regional Housing Strategy](#)” published in Dec. 2017. The plan identified housing trends that will resonate with anyone trying to find housing in Boulder.

- Increases in home prices have outpaced growth in wages for nearly two decades
- Survey results show that lack of affordable housing is a top concern

- Across Boulder county home price inflation has pushed over 30,000 homes out of reach for low to middle income households since 2000.
- As cities and towns within Boulder county become increasingly land constrained, the proportion of affordable housing compared to market housing continues to decline

One significant trend identified in the strategy is the aging of Boulder County residents and the need for affordable senior housing will only continue to increase.

Boulder County is Aging



To meet these identified needs, the scenarios explore a few of housing types in the form of mixed-use apartment blocks, courtyard apartments, condominiums and townhomes. Apartments and condominium/townhomes have a number of benefits including placing people in close walking distance to amenities, supporting pedestrian and bike friendly environments, and increasing density to support local businesses. Townhomes and other attached single-family, can provide livability similar to single-family homes at a lower cost and less private yard space. Low-rise apartments and townhomes can help to transition from single-family residential areas to busy corridors and other commercial uses.

Staff has explored the feasibility of providing affordable and market housing on the site at the current conceptual level. In the coming months, further analysis will inform feasibility of a mix of affordable senior rental housing combined with affordable permanently supportive housing and smaller market rate and middle income for-sale condominiums. In-depth analysis as part of project implementation will be needed to solidify, refine and confirm a feasible program. Additionally, it is worth noting that higher densities improve the feasibility of the affordable housing financing and development.

Considerations

- The density calculations for the draft land use types are approximate. As demonstrated in the Development Acreage Diagrams from the Site Scenario Booklet, the boundaries of the residential areas are drawn tightly around the building footprint and are not

accounting for any green space or other areas that would likely be included when determining any later subdivision or parcel boundaries. Consequently, this is increasing the dwelling unit per acre (DUs/acre) calculation for the discrete areas of High Density 1, 2, 3 and the Residential Mixed Use. The average dwelling units per acre across the site, not including any public land uses, public streets or the mobility hub, ranges from 35 to 50 DUs/acre.

- The site scenario exercises have demonstrated the role and importance of open space to establish porosity across the site and to improve the livability of higher density land uses with a variety of types of outdoor spaces. Currently the open space across the site, not including the public streets or the mobility hub, ranges from 30-40%. As the area plan progresses, further information regarding the open spaces will be presented.
- To utilize the southern area of the center block, or High Density 3 Land Use Type, to achieve the identified housing density would require a 4-story building. This would require adding the area to the “Appendix J. – Areas where height modifications may be considered”. A “4 floors” limitation and requiring a roof form may be a possible option to consider.
- It may be difficult to achieve a pitched roof on High Density 2 Land Use Type within 35’ considering the 3 floors of housing and the method in which height is measured, the larger footprint of the building and any need to elevate the building. To allow flexibility to create a well-proportioned roof for the building it would be beneficial to add this area to the “Appendix J. – Areas where height modifications may be considered”. A “3 floors” limitation and requiring a roof form instead of a 35’ restriction may be a possible option to consider.
- It may be difficult to achieve a pitched roof on High Density 1 Land Use Type within 35’ considering the need for 3 floors. Working with the area dimensions, there is a garage and entry at the ground floor, second floor kitchen and living areas, and third floor bedrooms. To allow flexibility to create a well-proportioned roof and to provide elevated front entry stoops it would be beneficial to add this area to the “Appendix J. – Areas where height modifications may be considered”. A “3 floors” limitation and requiring a roof form instead of a 35’ restriction may be a possible option to consider.

2. Does City Council support moving forward with the housing approaches for the middle and west blocks?

AREAS OF CONTINUED STUDY

At this time the following areas are currently under review with information expected to be presented to the community, boards and commissions, and council in the coming months with refined site scenarios and the draft area plan:

- Flood Analysis & Greenway Options
- Access & Mobility
- Sustainability & Renewable Energy
- Financial Analysis & Funding Options

Flood & Greenway Study

The property and adjacent area are impacted by the 100-year floodplain, high-hazard and conveyance flood zones. The current approach to flood mitigation for the site includes a comprehensive strategy to provide flood mitigation surrounding the site west of Broadway. (See Attachment C for information about the process for flood mitigation study for Upper Goose Creek and Two-Mile Canyon Creek.) This includes exploring the possibilities of creating above-ground space for conveyance of Goose Creek flood water across the site and consolidating the city's flood study efforts for Upper Goose Creek and the site. The initial flood strategy proposes to detain approximately 18 -acre feet of water in North Boulder Park, thereby reducing flood flows across the city-owned site and removing the site from the 100-year floodplain through a new 100-year stormwater conveyance system. All options being studied prioritize maintaining usability in the park.

The flood analysis is currently underway on the detention in the park, conveyance channel locations and design considerations related to daylighting goose creek.

Considerations:

- Detention in the park and conveyance through the site is constrained by the low point near the intersection of Balsam and 9th Avenue, the depth of the water table, existing underground utilities in the park, maintaining gravity flow from the park to Broadway and the depth of the detention and conveyance channel. The flood analysis and civil engineering study is exploring the feasibility and overall implications to the flood mitigation scenarios, including depth, width and usability based on these factors.
- The configuration of the plaza and greenway is highly dependent on the location, method and size of the flood conveyance.
- The proposed flood mitigations will decrease the flows across Broadway but will not remove properties or buildings east of Broadway from the 100-year floodplain. The existing storm water conveyance system east of Broadway is currently undersized and replacement to address the conveyance east of Broadway is being studied in the Upper Goose Creek flood mitigation study. Until this improvement east of Broadway is complete any overflow from Broadway would be conveyed along the historic flow path.

- During the November Planning Board meeting there was interest around the possibility of mitigation for the 500-year flood. Initial gross calculations on the requirements to mitigate for the 500-year flood are currently underway. This will include information on the flow-rate and necessary amount of acre-feet detention with gross estimates for detention and conveyance size impacts.

Access & Mobility

During the November meeting staff was given direction to explore utilizing an access and mobility strategy that would meet the Transportation Master Plan (TMP) mode share objectives. In order to achieve these objectives, the projected housing, commercial/retail and civic uses were compiled from the scenarios and are being included in a transportation analysis that includes vehicle trip generation, parking demand, and transportation demand management programs and services.

Currently, all the scenarios are estimated to generate less overall traffic than what was seen during the hospital operation on the site, though new traffic patterns will be associated with standard work day cycles.

To meet the TMP goals and anticipating changes to mobility over the next decade, the scenarios were modeled using an advanced mobility strategy that includes the following:

1. A parking supply of .8 parking spaces for each residential unit, except for townhomes that have a 2-car garage.
2. A parking supply of 1.9 spaces for every 1000 sf of commercial/retail/office sf.
3. A high level of TDM programs including:
 - a. Establishing a TDM/Parking Access General Improvement District similar to Boulder Junction;
 - b. Providing a mobility hub with car share and bike share stations near the residential units;
 - c. Using SUMP (shared, unbundled, managed and paid parking) principles to manage the existing parking garage for all the residential, civic and commercial parking needs;
 - d. Offering multiple curbside management areas for transportation network companies (TNC) like Uber, Lyft, and Via;
 - e. Establishing a Neighborhood Parking Permit program to control spillover into the surrounding community;
 - f. Providing neighborhood EcoPasses for employees and residents;
 - g. Locating on-street residential loading zones/managed curbsides conveniently near buildings; and,
 - h. Providing an improved bus stop, bike repair and transit information area along Broadway.

As council directed in November, the existing parking garage was investigated for the feasibility to add another floor of parking. The initial findings indicate the garage could support another floor of parking with additional structural support. The transportation analysis and site scenarios were modeled with the availability of an additional floor of parking on the garage. The initial parking study indicates the need to build the additional floor for Scenarios 1A and 2A due to the increased parking demand from the city facilities. Scenarios 1B and 2A are able to accommodate the parking needs within the current parking structure.

The next phase of traffic analysis is currently in process and information is forthcoming.

Considerations:

- Implementing an advanced mobility strategy will likely require a period of adjustment. The lifestyle offers opportunities for people to live without a car but may not be a desirable location for people with multiple vehicles.
- There remains the potential of parking spill over into the surrounding neighborhood during the period of adjustment. Instituting neighborhood parking permit programs for the surrounding area and the monitoring of resident car ownership may help to control the spillover.
- When considering this period of adjustment, it would be beneficial to consider residential uses that have a reduced parking demand, like senior living and supportive housing. Senior living can bring additional mobility resources in the form of shuttles and other options that make the transition to car-free or car-light living easier.
- To allow an additional floor to the parking structure will require adding this area to the “Appendix J. – Areas where height modifications may be considered”.
- Currently, the small parcels in the south block are utilized in the parking strategy. Adjustments to this area over the course of the next couple of months will include alternate uses for the parcels and updates to the access and mobility.

Financial Analysis & Funding Options

During the November meeting with council staff brought initial information on the estimated costs for the horizontal infrastructure and city facilities. At this time the financial analysis is being revised to include the flood mitigation costs associated with a greenway-conveyance channel through the middle of the site, mobility infrastructure, and city facility costs.

Additional financial analysis will be necessary to more fully understand potential revenues generated by the potential land sale and the ability to use funds toward other uses on the site. The timeline for Alpine Balsam will allow time to pursue 9% low-income-housing tax credits (LIHTC's). These competitive tax credits can take several years to secure but if awarded provide significant federal funding that can be used to leverage local funds. Regardless, it is likely that any housing development scenario that aspires to a significant level of affordability will need to utilize multiple funding sources including additional city funding.

Should council be interested in continuing to explore the Pavilion renovation option, the next step in analysis is to identify preferred and potential funding opportunities. More information regarding the cost-benefit analysis to renovate the Pavilion is located in the February 12, 2019, City Council Study Session memo on the Medical Pavilion Renovation Analysis.

To provide on-going funding to support TDM and other mobility programs, staff recommends that the general improvement district approach that has been used in both CAGID and Boulder Junction be replicated at Alpine-Balsam. For example, in Boulder Junction the TDM Access District collects property taxes to pay for EcoPasses, bikeshare and carshare memberships for all residents and employees.

Renewable Energy & Sustainability

During the November updates, a few council and planning board members asked about sustainability considerations and the feasibility of utilizing a renewable energy micro-grid for the site. The current renewable energy approach to the site scenarios could include utilizing rooftop solar photovoltaic systems. In addition, constructing energy efficient, high-performing buildings is a priority. Any future building development in the area would be subject to the adopted City of Boulder Energy Conservation Code (COBECC) in effect at the time of permitting.

Potential future opportunity to increase energy performance and meet Climate Commitment goals may include utilizing the site in a pilot program for a performance-based energy code where the buildings are monitored and evaluated after the construction and occupancy for compliance to energy conservation, generation and use standards. Staff will explore the potential for renewable energy options and other objectives during the implementation phase of the area plan.

3. Does City Council have feedback on the overall approach for scenario refinement?

UPDATE ON BROADER AREA PLANNING

While most of the work to date has focused on the Alpine-Balsam site, the area plan will address the surrounding context and the importance of integrating new development into the fabric and life of the nearby neighborhoods and businesses. Area Planning provides an opportunity to consider ways to address community goals, such as adding housing, in ways that are appropriate and desired in the area. The draft plan will:

1. Outline desired character and scale, mix of land uses, access management plan and the location of streets, paths, parking, public spaces and public facilities – both for the Alpine-Balsam site and the area around it;
2. Define desired characteristics of the area that should be preserved or enhanced; and
3. Identify implementation methods, including phasing, financing, parcels and zoning.

An Existing Conditions Report that provides a baseline of information about the planning considerations in the area is provided on the [project website home page](#).

Engagement

Staff is hosting a series of small group workshops with community members that started January 23 and will run through February 25 to facilitate discussions around the following questions to inform potential options for the draft plan:

1. Land Use / Built Form / Neighborhood Character
 - a. What neighborhood features are most important to preserve?
 - b. What neighborhood center attributes are most important?
 - c. What are the locations that might be appropriate for new housing or increasing housing?
 - d. What other ideas or concerns would you like to share?
2. Access, Mobility, Circulation
 - a. What access & circulation improvements are needed to more fully connect the neighborhood?
 - b. What are your thoughts about expanding the Access and Parking District/Transportation Demand Management (TDM) approach in the area?

One of the workshops will be conducted in Spanish and one will be a joint workshop of various Advisory Board members. Feedback gathered in the small group workshops will inform potential options for land use and other changes in the area to be included in the draft plan anticipated to be provided for community review and feedback in Mid-March.

COMMUNITY ENGAGEMENT AND NEXT STEPS

Leading up to the meetings with Planning Board and City Council last fall, staff conducted both digital and face-to-face methods to garner feedback on conceptual site scenarios as summarized under [community engagement](#) on the project website. This includes correspondence regarding the project since the fall 2018 engagement events.

Public engagement and communication efforts for Alpine-Balsam Area Plan process have included:

- 1) Meetings with private property owners in the area
- 2) Area plan kickoff event
- 3) Pop-up events and attending city-wide events:
- 4) Collecting feedback on Be Heard Boulder
- 5) Focus group of community members from traditionally under-represented communities
- 6) Workshops on site scenarios

- 7) Small group workshops in progress to inform wider area planning

The next opportunities for community feedback on the site and area planning include:

1. Draft area plan available in mid-March that will include refined site scenarios, analysis, and options for land use changes in the nearby area. This will include both in-person events and online opportunities to review the information and provide feedback. Community and Advisory Board feedback about the draft plan and refined scenarios will be shared with the Planning Board and City Council at meetings and a study session in late April.
2. Public Hearing on the final Area Plan in late May.

Anticipated Key Dates

March 18	Public Release Draft Area Plan that will include site scenarios
March–April	Community and Advisory Board <i>Feedback on Draft Area Plan</i>
April 18	Planning Board <i>Feedback and Direction on Draft Area Plan</i>
April 23	City Council <i>Feedback and Direction on Draft Area Plan</i>
May 28	Planning Board and City Council Joint Public Hearing on Final Plan
May 30	Planning Board Action on Final Plan
June 4	City Council Action on Final Plan

ATTACHMENTS

- A: Alpine-Balsam History and Goals
- B: Draft Site Scenarios
- C: Upper Goose Creek Flood Mitigation Study Process

ATTACHMENT A

ALPINE-BALSAM PLANNING HISTORY AND GOALS

The Alpine-Balsam site is home to the former Boulder Community Health (BCH) campus. In December 2015, the City of Boulder purchased the 8.8-acres of property to ensure future redevelopment fits within the community's goals and vision and help consolidate city facilities for cost savings and improved customer service. The 8.8 acres of land include over 355,000 square feet of existing building space, a four-story parking structure and two large surface parking areas. While the hospital building is not viable for re-use, the more recently constructed Medical Office Pavilion (Pavilion) at the corner of Broadway Street and Alpine Avenue offers reuse potential. Boulder Community Hospital will be occupying the main building north of Alpine and providing services to patients through mid-2019.

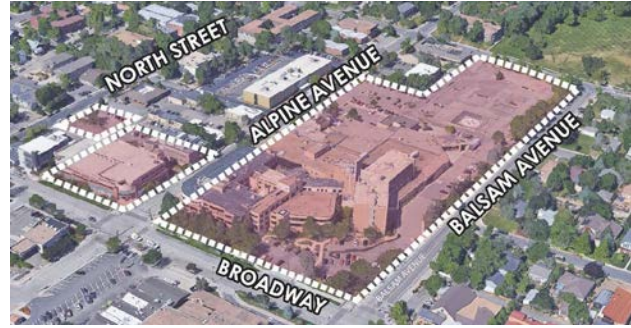


Figure 1 City-Owned Property at Alpine-Balsam

After purchasing the BCH properties in December 2015, the city led an intensive planning and community engagement process from fall 2016 through spring 2017 to develop the [Alpine-Balsam Vision Plan](#). The Alpine-Balsam Vision Plan is intended to guide the transformation of the BCH site and is aspirational and advisory in nature, not regulatory. The vision plan paints a general picture of the desired future for the Alpine-Balsam site and its surroundings, with guiding principles to inform future planning and development. The plan also contains strategies and performance criteria that identify potential means and methods that might be used to achieve the vision and guiding principles. This engagement process led to the development of a vision statement for the future of the site: **“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.”**

The Vision Plan includes guiding principles that provide the foundation for more detailed planning. Extensive community engagement shaped these guiding principles and overall vision for Alpine-Balsam. City staff used the plan's guiding principles to develop a refined set of goals specifically for the Alpine-Balsam Area Plan to evaluate how the final plan achieves the vision for these areas and meets community objectives.

Guiding Principles for the Alpine-Balsam Area Plan

1. Sustainability
2. Vibrant Community
3. Mixed – Use
4. Equitable & Affordable
5. Innovation in Planning, Design and Delivery Processes

Goals for the Alpine-Balsam Area Plan

- A. Create vibrant, beautiful spaces for community life, with a mix of uses, that respect the physical environment and enhance the neighborhood.
- B. Provide engaging, transparent and welcoming city facilities with spaces that can be shared with the community in a variety of ways.
- C. Create diverse multi-generational and affordable housing.
- D. Implement a comprehensive multi-modal access and parking strategy that provides safe and convenient connections to, from, and within the area.
- E. Integrate environmentally sustainable strategies into the layout and function of the public realm and built environment.
- F. Create a place that reflects input from all interested city residents, property and business owners, as well as future residents and visitors.
- G. Create an Area Plan that balances city and community needs with physical, economic and financial feasibility to ensure responsible use of community resources.

One of the purchased buildings, the Brenton Building, was renovated in 2017-2018 and occupied by city staff in May 2018. The building serves as an early example of how the many goals for new city facilities can be achieved with welcoming public entries and flexible community spaces. The renovated building also supports Boulder's climate commitment as the first city building to eliminate the use of natural gas and turn one of the worst energy performing buildings into one of the most efficient.

ALPINE BALSAM CONCEPTUAL SITE SCENARIOS

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site scenarios
february 1, 2019

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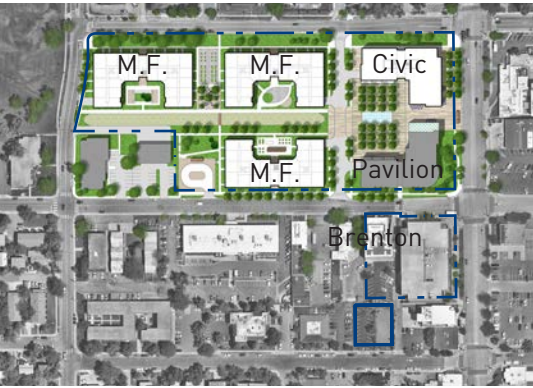
SUMMARY OF OPTIONS

	Greenway Location	Program @ NE Corner	Residential (du)	Office (sf)	Parking Strategy	TDM Strategy
1A:	Central Greenway	Office	234	191,000	Existing parking structure + 1 level + 30% shared office/residential parking	Meets advanced TDM strategy
1B:	Central Greenway	Residential / Mixed Use	295	111,000	Existing parking structure + 30% shared office/residential parking	Meets advanced TDM strategy
2A:	Balsam Greenway	Office	185	191,000	Existing parking structure + 1 level + 30% shared office/residential parking	Meets advanced TDM strategy
2B:	Balsam Greenway	Residential Mixed Use	241	111,000	Existing parking structure + 30% shared office/residential parking	Meets advanced TDM strategy
ALT 2B:	Balsam Greenway	Residential Mixed Use	255	111,000	Existing parking structure + 30% shared office/residential parking	Meets advanced TDM strategy

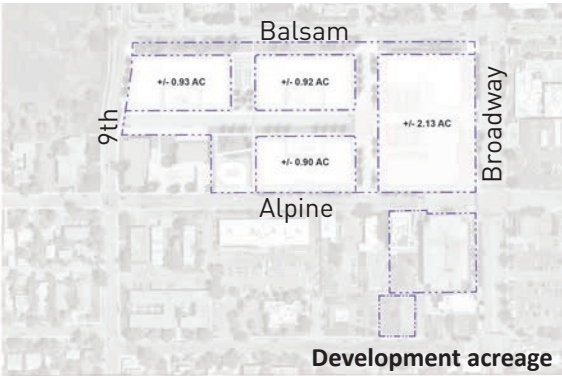
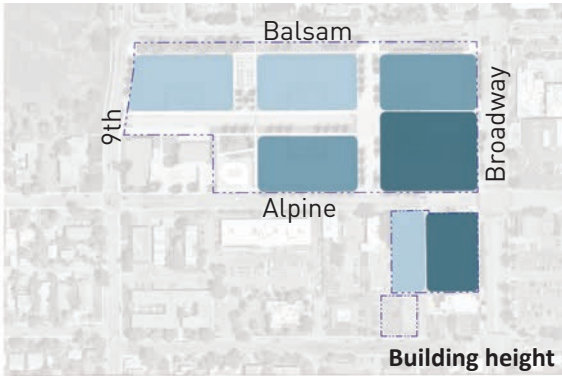
Assumptions:

- The existing parking structure can be used for City Facility and multi-family residential parking.
- The unowned parcels at the SW corner of the block are not part of the study at this time, but could phase into the site.
- Parking ratios reflect an Advanced TDM strategy which targets 1.9 spaces per 1,000 gross square feet of office and 0.8 parking space per multifamily dwelling unit. Parking could be further reduced for affordable or senior residential.
- Scenario 1A and 2A assume adding one level of parking to the existing parking structure.

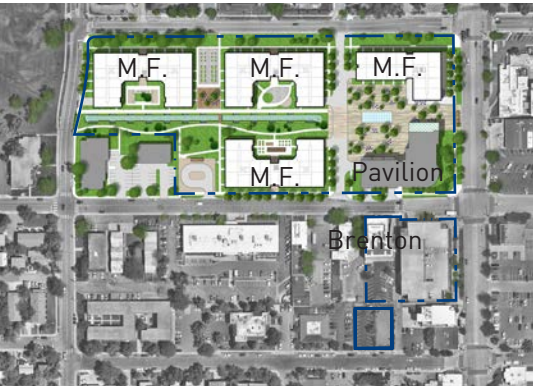
1A. CENTRAL GREENWAY / OFFICE AT BALSAM AND BROADWAY / 30' WIDE WATER CONVEYANCE



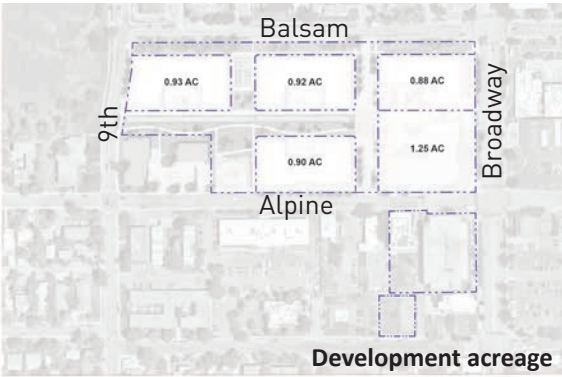
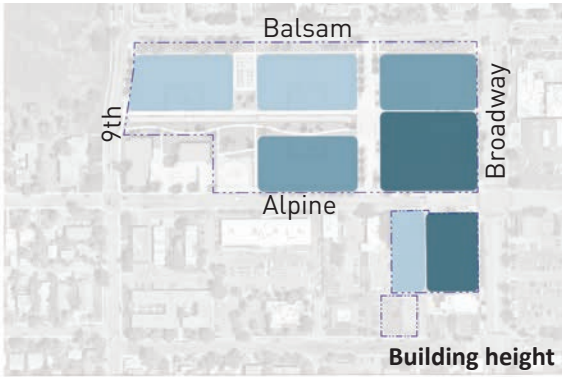
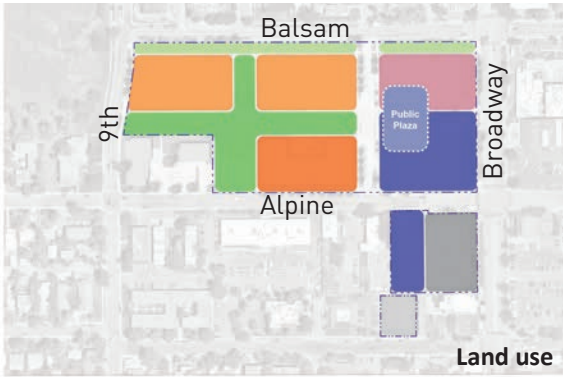
- Civic office: 191,000 sq.ft
- Residential: +/- 234 du
- Parking provided in existing parking structure and Brenton lot: +/- 525 ps
- Parking required: +/- 551 ps
- Effective total parking: +/-574



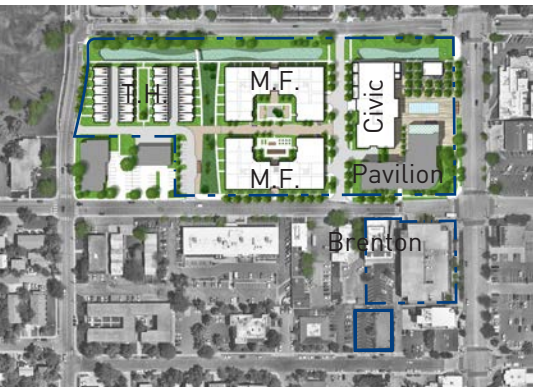
1B. CENTRAL GREENWAY / RESIDENTIAL AT BALSAM AND BROADWAY / 25' WIDE WATER CONVEYANCE



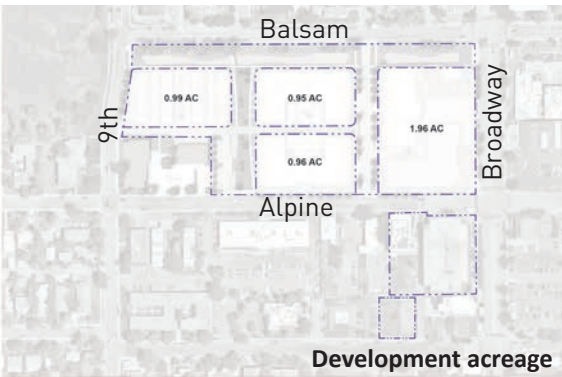
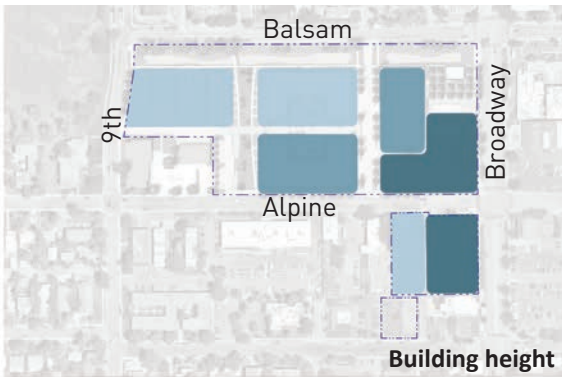
- Civic office: 111,000 sq.ft
- Residential: +/- 295 du
- Parking provided in existing parking structure and Brenton lot: +/- 449 ps
- Parking required: +/- 451 ps
- Effective total parking: +/-520



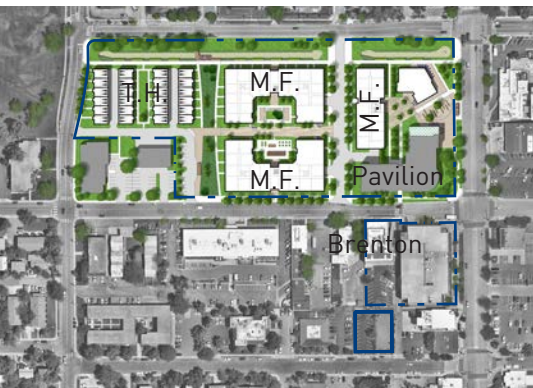
2A. BALSAM GREENWAY / OFFICE AT BALSAM AND BROADWAY / 30' WIDE WATER CONVEYANCE



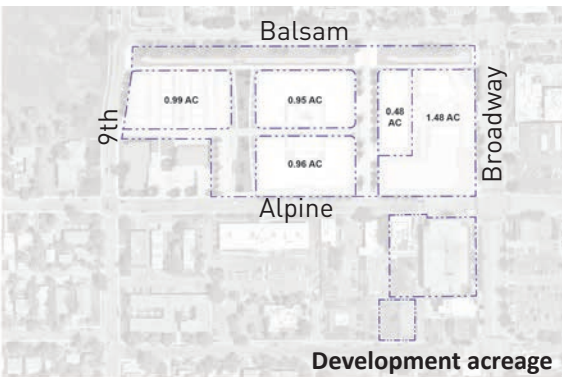
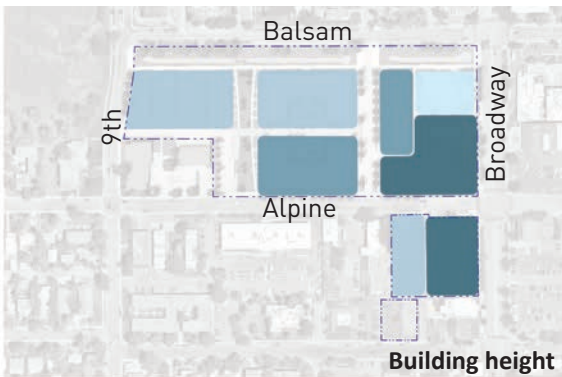
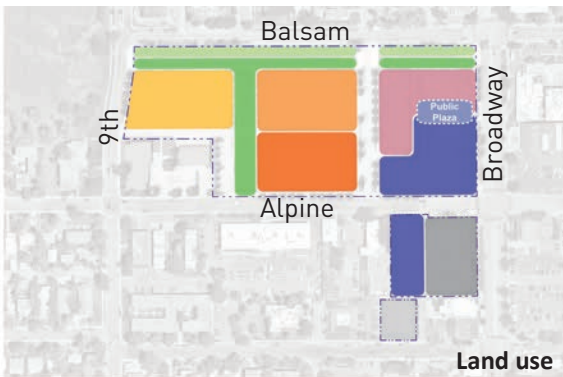
- Civic office: 191,000 sq.ft
- Residential: +/- 185 du
- Parking provided in existing parking structure and Brenton lot: +/- 525 ps
- Parking required: +/- 493 ps
- Effective total parking: +/-574

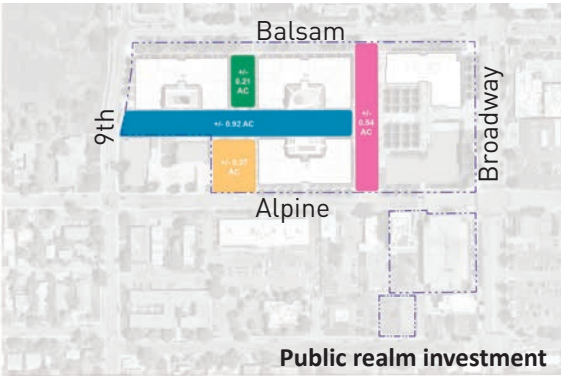
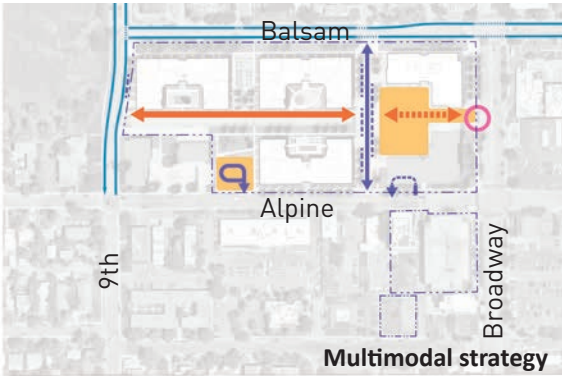
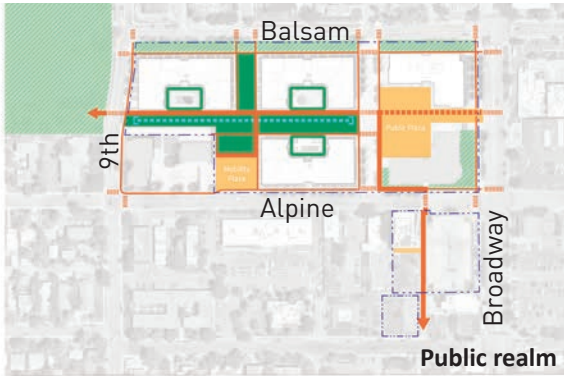


2B. BALSAM GREENWAY / RESIDENTIAL AT BALSAM AND BROADWAY / 25' WIDE WATER CONVEYANCE



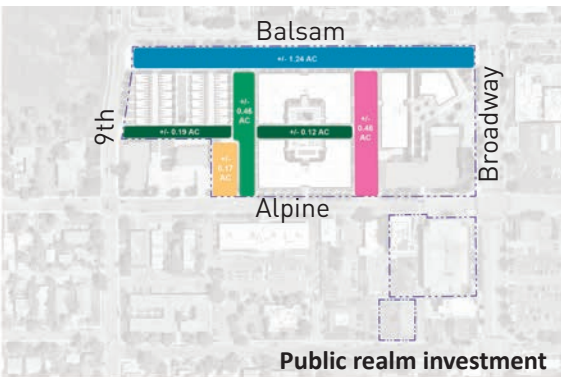
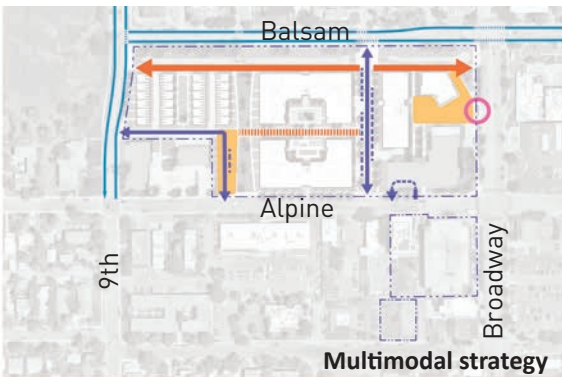
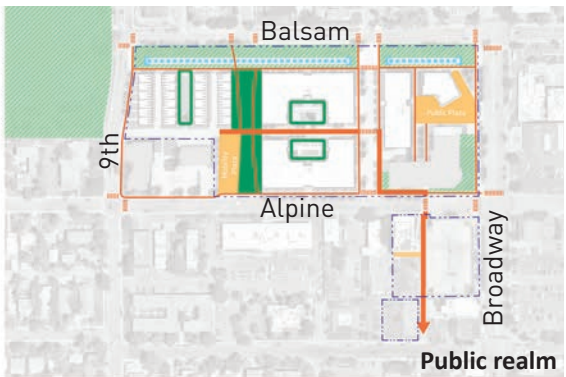
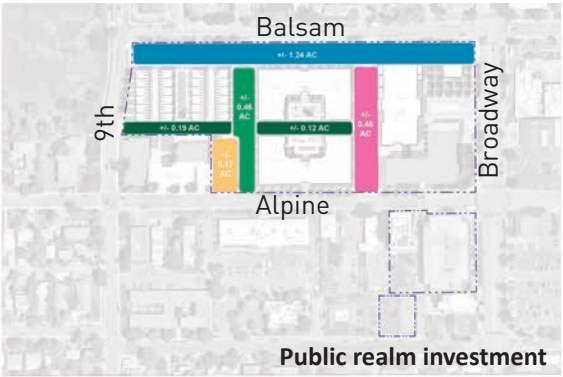
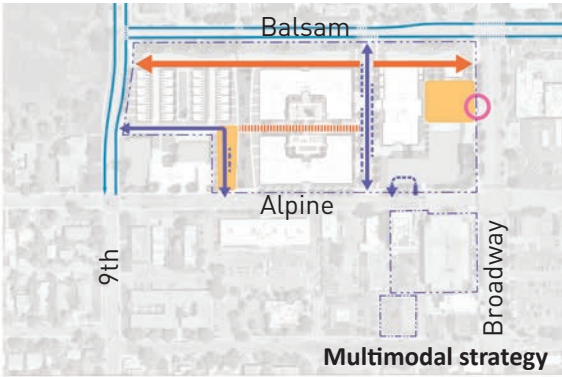
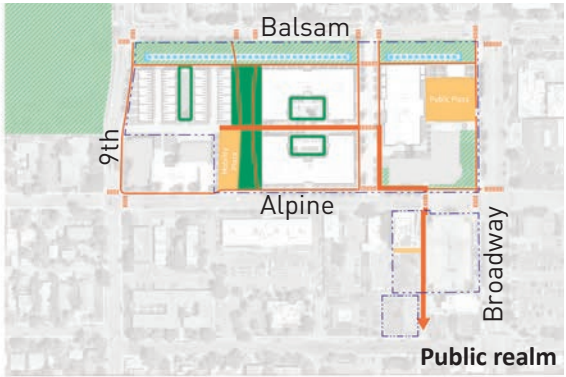
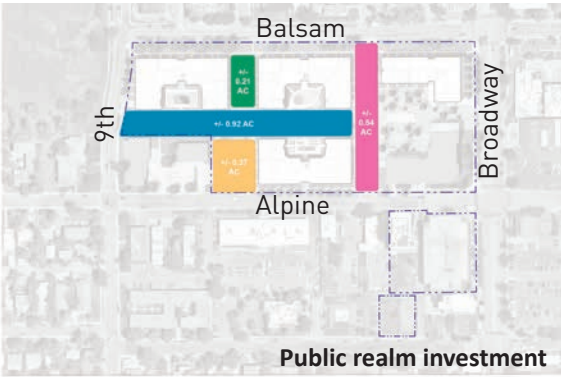
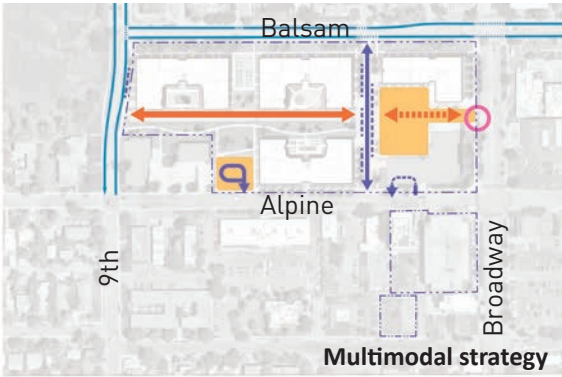
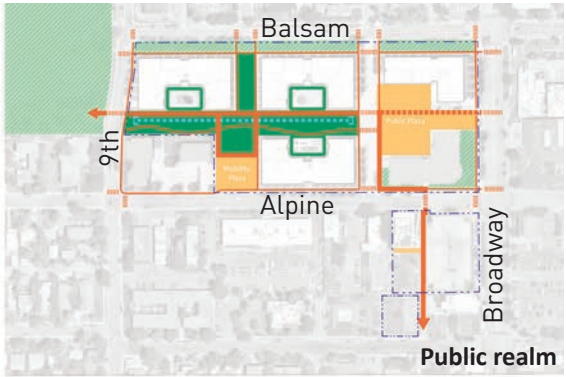
- Civic office: 111,000 sq.ft
- Residential: +/- 241 du
- Parking provided in existing parking structure and Brenton lot: +/- 449 ps
- Parking required: +/- 391 ps
- Effective total parking: +/-512





Note 1: Effective Total Available parking assumes 30% residential parking sharing potential only. It is assumed that residential parking in the existing structure can be shared during the day on weekdays.

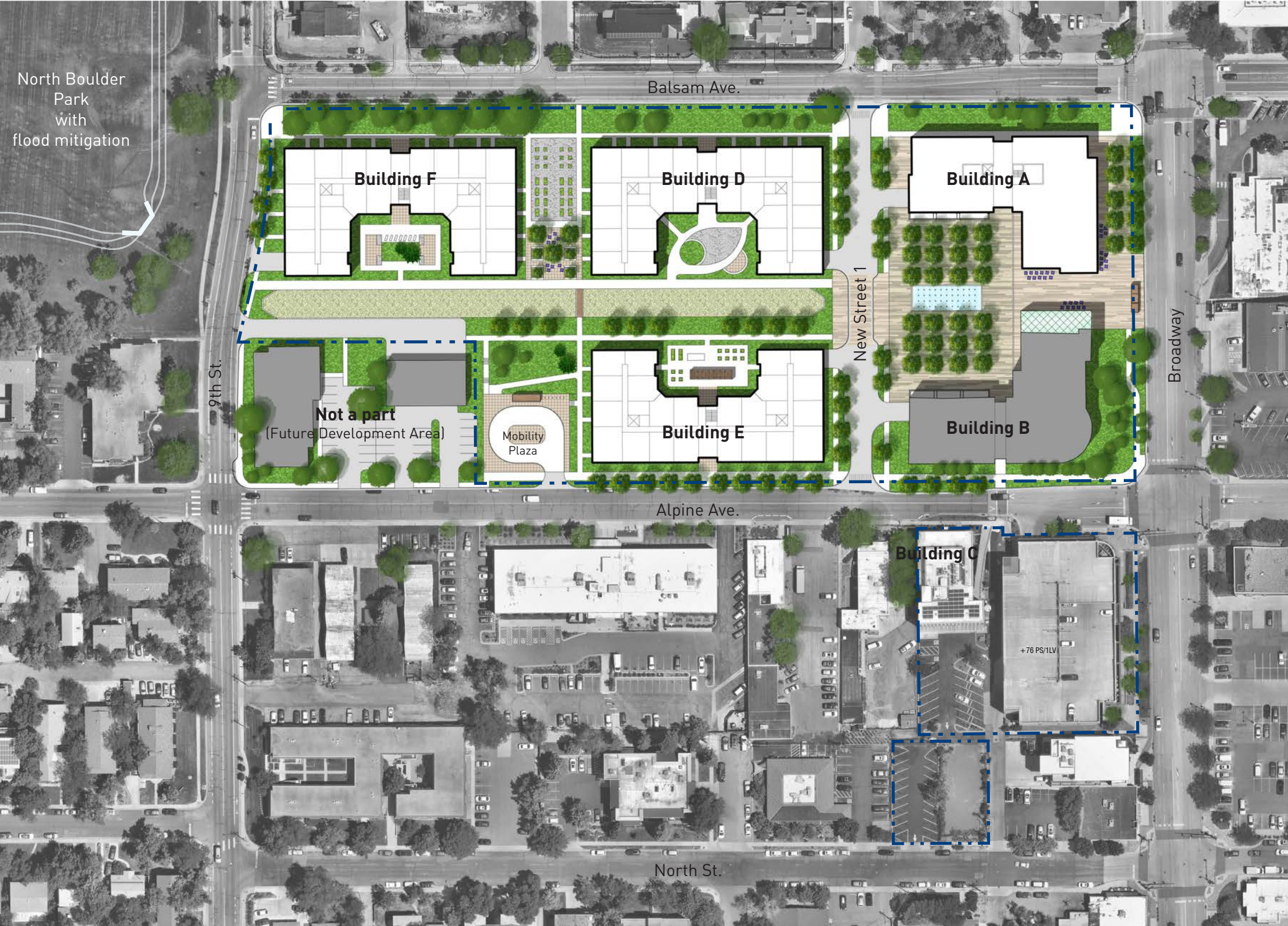
Note 2: Options 2a and 2b do not include townhomes in parking count as they are self parked.



Alpine-Balsam

1A. CENTRAL GREENWAY / OFFICE AT BALSAM AND BROADWAY

+/- 30' WIDE WATER CONVEYANCE



YIELD SUMMARY SCENARIO 1A

OFFICE:	191,000 sf
City Facilities GSF:	191,000 sf
Building A: New Office (4 levels)	80,000 sf
Building B: Pavilion (4 levels)	90,000 sf
Building C: Brenton (3 levels)	21,000 sf

RESIDENTIAL:	234 DU/234,000 sf ¹
Building E: Multi-family	88du/88,000 sf
Building D: Multi-family	73du/73,000 sf
Building F: Multi-family	73du/73,000 sf

NEIGHBORHOOD RETAIL:	1,700 sf ²
Retail in the flex building:	1,700 sf

DISTRICT PARKING STRATEGY:	
Total Parking Required:	551
Office Parking Required (1.9/1,000 gsf):	363
Residential Parking Required ³ :	187
Commercial:	1

Total Parking Spaces Provided:	525 ⁴
Office Parking Provided:	363
Existing Parking Structure:	321
Brenton Lot:	42
Residential Parking Provided:	162
Existing Parking Structure	162 ⁵

Effective Total Parking Provided:	574 ⁶
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- Notes:
1. Assumes 1,000 sf per multifamily unit, 1,000 sf per stacked flat and 1,500 sf per townhome.
 2. All parking is in shared garage.
 3. Multifamily is parked @ 0.8/du.
 4. Assumes additional level on the existing garage and 30% shared office/residential parking strategy.
 5. 162 dedicated spaces provided (0.7/du) in the existing parking structure to satisfy residential parking required.
 6. Effective Total Available parking assumes 30% residential parking sharing potential only. It is assumed that residential parking in the existing structure can be shared during the day on weekdays.



   Alpine-Balsam

LAND USE



LEGEND

- Public mixed-use
- Residential mixed-use
- HD2-M.F. residential
- HD3-M.F. residential
- Existing open space
- Proposed open space
- Existing parking garage
- Existing surface parking
- Site plan boundary

BUILDING HEIGHT

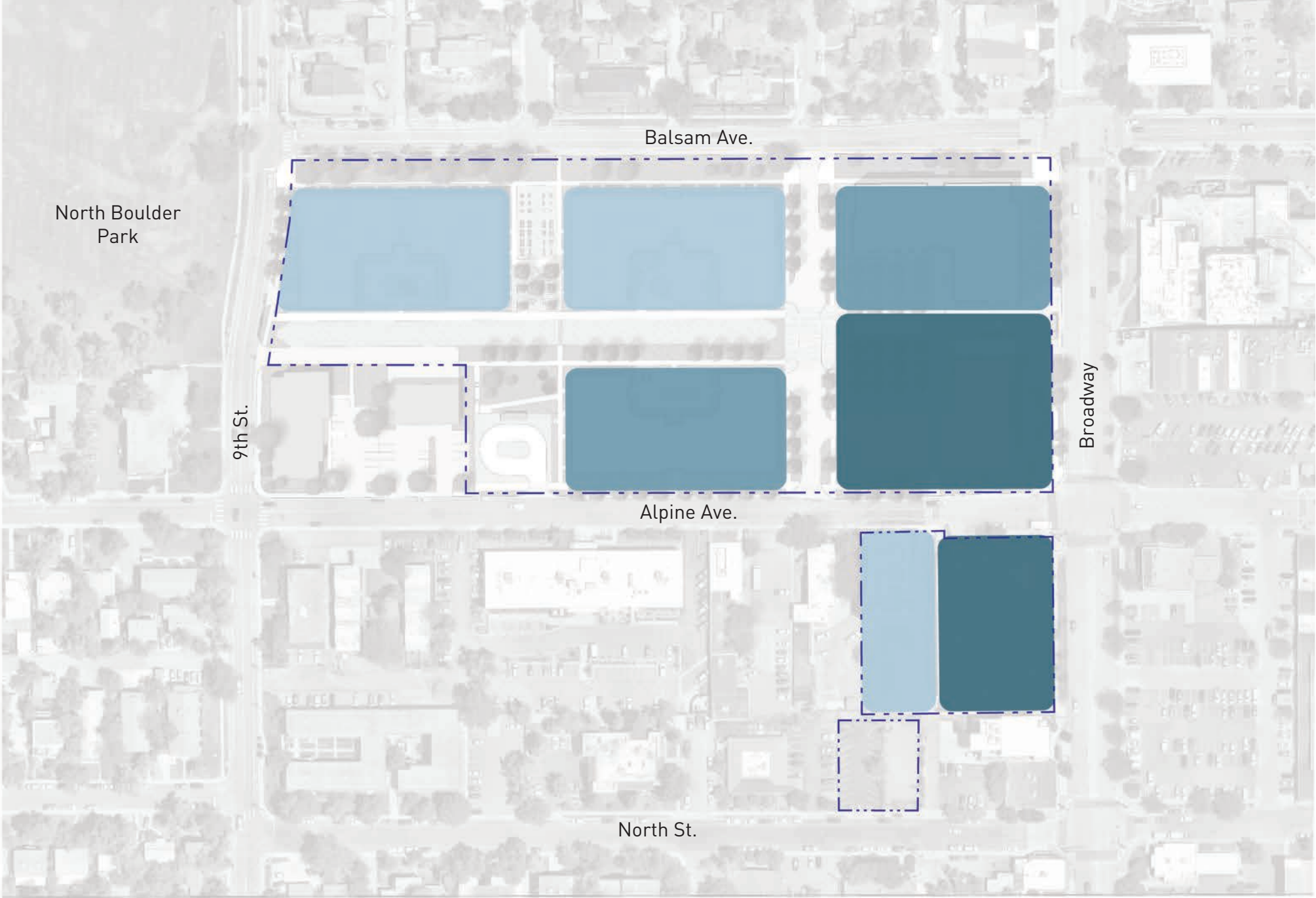
LEGEND

5 story

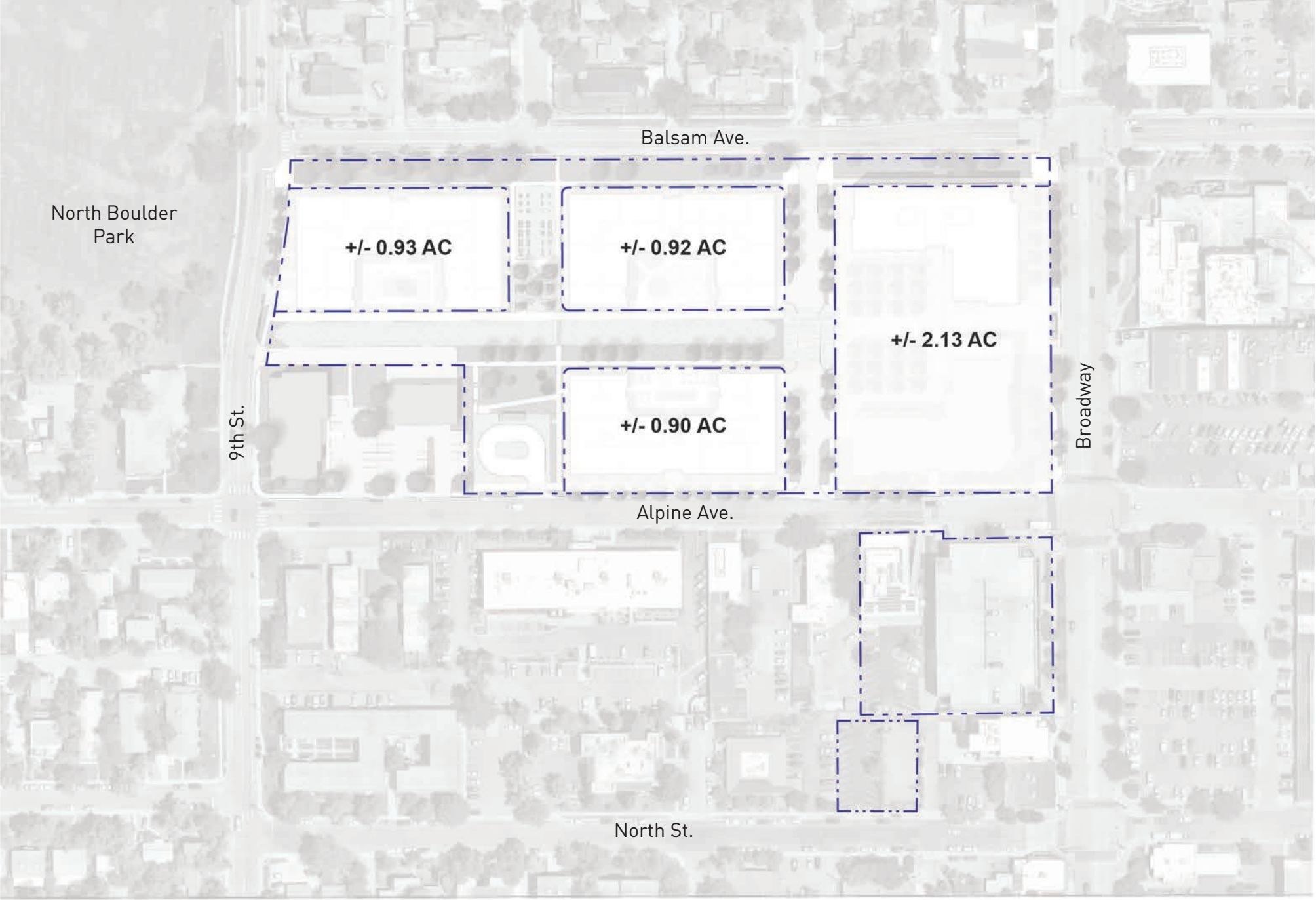
4 story

3 story

Site plan boundary

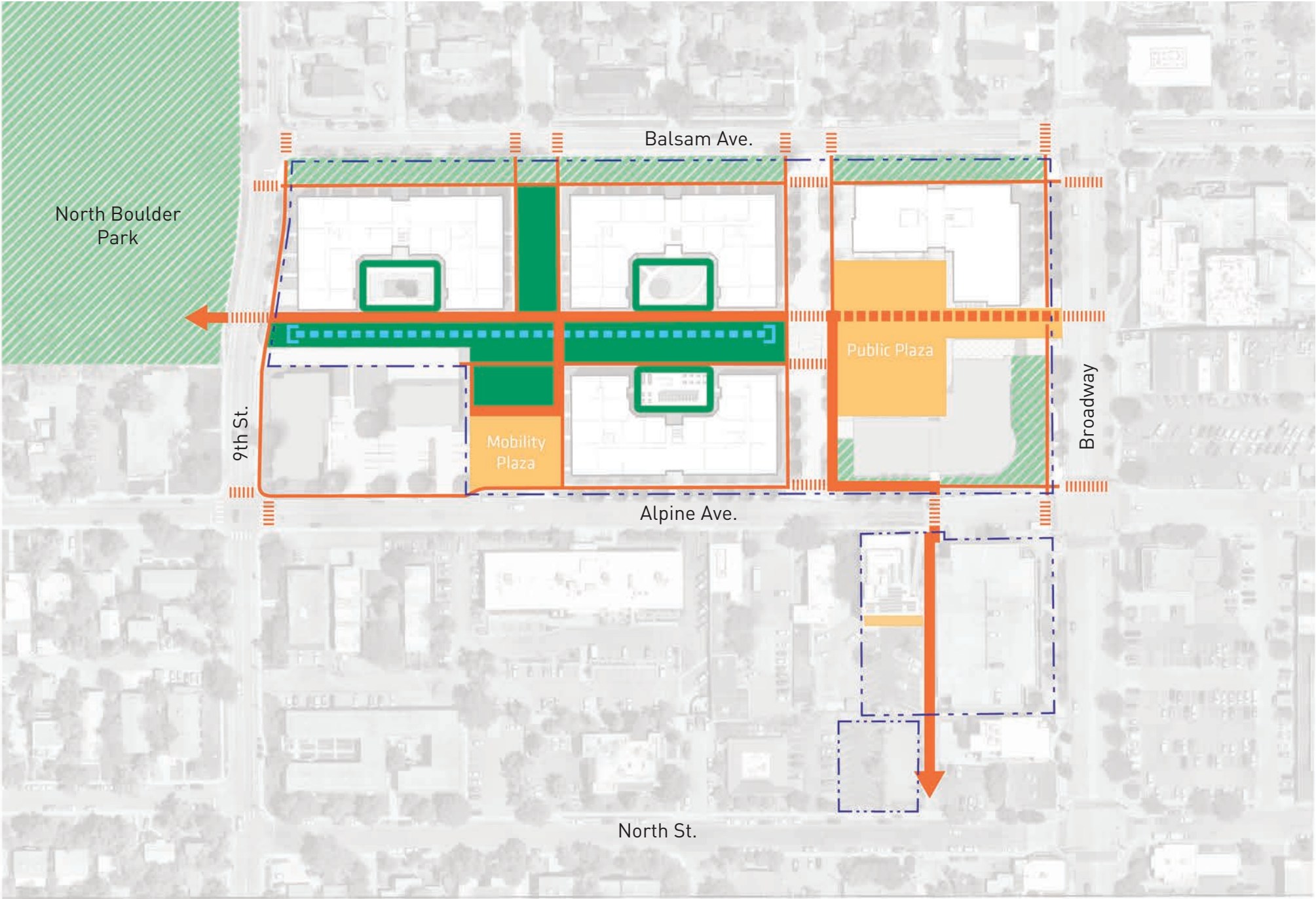


DEVELOPMENT ACREAGE

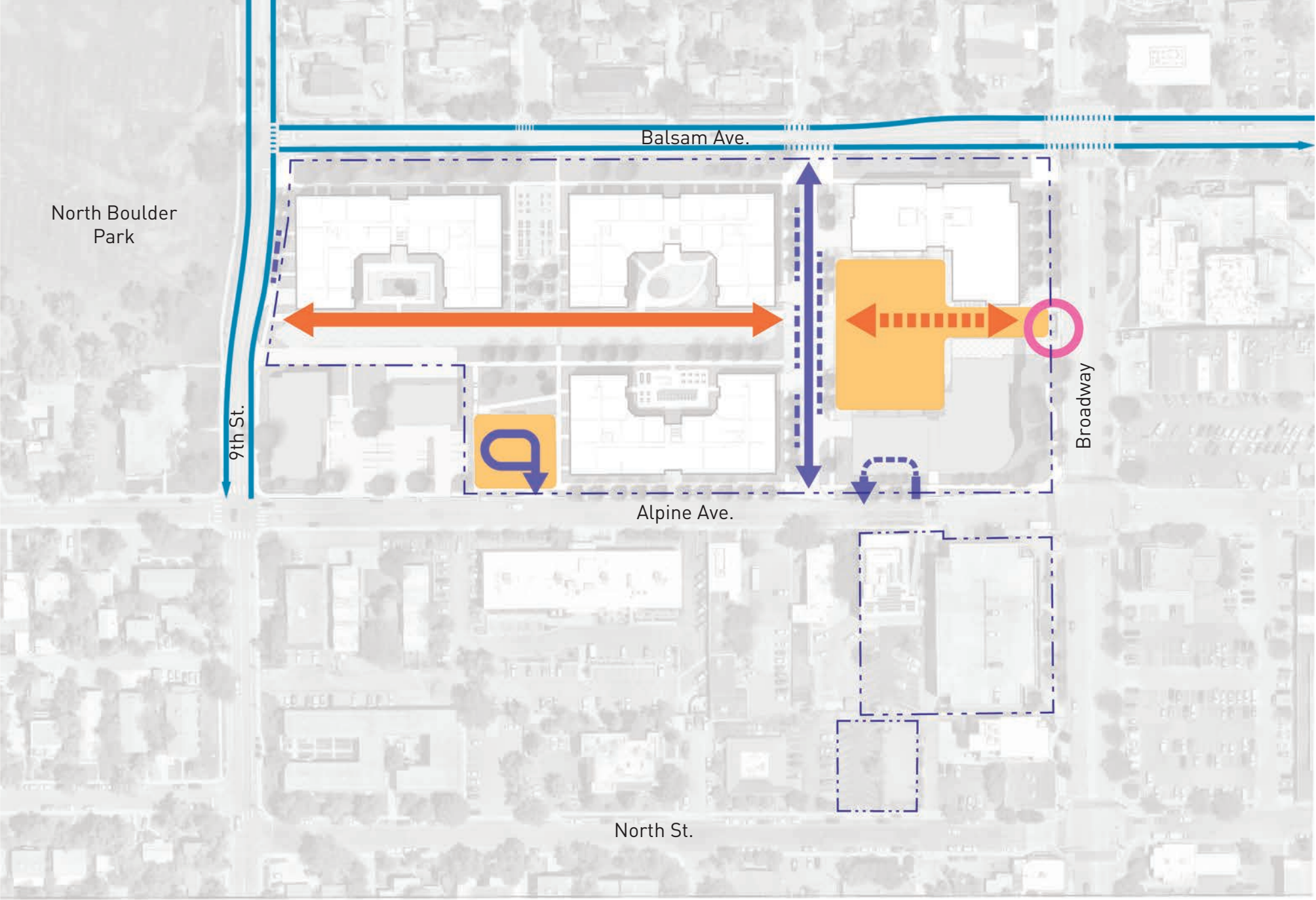


PUBLIC REALM

- LEGEND**
- existing landscape
 - future public open space
 - future private open space
 - future public plaza
 - future sidewalk
 - future pedestrian connection
 - future water conveyance
 - site plan boundary



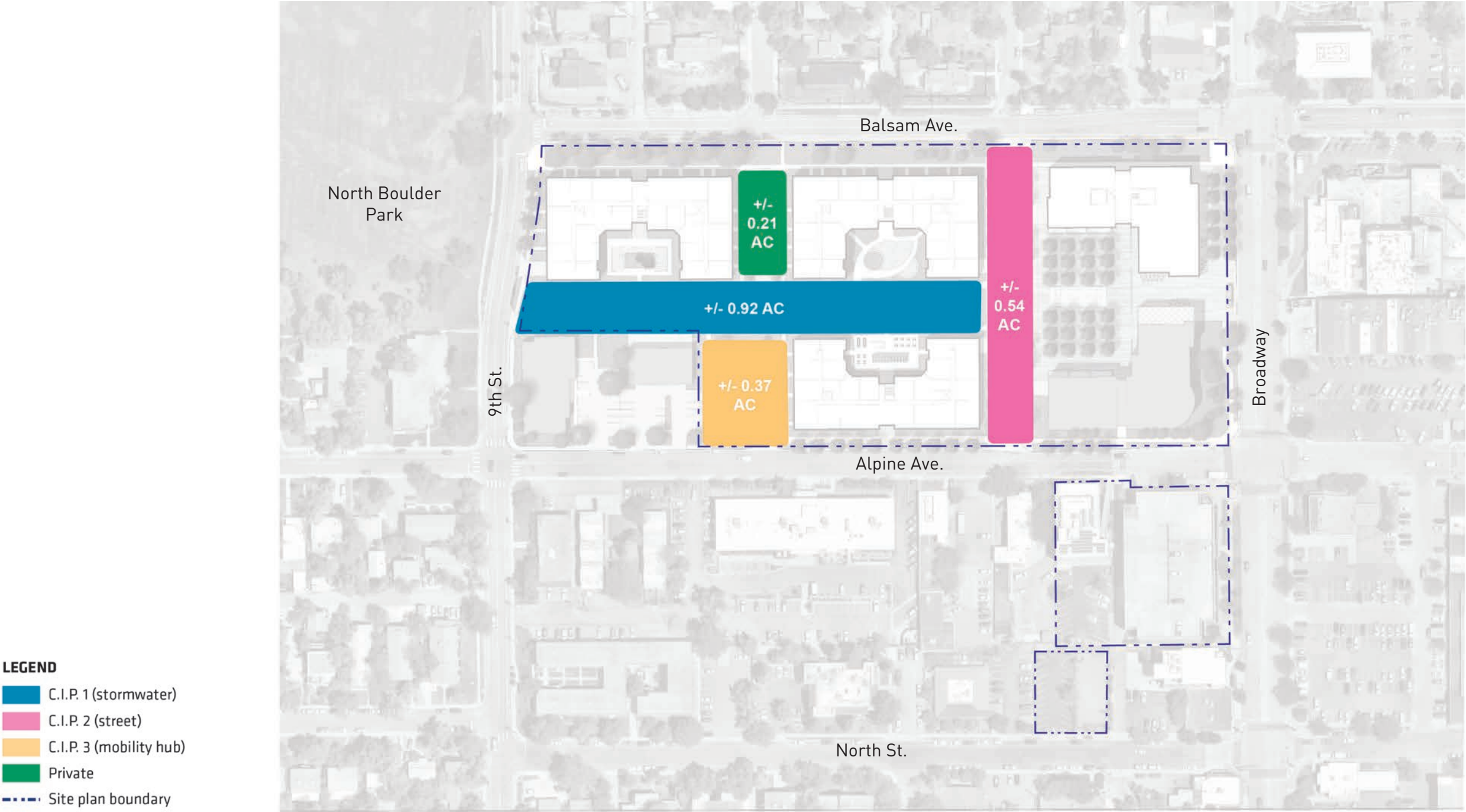
MULTIMODAL STRATEGY



LEGEND

- bus stop
- mobility drop-off zone
- managed curb side
- multi-use connection
- bike lane
- site plan boundary

PUBLIC REALM INVESTMENT



1B. CENTRAL GREENWAY / RESIDENTIAL AT BALSAM AND BROADWAY

+/- 25' WIDE WATER CONVEYANCE



Alpine-Balsam

PHASE 3: CORE TEAM WORKSHOP - ALPINE-BALSAM

YIELD SUMMARY SCENARIO 1B

OFFICE:	111,000 sf
City Facilities GSF:	111,000 sf
Building B: Pavilion (4 levels)	90,000 sf
Building C: Brenton (3 levels)	21,000 sf

RESIDENTIAL:	295 DU/295,000 sf¹
Building A: Multi-family	61du/61,000 sf
Building E: Multi-family	88du/88,000 sf
Building D: Multi-family	73du/73,000 sf
Building F: Multi-family	73du/73,000 sf

NEIGHBORHOOD RETAIL:	8,000 sf²
• Retail in building A:	8,000 sf

PARKING:	
Total Parking Required:	451
Office Parking Required (1.9/1,000 gsf):	211
Multifamily Parking Required ³ :	236
Commercial	4

Total Parking Spaces Provided:	449⁴
Office Parking Provided:	211
Existing Parking Structure:	169
Brenton Lot:	42
Residential Parking Provided:	238
Existing Parking Structure:	238 ⁵

Total Effective Parking Provide	520⁶
--	------------------------

- Notes:
1. Assumes 1,000 sf per multifamily unit, 1,000 sf per stacked flat and 1,500 sf per townhome.
 2. All parking is in shared garage.
 3. Multifamily is parked @ 0.8/du.
 4. Assumes 30% office/residential shared parking strategy in existing parking structure. No additional level on the existing parking structure.
 5. 238 dedicated spaces provided (0.8/du) in the existing parking structure to satisfy residential parking required.
 6. Effective Total Available parking assumes 30% residential parking sharing potential only. It is assumed that residential parking in the existing structure can be shared during the day on weekdays.



Alpine-Balsam

LAND USE



LEGEND

- Public mixed-use
- Residential mixed-use
- HD2-M.F. residential
- HD3-M.F. residential
- Existing open space
- Proposed open space
- Existing parking garage
- Existing surface parking
- Site plan boundary

BUILDING HEIGHT

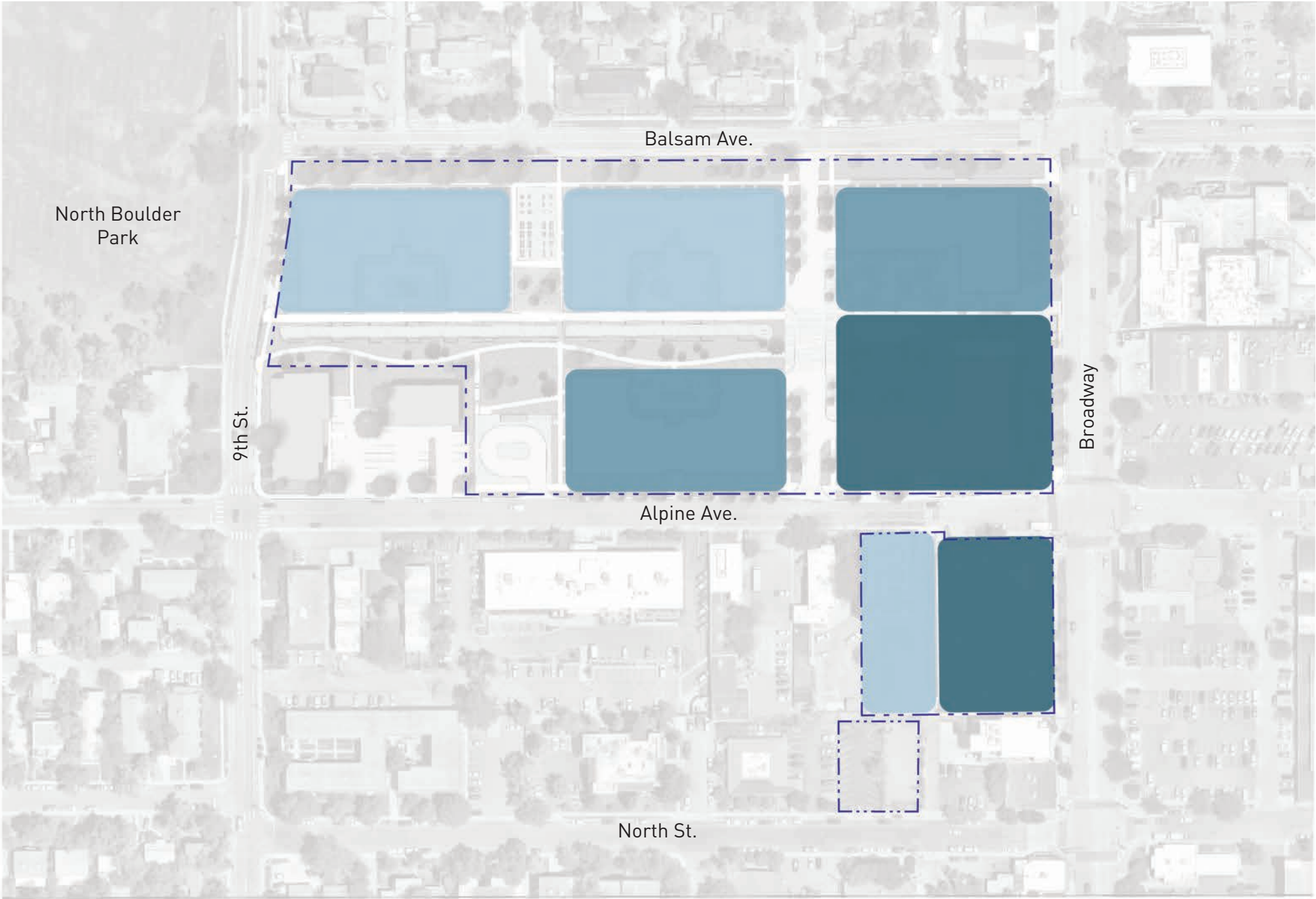
LEGEND

5 story

4 story

3 story

Site plan boundary

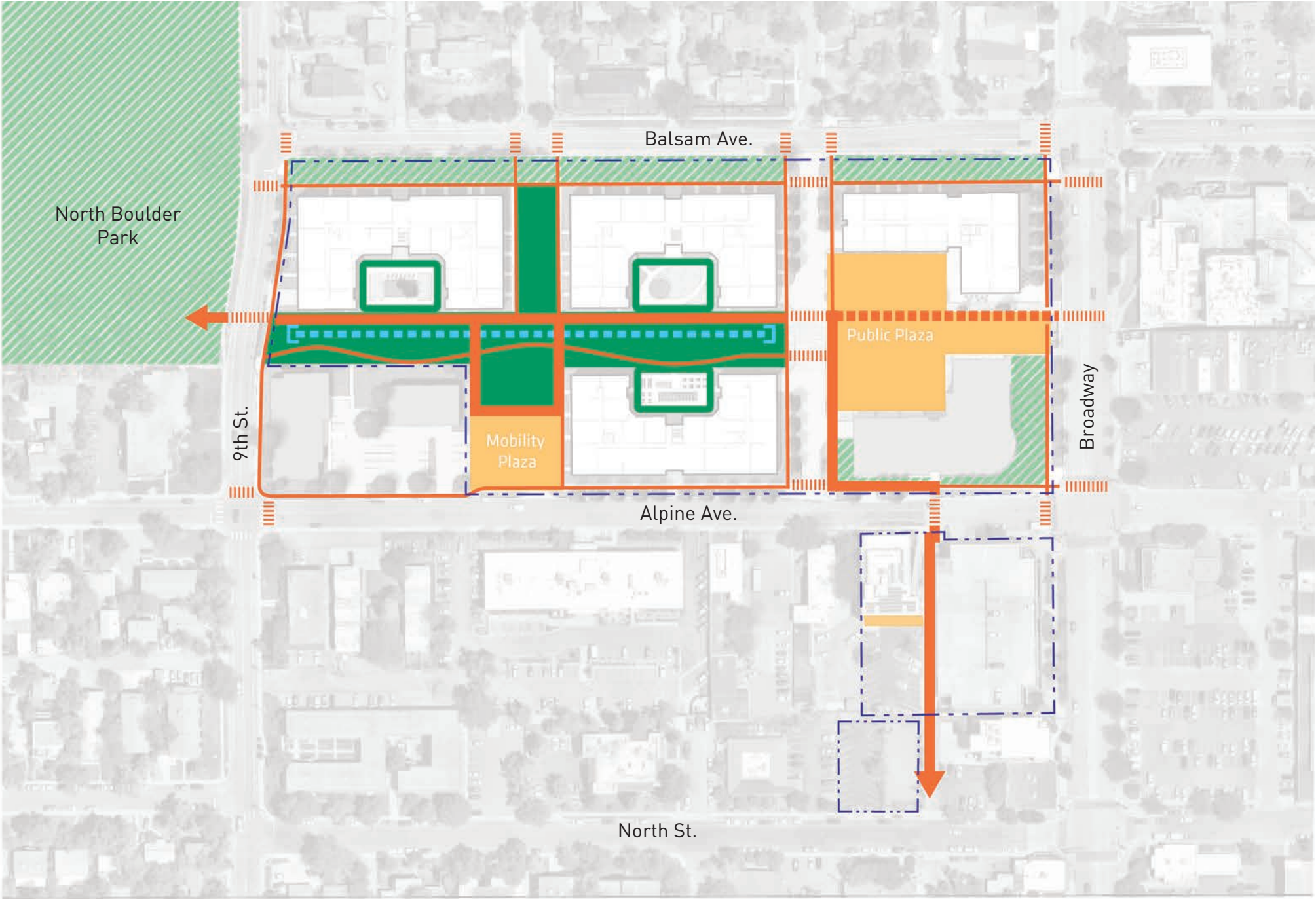


DEVELOPMENT ACREAGE

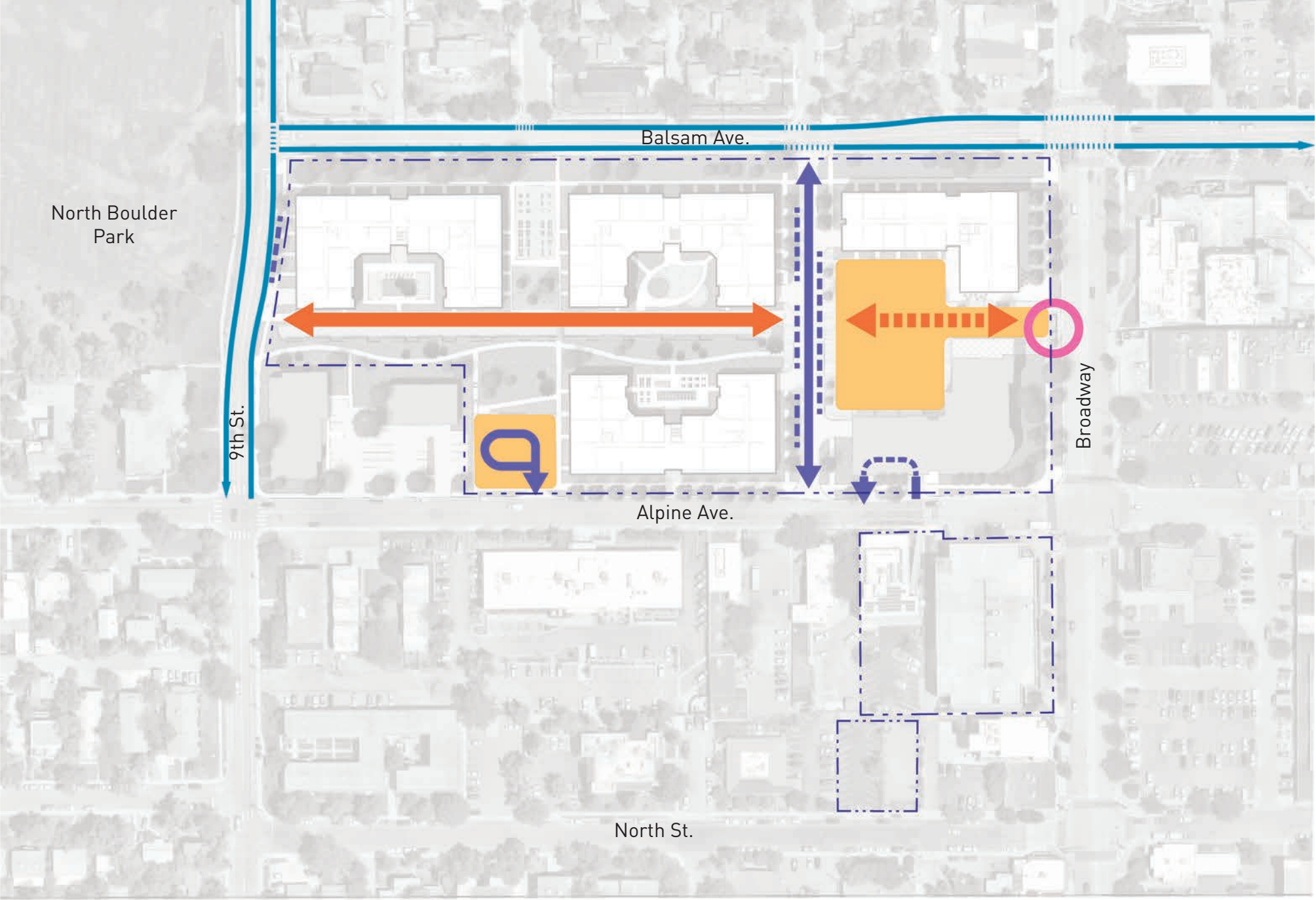


PUBLIC REALM

- LEGEND**
- existing landscape
 - future public open space
 - future private open space
 - future public plaza
 - future sidewalk
 - future pedestrian connection
 - future water conveyance
 - site plan boundary



MULTIMODAL STRATEGY

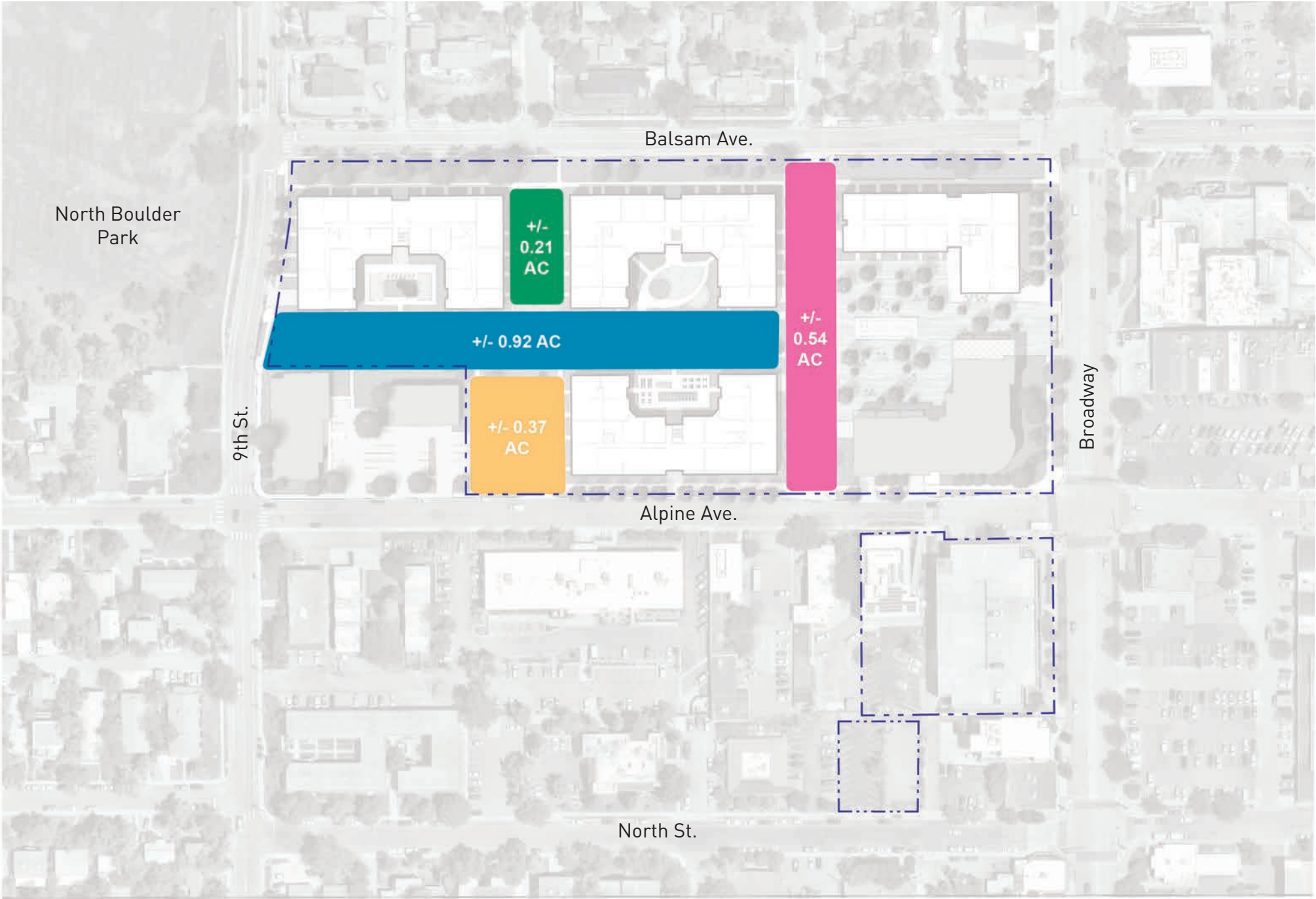


LEGEND

- bus stop
- mobility drop-off zone
- managed curb side
- multi-use connection
- bike lane
- site plan boundary

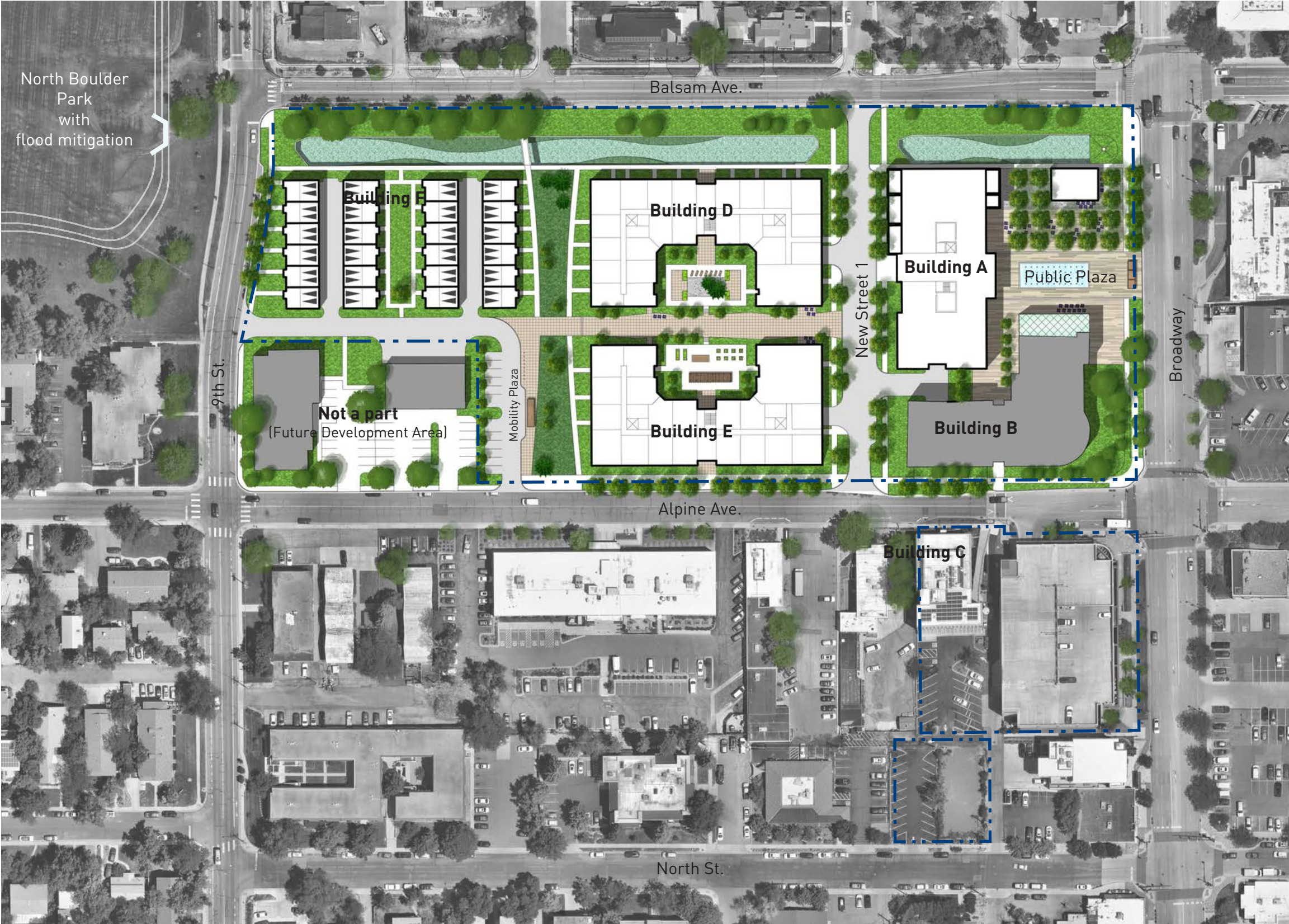
PUBLIC REALM INVESTMENT

- LEGEND**
- C.I.P. 1 (stormwater)
 - C.I.P. 2 (street)
 - C.I.P. 3 (mobility hub)
 - Private
 - Site plan boundary



2A. BALSAM GREENWAY / OFFICE AT BALSAM AND BROADWAY

+/- 30' WIDE WATER CONVEYANCE



YIELD SUMMARY SCENARIO 2A

OFFICE:	191,000 sf
City Facilities GSF:	191,000 sf
Building A: New Office (4 levels)	80,000 sf
Building B: Pavilion (4 levels)	90,000 sf
Building C: Brenton (3 levels)	21,000 sf

RESIDENTIAL:	185 DU/197,000 sf¹
Building E: Multi-family	88du/88,000 sf
Building D: Multi-family	73du/73,000 sf
Building F: Town homes:	24du/36,000 sf

NEIGHBORHOOD RETAIL:	1,700 sf²
Pavilion in plaza along Broadway:	1,700 sf

DISTRICT PARKING STRATEGY:	
Total Parking Required:	493
Office Parking Required (1.9/1,000 gsf):	363
Multifamily Parking Required ³ :	129
Commercial	1

Total Parking Spaces Provided:	525⁴
Office Parking Provided:	363
Existing Parking Structure:	321
Brenton Lot:	42
Residential Parking Provided:	162
Town homes:	self parked
Multi-family:	162 ⁵

Total Parking Spaces Provided:	574⁶
---------------------------------------	------------------------

- Notes:
1. Assumes 1,000 sf per multifamily unit, 1,000 sf per stacked flat and 1,500 sf per townhome.
 2. All parking is in shared garage.
 3. Townhomes are self-parked and not included in district parking strategy. Multifamily is parked @ 0.8/du.
 4. Assumes additional level on the existing garage and 30% shared office/residential parking strategy.
 5. 162 dedicated spaces provided (1.0/du) in the existing parking structure to satisfy residential parking required.
 6. Effective Total Available parking assumes 30% residential parking sharing potential only. It is assumed that residential parking in the existing structure can be shared during the day on weekdays.



LAND USE



LEGEND

- Public mixed-use
- HD1-town homes
- HD2-M.F. residential
- HD3-M.F. residential
- Existing open space
- Proposed open space
- Parking garage
- Surface parking
- Site plan boundary

BUILDING HEIGHT

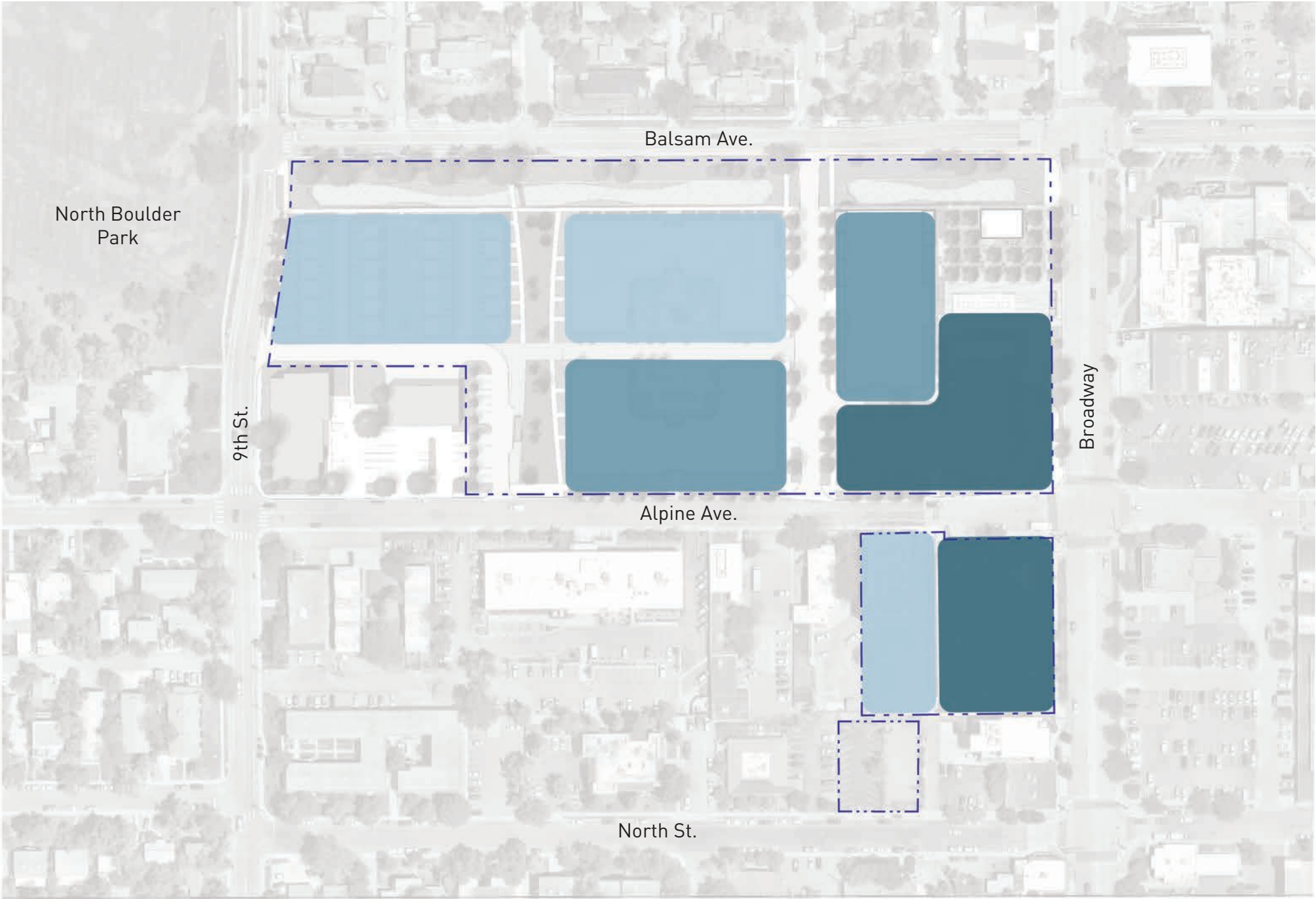
LEGEND

5 story

4 story

3 story

Site plan boundary

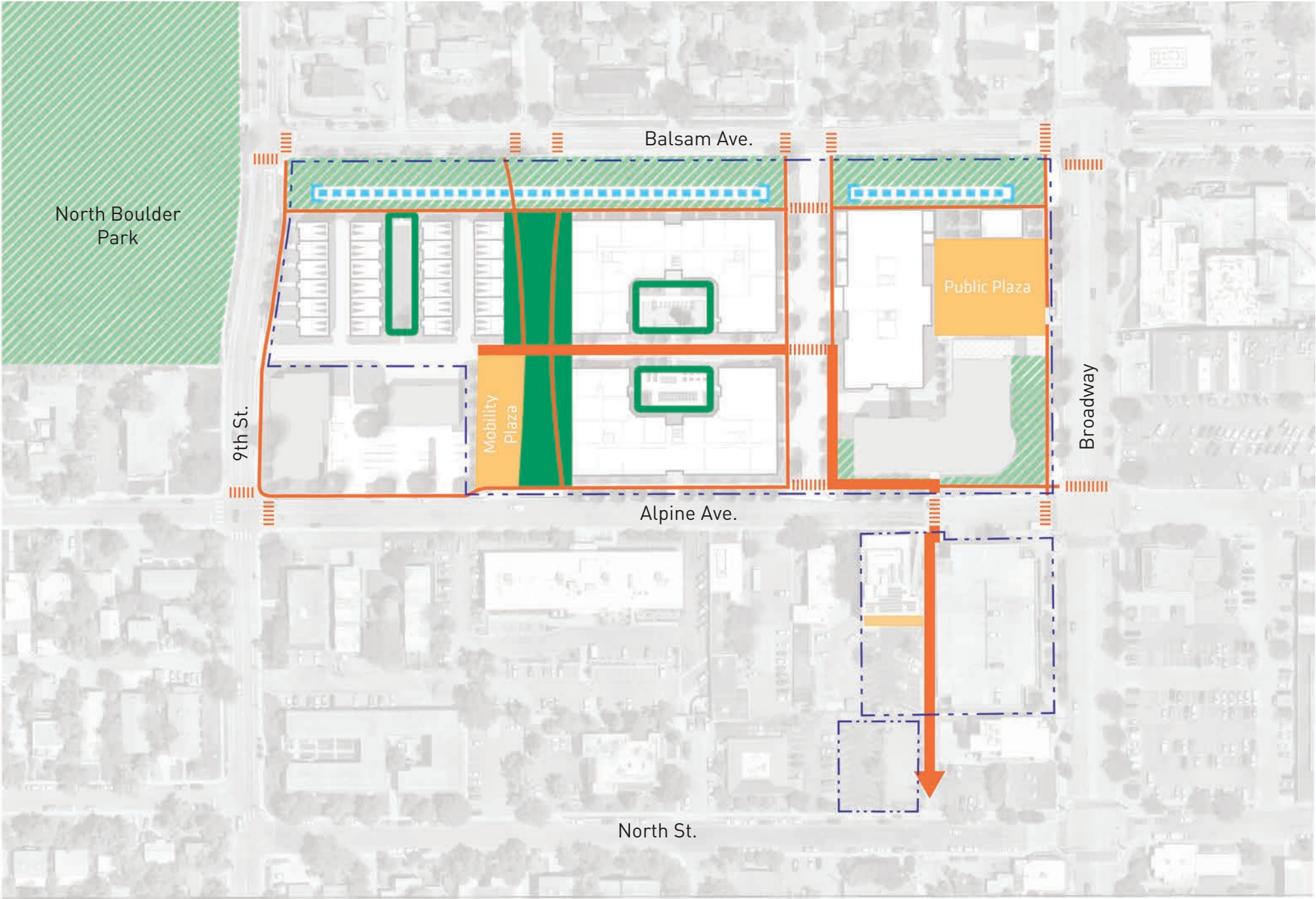


DEVELOPMENT ACREAGE

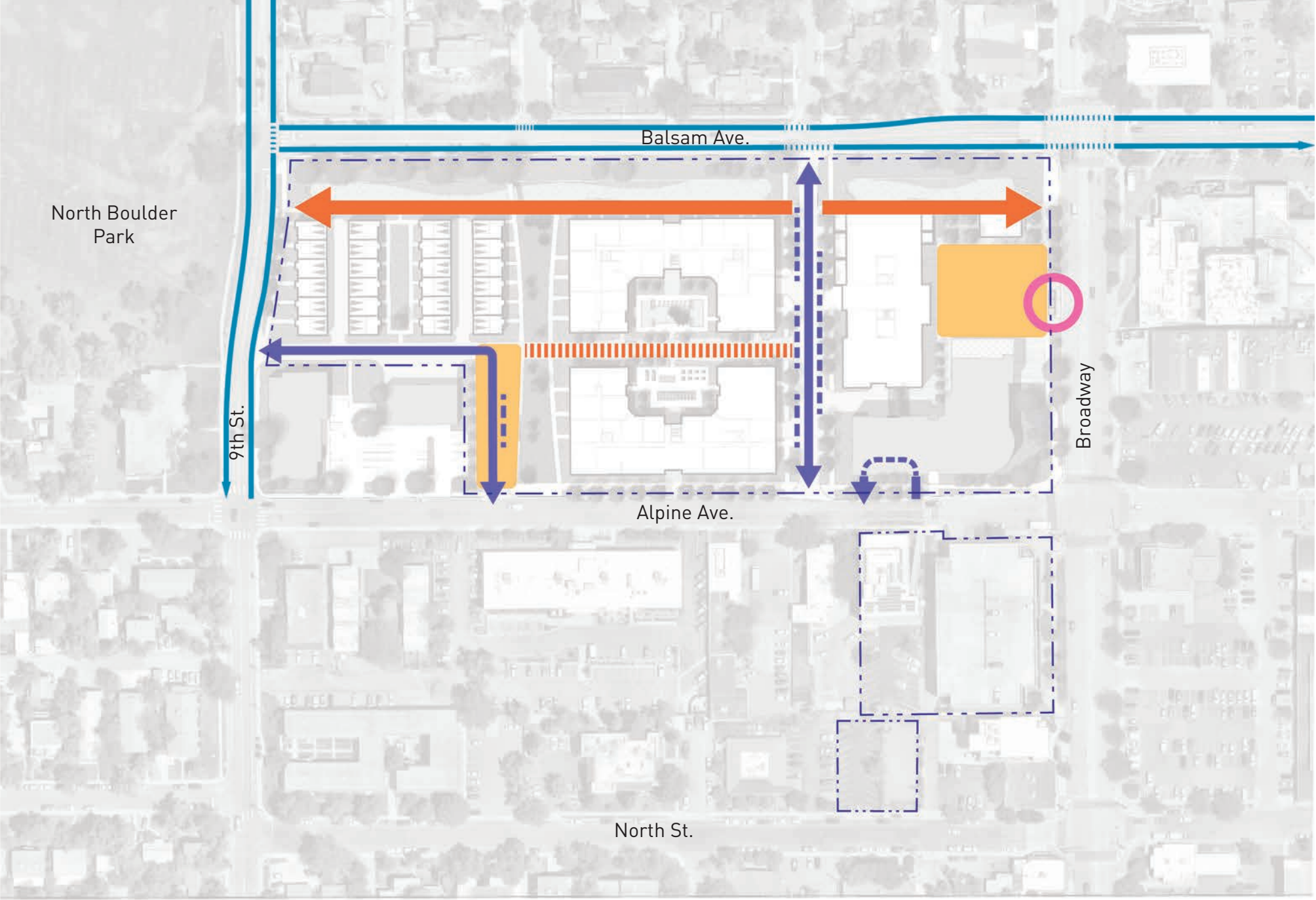


PUBLIC REALM

- LEGEND**
- existing landscape
 - future public open space
 - future private open space
 - future public plaza
 - future sidewalk
 - future pedestrian connection
 - future water conveyance
 - site plan boundary



MULTIMODAL STRATEGY



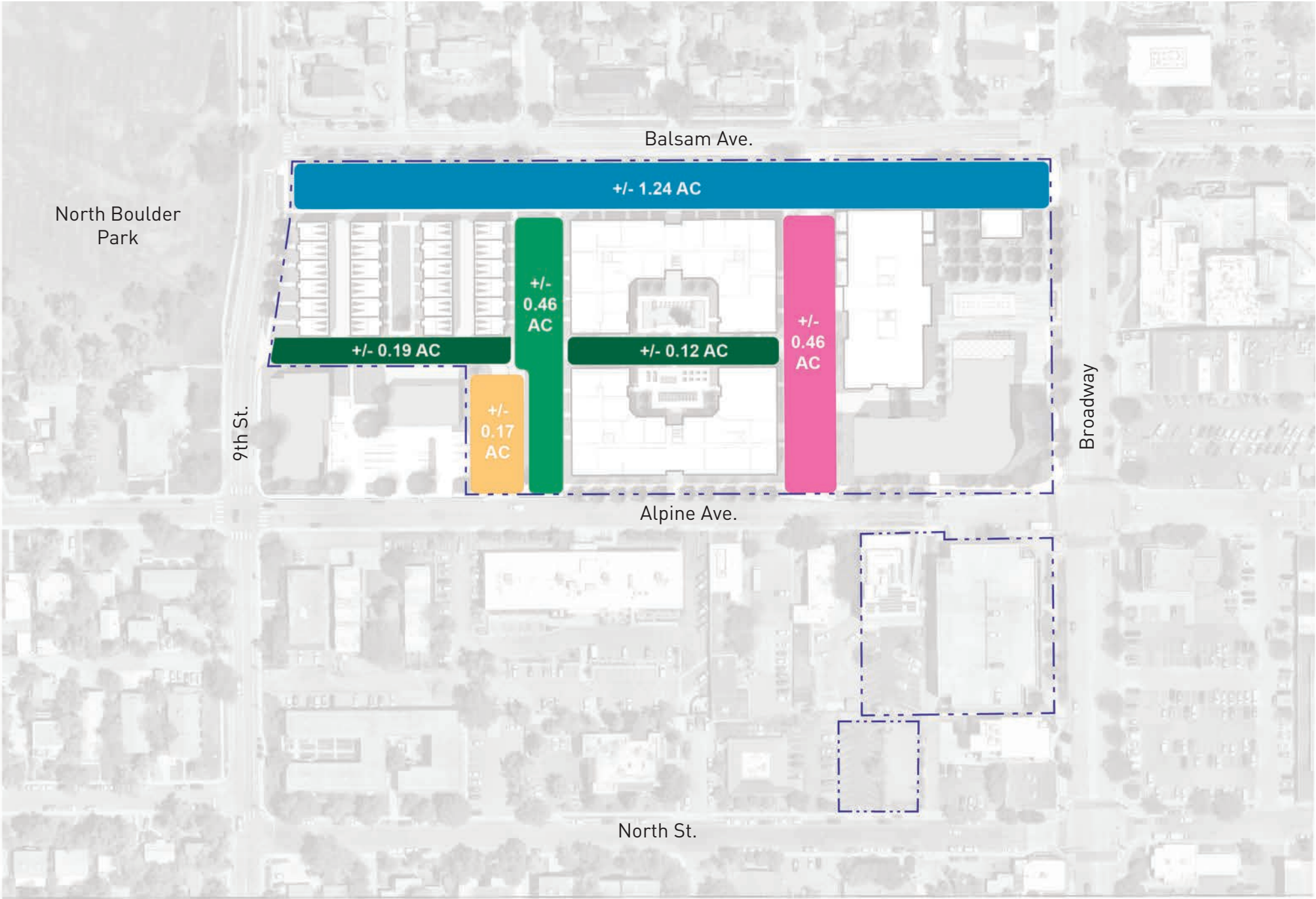
LEGEND

- bus stop
- mobility drop-off zone
- managed curb side
- multi-use connection
- paseo
- bike lane
- site plan boundary

PUBLIC REALM INVESTMENT

LEGEND

- C.I.P. 1 (stormwater)
- C.I.P. 2 (street)
- C.I.P. 3 (mobility hub)
- C.I.P. 4 (park and open space)
- Private
- Site plan boundary



2B. BALSAM GREENWAY / RESIDENTIAL AT BALSAM AND BROADWAY

+/- 25' WIDE WATER CONVEYANCE



YIELD SUMMARY SCENARIO 2B

OFFICE:	111,000 sf
City Facilities GSF:	111,000 sf
Building B: Pavilion (4 levels)	90,000 sf
Building C: Brenton (3 levels)	21,000 sf

RESIDENTIAL:	241 DU/253,000 sf ¹
Building A: Multi-family	56du/56,000 sf
Building E: Multi-family	88du/88,000 sf
Building D: Multi-family	73du/73,000 sf
Building F: Town homes:	24du/36,000 sf

NEIGHBORHOOD RETAIL:	12,000 sf ²
Stand alone on public plaza (2story)	12,000 sf

DISTRICT PARKING STRATEGY:	
• Total Parking Required:	391
Office Parking Required (1.9/1,000 gsf):	211
Commercial Parking Required:	6
Multifamily Parking Required ³ :	174
• Total Parking Spaces Provided:	449
Office Parking Provided(A):	211
Existing Parking Structure:	169 ⁴
Brenton Lot:	42
Retail Parking Provided:	29
Residential Parking Provided:	209
Townhomes:	self parked
Existing Parking Structure:	209 ⁵
• Total Effective Parking Provided:	512

Notes:

1. Assumes 1,000 sf per multifamily unit, 1,000 sf per stacked flat and 1,500 sf per townhome.
2. 29 dedicated spaces provided (1.9/1,000 sf) in the existing parking structure
3. Townhomes are self-parked and not included in district parking strategy. Multifamily is parked @ 0.8/du.
4. No additional level on the existing garage, keep 407 ps.
5. 209 dedicated spaces provided (0.9/du) in the existing parking structure to satisfy residential parking required.
6. Effective Total Available parking assumes 30% residential parking sharing potential only. It is assumed that residential parking in the existing structure can be shared during the day on weekdays.



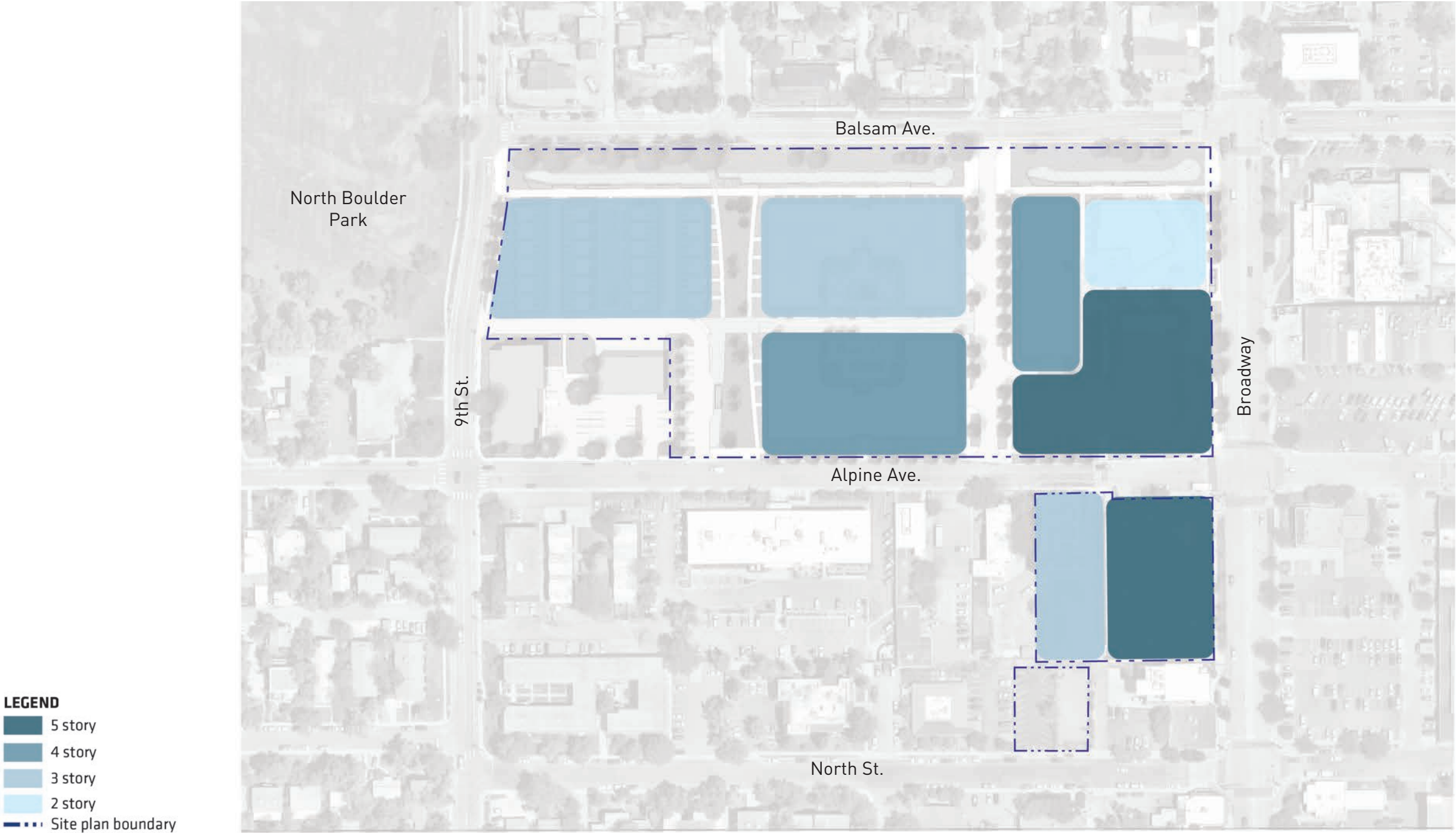
Alpine-Balsam

LAND USE



- LEGEND**
- Public mixed-use
 - Residential mixed-use
 - HD1-town homes
 - HD2-M.F. residential
 - HD3-M.F. residential
 - Existing open space
 - Proposed open space
 - Parking garage
 - Surface parking
 - Site plan boundary

BUILDING HEIGHT

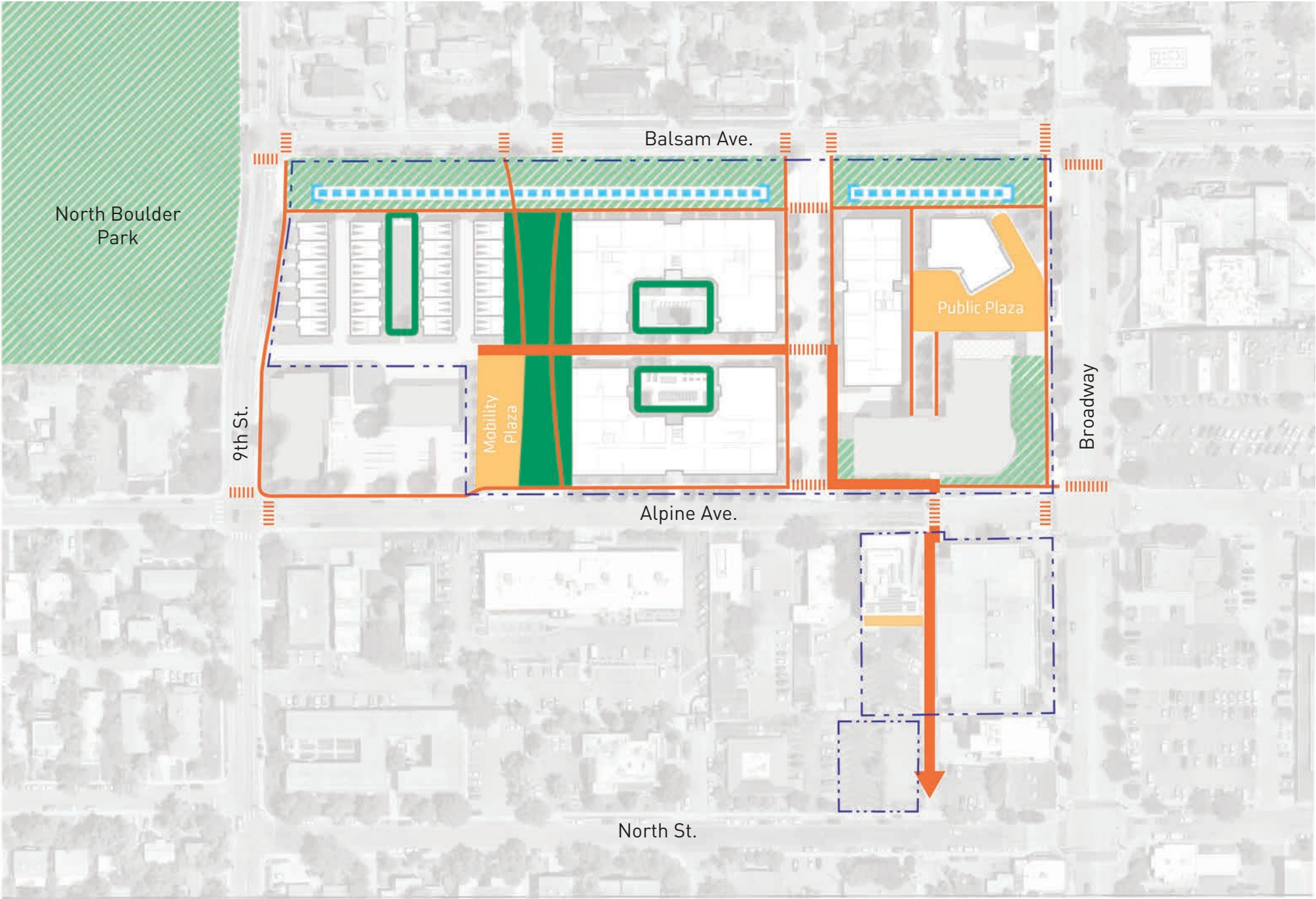


DEVELOPMENT ACREAGE

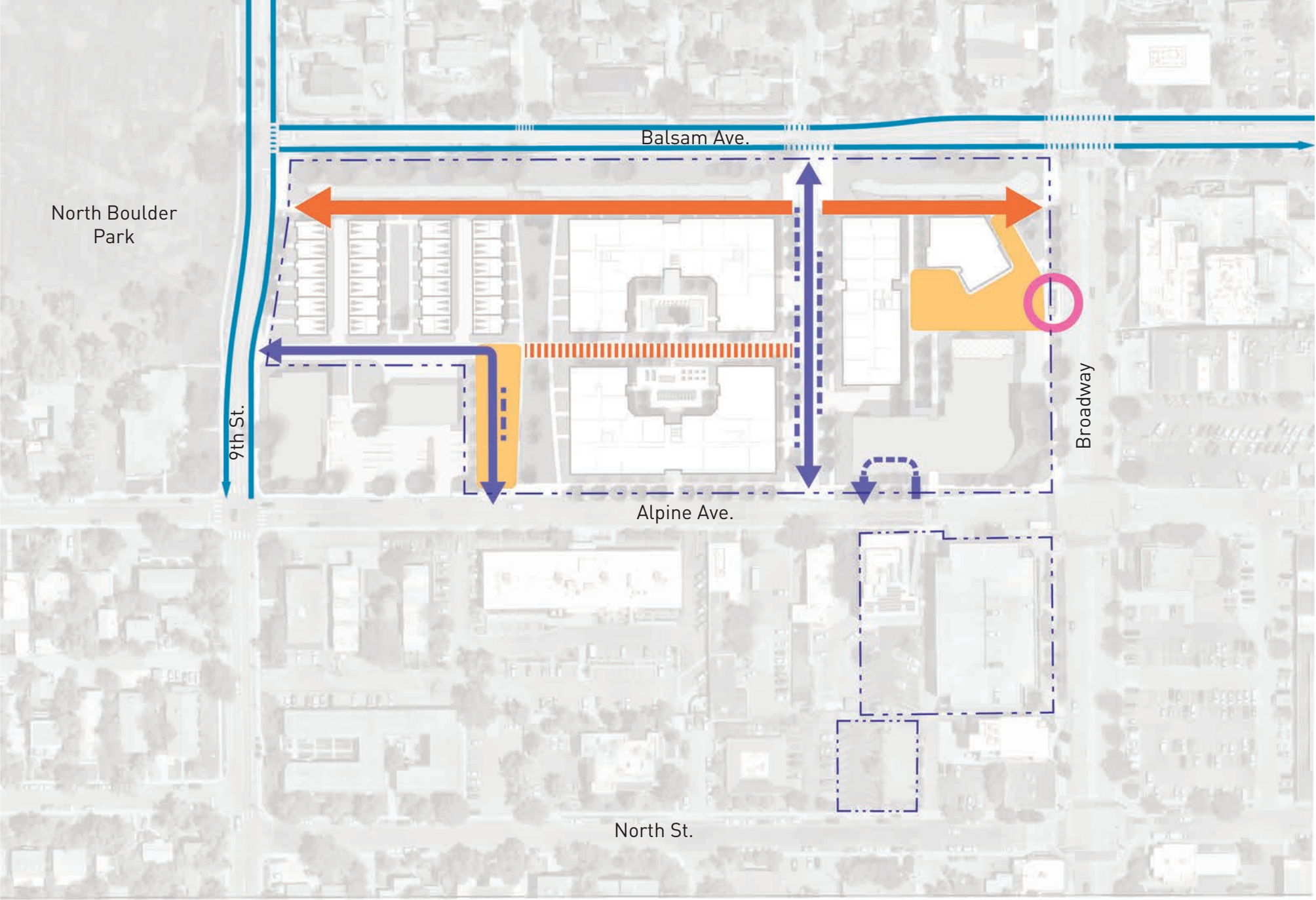


PUBLIC REALM

- LEGEND**
- existing landscape
 - future public open space
 - future private open space
 - future public plaza
 - future sidewalk
 - future pedestrian connection
 - future water conveyance
 - site plan boundary



MULTIMODAL STRATEGY



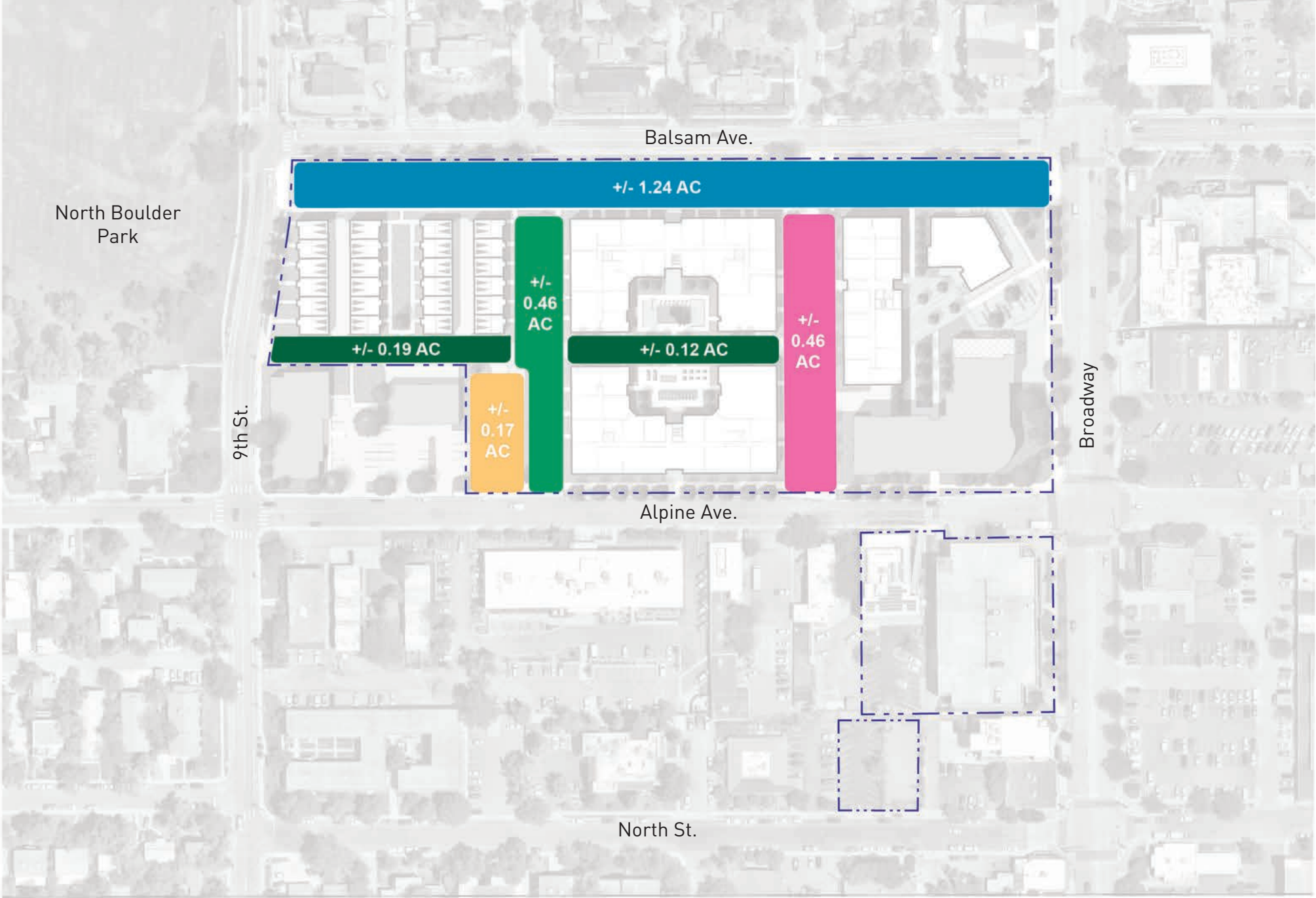
LEGEND

- bus stop
- mobility drop-off zone
- managed curb side
- multi-use connection
- paseo
- bike lane
- site plan boundary

PUBLIC REALM INVESTMENT

LEGEND

- C.I.P. 1 (stormwater)
- C.I.P. 2 (street)
- C.I.P. 3 (mobility hub)
- C.I.P. 4 (park and open space)
- Private
- Site plan boundary



ALT 2B. BALSAM GREENWAY / RESIDENTIAL AT BALSAM AND BROADWAY

+/- 25' WIDE WATER CONVEYANCE



YIELD SUMMARY SCENARIO 2B

OFFICE:	111,000 sf
City Facilities GSF:	111,000 sf
Building B: Pavilion (4 levels)	90,000 sf
Building C: Brenton (3 levels)	21,000 sf

RESIDENTIAL:	255 DU/267,000 sf¹
Building A: Multi-family	70du/70,000 sf
Building E: Multi-family	88du/88,000 sf
Building D: Multi-family	73du/73,000 sf
Building F: Town homes:	24du/36,000 sf

COMMUNITY BUILDING:	10,000 sf²
Retail in building A:	10,000 sf

DISTRICT PARKING STRATEGY:	
• Total Parking Required:	408
Office Parking Required (1.9/1,000 gsf):	211
Community Parking Required (1.9/1,000 gsf):	19
Residential Parking Required ³ :	185
• Total Parking Provided:	449
Office Parking Provided(A):	211
Existing Parking Structure:	169 ⁴
Brenton Lot:	42
Retail Parking Provided(A):	19
Residential Parking Provided:	219
Townhomes:	self parked
Existing Parking Structure:	219 ⁵

- Notes:
1. Assumes 1,000 sf per multifamily unit, 1,000 sf per stacked flat and 1,500 sf per townhome.
 2. 19 dedicated spaces provided (1.9/1,000 sf) in the existing parking structure
 3. Townhomes - self-parked @ 2/du (assumes 22' wide units)
Multifamily- assumes parking requirement @ 0.8/du
 4. No additional level on the existing garage, keep 407 ps.
 5. 219 dedicated spaces provided (0.9/du) in the existing parking structure to satisfy residential parking required.



LAND USE



- LEGEND**
- Public mixed-use
 - Residential mixed-use
 - HD1-town homes
 - HD2-M.F. residential
 - HD3-M.F. residential
 - Existing open space
 - Proposed open space
 - Parking garage
 - Surface parking
 - Site plan boundary

BUILDING HEIGHT

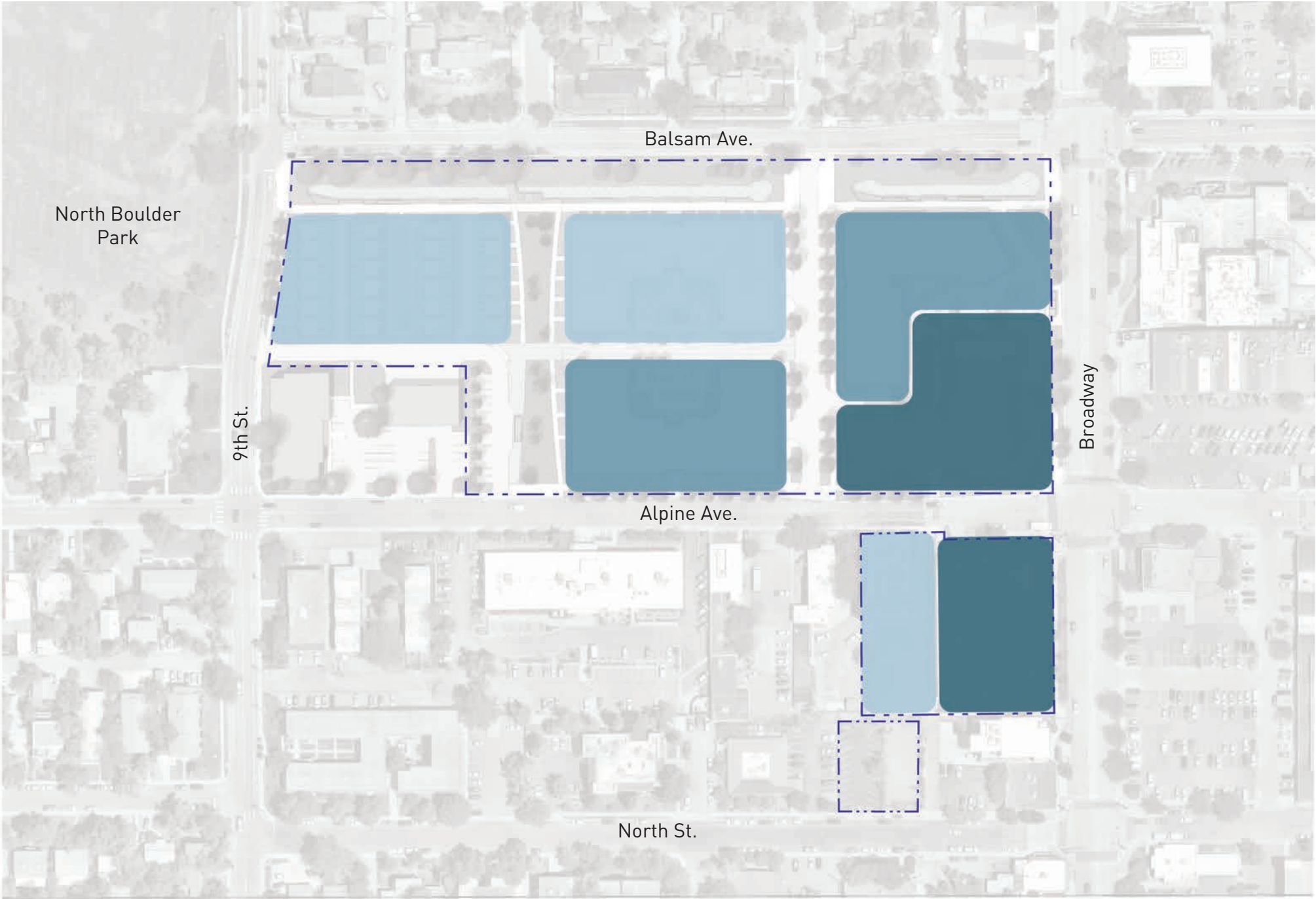
LEGEND

5 story

4 story

3 story

Site plan boundary

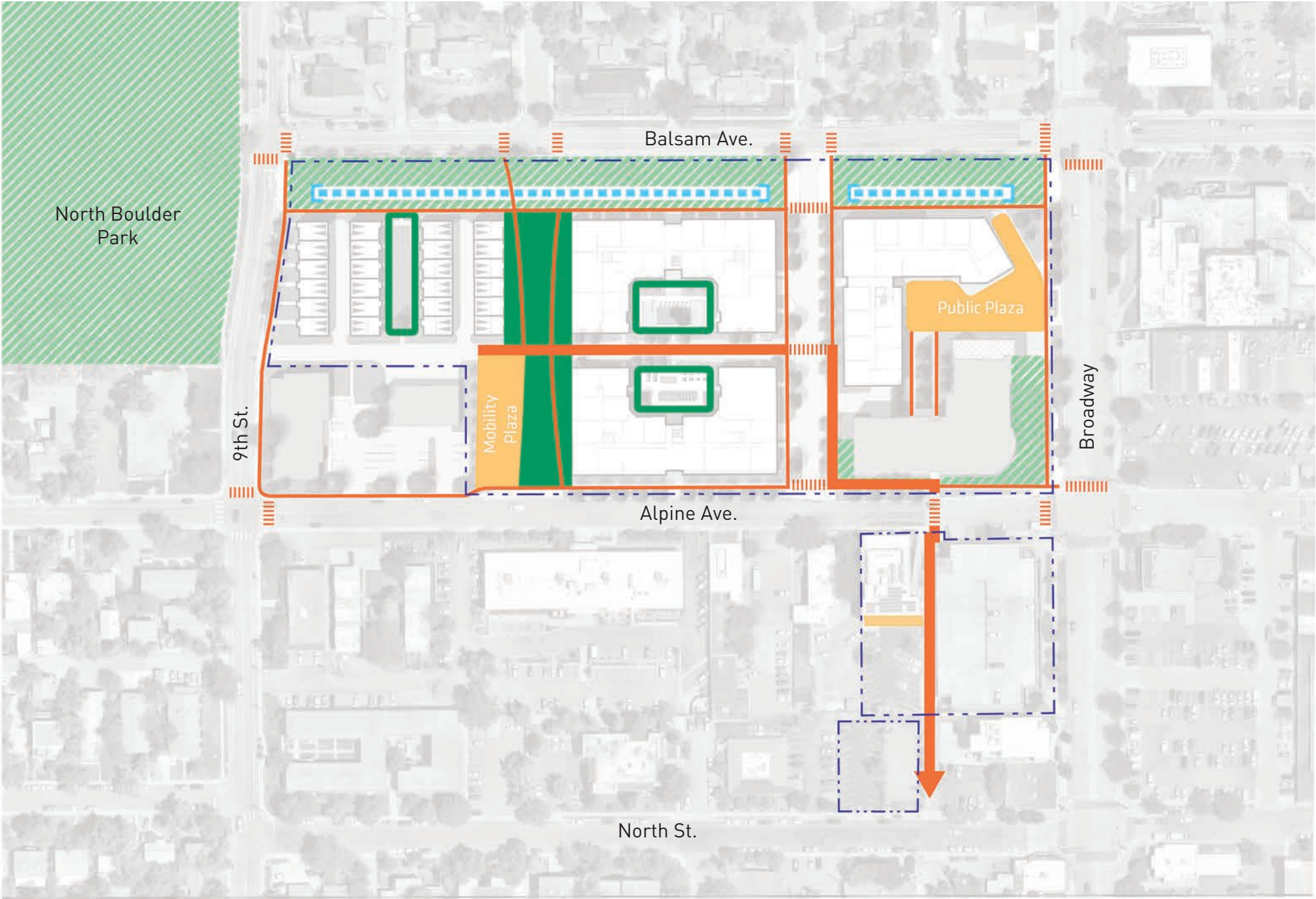


DEVELOPMENT ACREAGE

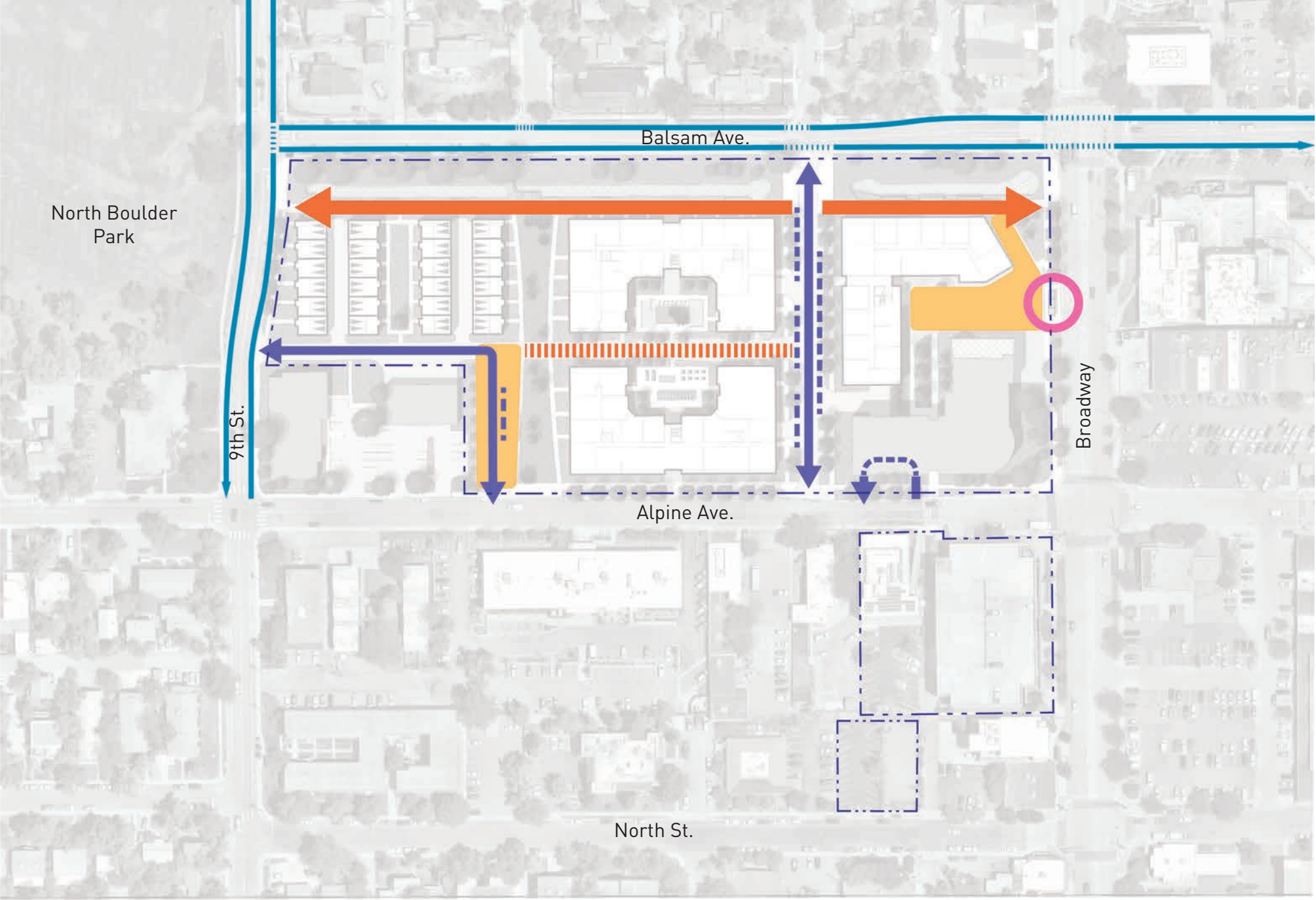


PUBLIC REALM

- LEGEND**
- existing landscape
 - future public open space
 - future private open space
 - future public plaza
 - future sidewalk
 - future pedestrian connection
 - future water conveyance
 - site plan boundary



MULTIMODAL STRATEGY



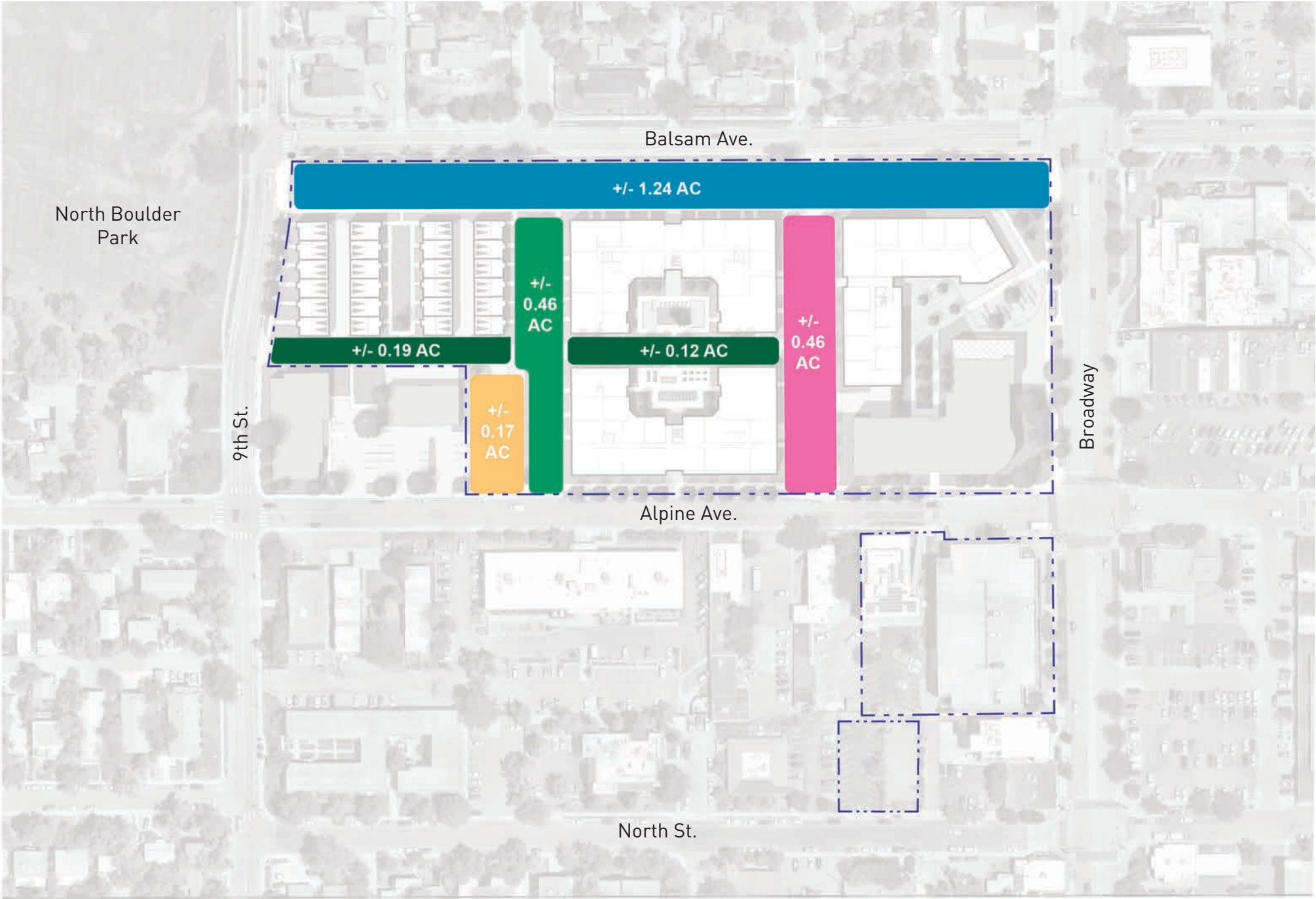
LEGEND

- bus stop
- mobility drop-off zone
- managed curb side
- multi-use connection
- paseo
- bike lane
- site plan boundary

PUBLIC REALM INVESTMENT

LEGEND

- C.I.P. 1 (stormwater)
- C.I.P. 2 (street)
- C.I.P. 3 (mobility hub)
- C.I.P. 4 (park and open space)
- Private
- Site plan boundary



Attachment C

The Alpine-Balsam area is a part of Upper Goose Creek and is impacted by the floodplain of Goose Creek. In early 2018 a flood mitigation study was started to identify opportunities for flood mitigation improvements along [Upper Goose Creek and Twomile Canyon Creek, including the Alpine Balsam area](#). Flood mitigation studies are used to guide and direct future flood mitigation projects, inform development opportunities and develop the capital improvement program. The flood mitigation study is looking at six different stretches of the creek as depicted below.



Conceptual mitigation alternatives have been developed for each of these reaches and have been shared with the community for feedback. The conceptual alternatives are now being evaluated based upon the community feedback and established criteria that include:

- benefit – cost ratio;
- operation and maintenance costs;
- ability to address goals for life safety, property damage mitigation, water quality, habitat protection, and resiliency;
- community values such as protection of cultural resources, recreational opportunities, transportation efficiency, and community acceptance.

As the conceptual alternatives are further evaluated some will be eliminated from further consideration due to lack of community support, feasibility, and significant costs versus the benefits achieved.

The Alpine-Balsam area planning process will use the information developed in the on-going flood mitigation study of Upper Goose Creek Reaches 1, 2 and 3 to further assess flood mitigation options in the area. Flood mitigation for reaches 1 and 2 are being addressed in the conceptual site planning for the city-owned site, while reach 3 will be evaluated as part of the area planning process, and will include meetings with property-owners and community members. The area plan process is expected to identify a preferred alternative(s) for flood mitigation in the Alpine-Balsam area. The results of the area plan evaluation will help further inform the Upper Goose Creek plan for these reaches.

Evaluation and additional direct community engagement for Upper Goose Creek Reaches 4, 5, and 6 will occur separate from the Alpine-Balsam Area Plan process and as a part of the flood mitigation study over the next year. The draft floor mitigation plan for Upper Goose Creek and Twomile Canyon Creek is anticipated to be completed in 2020.