

Update on Renovation of the Medical Pavilion and Alpine-Balsam Area Plan Discussion Agenda

Study Session on February 12, 2019

Central Broadway: (1) Medical Pavilion Renovation and (2) Alpine-Balsam Area Plan

The purpose of this study session is to:

- Update the council on the benefits of consolidating three city office buildings into the Medical Office pavilion (the Pavilion), and to confirm that staff should explore funding options to renovate the Pavilion concurrently with the hospital deconstruction.
- Update the council on further analysis for the Alpine-Balsam site and receive feedback from council to inform further refinement of conceptual site design scenarios.

8:00 Overall Introduction (10 min) – *Jim Robertson and Chris Parezo, Civitas*

Part A

8:10 Medical Pavilion Renovation Presentation (15 min) – *Michele Crane*

- Overview of three buildings being considered for consolidation (Park Central, New Britain and Center Green)
- Challenges with Park Central and New Britain
- Reminder of what we learned about the Pavilion from reuse analysis
- Test fits: what city services can be provided in the Pavilion
- Cost analysis and opportunities presented by
- renovating the Pavilion

8:25 Council Discussion of Questions (40-min)

1. Should the city explore a funding strategy for renovating the Pavilion to accommodate city services in conjunction with the hospital deconstruction?
2. As part of the funding strategy, should staff explore adding a story on the Pavilion as part of the renovation?

Part B

9:05 Alpine-Balsam Site Scenarios Presentation (10-min) – *Jean Gatza and Kalani Pahoa*

- Overview of area planning process
- Site scenario refinement based on feedback from Nov. 2018 Study Session
- Key issues for discussion to inform further refinement and draft Area Plan

9:15 Council Discussion of Questions (45-min)

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 (e.g. types of housing, housing to address various needs, number of units, density)?
3. Does City Council have feedback on the overall approach for scenario refinement?

