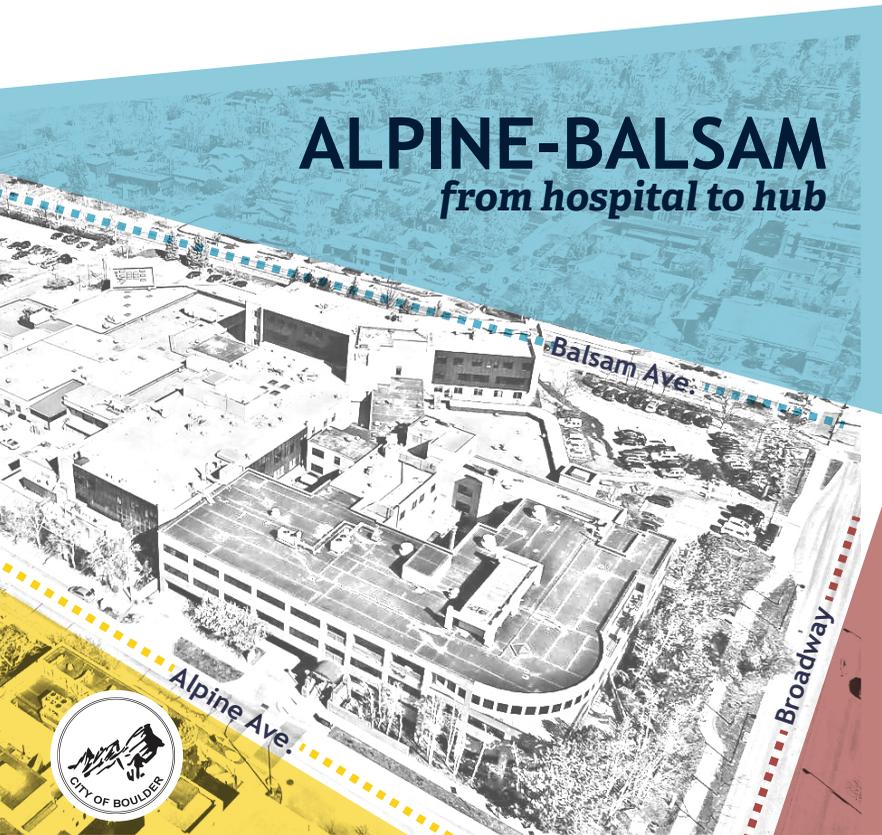


ALPINE-BALSAM

from hospital to hub



This is a community effort, and we need your input!

You are receiving this postcard because you live and/or own property near the Alpine-Balsam site.

Over the next year, city staff and community members will work together to develop an area plan for the site and nearby areas.

See opposite side for further information about the project.

The area planning project is kicking off soon!

The Alpine-Balsam area plan process will kick off in January, and there will be opportunities to work together starting in early spring 2018. **For opportunities to offer input online and learn more, visit:**

www.bouldercolorado.gov/planning/alpinebalsam

Here's what we're setting out to do:

Alpine-Balsam: From Hospital to Hub

Create and adopt an area plan for the Alpine-Balsam site and nearby areas. A successful area plan will create a common understanding among the parties involved regarding the expected changes in the area. It will ensure that redevelopment of the hospital property and changes in nearby areas are consistent with the clear community vision for "a vibrant multi-generational hub for community life and local government services" and identify improvements, such as streets, plazas and other critical infrastructure, to support the changes to the area.

Offer your feedback on this project purpose statement at the link above.

Come talk with us: We're here to chat about the area plan purpose and process, planning and study areas, and your questions and input:

Dec. 6th, 11 a.m.-1 p.m.

Vic's Coffee

2680 Broadway

Coffee/drink of choice is on us!

Dec. 13th, 5-7 p.m.

North Boulder Rec. Center

3170 Broadway

We'll bring snacks!

Get in touch with us:

E-mail: AlpineBalsam@bouldercolorado.gov

Call: 303-441-1886 (Caitlin Zacharias, project manager)

We're working toward defining planning and study areas for the area plan.

The planning area boundary will:

- include the Alpine-Balsam site;
- consider where nearby uses might change when the site redevelops;
- include mostly commercial and non-residential uses; and
- generally not include single-family residential areas.

The study area will include nearby neighborhoods within approximately 1/4 mile to ensure changes in the area are compatible with and contribute to these neighborhoods.

Offer your thoughts, ideas or questions about the planning and study areas:

www.bouldercolorado.gov/planning/alpinebalsam

