

DOWNTOWN MANAGEMENT COMMISSION
June 1, 2015
5:30 p.m. - Regular Meeting
1777 West Conference Room, 1777 Broadway
AGENDA

1. Roll Call
2. Approval of April 6 and May 4, 2015 Meeting Minutes
3. Election of Officers: Chair and Vice Chair
4. Public Participation
5. Police Update
6. Parks Update
7. BID Update
8. Matters from Commissioners
9. Matters from Staff
 - Feedback on Civic Area Plan
 - West Pearl Construction Update – Matthews
 - Civic Use Pad Status
 - DMC Retreat – Date
 - AMPS Feedback from Council

Attachments

- Meeting Minutes – April 6 and May 4, 2015
- Sales and Use Tax Revenue Report – March 2015
- Police Stats
- Downtown Boulder Open/Close List
- Civic Area Plan Memorandum

Upcoming Meetings/Topics

City Council Civic Area Plan: June 16th

Commissioner Terms

Crabtree: 2012-2017 Citizen at Large
Feldman: 2015-2020 Property Rep
Millstone 2013-2018 Property Rep
Deans 2014-2019 Property Rep
Shapins 2013-2016 Citizen at Large

DMC 2015 Priorities:

- AMPS and Downtown Parking
- Civic Area Plan
- Homelessness
- Civic Use Pad
- Council Use of DMC's Advisory Feedback
- RTD Utilization Stats – Obtain and Analyze

**CITY OF BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING MINUTES**

NAME OF BOARD/COMMISSION: **DOWNTOWN MANAGEMENT COMMISSION**

NAME/TELEPHONE OF PERSON PREPARING SUMMARY: **Ruth Weiss – 303-413-7318**

NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT:

BOARD MEMBERS: CRABTREE, SHAPINS, DEANS, MILLSTONE, FELDMAN (absent)

STAFF: WINTER, MATTHEWS, WEISS, MARTIN, McELDOWNEY, LANDRITH,
ASSEFA, JOBERT

GUESTS: DAVE ADAMS

TYPE OF MEETING: Off Site April 6, 2015

AGENDA ITEM 1 – Roll Call: Meeting called to order at 5:32 p.m.

AGENDA ITEM 2 – Approval of the March 2, 2015 (See Action Item Below):

AGENDA ITEM 3 – Public Participation: None

AGENDA ITEM 4 – Police Update: McEldowney said that the smoking ordinance is still in the public educational phase and will go into effect on May 1st. Extra funds from marijuana sales revenue are being pursued for extended patrol on the Muni campus area for two officers on 6 hours blocks that will run through October with library sweeps and supplements for the Mall team. McEldowney mentioned the police stats and will be able to break down arrests and citations. Deans suggested stats on the CAGID boundaries. There were 137 tickets in the BID with the Muni campus at 47 tickets. McEldowney met with Martin and Hayden concerning Travelers and their camping since there is zero tolerance along the Boulder Creek. Paddock met with Bridge House about the alley and the parking lot on Spruce. Matthews mentioned there are now signs in the parking lot with the rules. McEldowney said that it is an issue with not having a day shelter. Adams mentioned how Santa Monica has changed their transient population. Adams said there is a 32% increase in sales tax on the mall. Winter said that EicheM is doing an analysis of the revenue sources. Martin mentioned major play groups and there will be summer programs along the creek and looking to target specific audiences. Martin offered that an effort is underway to bring the community down to the parks. Crabtree asked about the Bridge House. Martin gave specifics of the new homeless facility on Table Mesa and Moorhead. Matthews mentioned that DUHMD/PS is hiring a Ready to Work crew supervisor for a part time position. The Ride Home program was discussed. Winter will check with the Homeless Team about programs. Adams said that the Bridge House is tightening their criteria in order to do more long term services and mentioned a transient housing situation that is working in Utah.

AGENDA ITEM 5– Parks Update: Martin said 1400 block irrigation is wrapping up; bench wood has been replaced and/or planed if not too damaged. Port in place surfacing is being placed around the bronze animals in the play area. The light poles are being painted and should be done in two weeks. Bollard repair is on hold for now. Bricks are being replaced and scrubbing bricks that should continue through the summer. No smoking signs are available to post and the plan is to have the signs up by May 1st.

AGENDA ITEM 6 – BID Update: Adams gave a synopsis of upcoming events on the Pearl Street Mall. From marketing: WIFI revamped on the Pearl Street Mall, launching new responsive website; working on a marketing campaign ‘Feel Boulder’; and working on updating recruitment brochure. Jobert mentioned that there was no recreational sales tax on last year’s financials. Deans questioned how ‘Feel Boulder’ came about and Adams replied by the marketing.

AGENDA ITEM 7 – Update on Downtown Design Guidelines Project – Sam Assefa: Assefa said that the Design Guidelines are for the downtown area; Boulder Design Advisory Board has been writing to council to change the Design Guidelines based on their monthly review of projects. The guidelines were outdated, contradictory and in need of updating. They felt as a review tool, the language does not create a visual interest and needed more clarification. Assefa said that council has approved updating the Design Guidelines and the height ordinances for downtown; the public process is being scoped and the Landmarks Board is responsible for historic; it should take 4 – 6 months to finish the process and hope to have a timeline shortly. Assefa said that in the next 6 months or so it is hoped the process will be

complete. Deans questioned the origination of the guidelines. The original guidelines were written by Nori Winter in the late 1980's, the Downtown Alliance did it in the 90's, and, continued Winter, it is time to do it again. Winter questioned the process of the guidelines. Winter said it's tied to the Building Moratorium and a sensitive issue moving forward. Winter hoped that the boards will have involvement. Shapins questioned how updates to guidelines can be done without public discourse and future visions. Assefa said that the Design Advisory Board looked at the guidelines and some projects have shown areas of the guidelines that are no longer working. Shapins questioned the Comp Plan. Assefa mentioned the Form Based Code being reviewed in Boulder Junction. Deans was pleased that it is completed. Assefa said the redlining will now be cleaned up for presentation. In May, there will be meetings by various boards to discuss the guidelines. The Form Based Code pilot should begin in May, start in the second quarter and go throughout the year. Assefa had a scoping session with two consultants last week and one firm will look at the pilot and the other would be design guidelines directed citywide. Assefa said there are three tracks to the design element. Winter said that DMC is willing to work on the projects.

AGENDA ITEM 8 - Matters from the Commissioners: Shapins thought the Civic Area meeting was a good effort and an interactive experience, hoping the bookends start to surface as a conversation. Winter said the civic area is going back to council on June 16th.

AGENDA ITEM 9 – Matters from the Staff: Winter said Bracke is working with the RTD to get a more standard naming of the transit centers. Downtown Boulder Transit Center at 14th and Walnut is looking for support. Winter spoke about the Trinity Commons project and looking for an owner's rep; BuildMark will not be applying. The Civic Use Pad will be going to council with a LOI and Urban Plan changes on May 19th. Council recommended some changes last September and is looking for more accountability from St. Julien. The moratorium has been an influence and how to accomplish the rooftop with the current zoning. CAGID Infographic will arrive tomorrow and will be presented at the next DMC meeting. West Pearl Construction update by Matthews: the irrigation is done, working at 9th and Pearl to install ADA ramps at the intersections; waiting for the monuments to come in and some trees to be planted. Tearing up of streets should be done at this point. Pearl West poured another third of the garage floor, two more next week; 1300 yards of concrete are pumped a day. Piers should be sunk shortly and the project should be finished some time in 2016. Jobert said that the bond at 15th, West Pearl and the Transit Center with 85% spent by the middle of March and met the criteria. Jobert was able to provide a snapshot of revenue from last year. Parking revenue was up and keeping an eye on garage stats. Millstone questioned if the city could buy the parking garage at the medical center. Winter said satellite parking locations are being reviewed. There will be an AMPS policy update at the May DMC meeting. Winter mentioned that a developer is looking at the Spruce and Broadway lot. Jobert said that we came within \$50,000 of budget. Winter said the 2016 budget discussions have begun. Landrith said that there is a large meeting with RTD regarding an increase to costs by 12%. Discussion of the DMC retreat is to wait for Feldman to be sworn in and Shapins may miss the retreat.

Meeting adjourned at 7: 00 pm.

ACTION ITEMS:

MOTION: Shapins motioned to approve the March 2, 2015 meeting minutes with corrections. Crabtree seconded the motion. The motion was approved 3-0. Millstone and Feldman absent for motion.

MOTION: Shapins motioned to support the name "Downtown Boulder Transit Center at 14th and Walnut" as the name for the downtown transit center. Millstone seconded the motion and all commissioners were in favor. The motion passed 4 – 0.

May 4, 2015	Council Chambers	Regular Meeting
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APPROVED BY: DOWNTOWN MANAGEMENT COMMISSION

Attest:
Ruth Weiss, Secretary

Sue Deans, Chair

**CITY OF BOULDER, COLORADO
BOARDS AND COMMISSIONS MEETING MINUTES**

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NAMES OF MEMBERS, STAFF, AND INVITED GUESTS PRESENT:

BOARD MEMBERS: CRABTREE, SHAPINS (absent), DEANS, MILLSTONE (absent), FELDMAN
STAFF: WINTER, MATTHEWS, WEISS, MARTIN, McELDOWNEY, LANDRITH,
JOBERT
GUESTS: SEAN MAHER

TYPE OF MEETING: **Council Chambers** **May 4, 2015**

AGENDA ITEM 1 – Meeting called to order at 5:36 p.m.

AGENDA ITEM 2 – Swearing In of New Commissioner – Eli Feldman: Completed

AGENDA ITEM 3 – Roll Call:

AGENDA ITEM 4 – Approval of the April 6, 2015 (moved to June meeting):

AGENDA ITEM 5 – Public Participation: None

AGENDA ITEM 6 – Police Update: McEldowney said there are postings for officers for the mall and their schedules were discussed. Overtime officers will be hired to walk the bricks between 11th and 15th. The Muni Campus will also have an officer team along the creek area, too. Mall overtime staffing is a priority. McEldowney continued with stats with 37 arrests in April and mentioned the majority were at the Circle K. Compared with last year, arrests were up 14%, tickets are down 19% from last year. Deans asked for an explanation of the new format and McEldowney is doing this new format to capture number of arrests and locations. Winter said that calls are not arrests and requested a summary. Crabtree asked for the hot topics on a monthly basis. Deans asked about an incident by the Pedestrian Shops and the public harassing the police when they were arresting a skateboarder. Deans questioned if there is additional police harassment occurring. Crabtree asked about Smoking Ban tickets and McEldowney replied that they are looking for compliance and haven't issued many tickets. Deans questioned the police point of view to open a day center for the homeless. McEldowney replied that what is currently in place is not working. Winter advised that there are two situations here, the homeless situation and the transient situation, and they need to be looked at separately.

AGENDA ITEM 7– Parks Update: Martin said the tulips are dying back and gearing up for annual planting. Light pole painting is nearly complete, bricks have arrived and repairs eminent. The Buffalo sculpture is being prepped to be installed on May 19. Martin said that seasonal labor staff hiring is occurring. The 2A project for Civic Area for enhancement for consistent use of the area, construction anticipated for 2017

AGENDA ITEM 8 – BID Update: Maher said thank you to Jane Brautigam and Katie McEldowney for the additional officers on the mall. The BID Board will meet in two weeks and will assist with paying for mall officer. Visitor numbers were up 7% in April. Bolder Boulder banners are going up, the new marketing website has launched. Taste of Pearl sold out this year and was a great success. Employee Appreciation Day is June 3.

AGENDA ITEM 9 – Parklet Plan Presentation: Winter said that this method to use the Right of Way. Landrith said that this ties into the AMPS program and there have been many successful Parklet projects around the country. The recommendation is to start a downtown pilot program at the 11th and Spruce. Landrith said the hope is for it to be a mobile Parklet with the ability to move around. Parklet model should have sponsors for buy in and looking for the public to come in, fund the Parklet and maintain it. Deans asked about the Hill Parklet and how it played out. Landrith replied that it was a great spot for photo ops, the coffee shop said people would purchase and sit there, Winter said that people think it's a cool idea, although the utilization was less than anticipated. It's a method to add additional seating. Winter mentioned the modular aspect for its versatility. Winter said the mobile Parklet idea is in the

design stages and the city has not committed any monies. A rogue Parklet was reviewed. Landrith mentioned that there will be landscaping around the RTD Bus Barn on 14th Street.

AGENDA ITEM 10 – Feedback for City Council on AMPS Policy Issues: Winter said there is a memo within the packet on AMPS for feedback for an upcoming study session with council. Winter mentioned the shared parking policy and the idea of satellite parking. Winter continued that there is more demand for employee parking, looking for areas around the city that are high transit, park there, get on a bus or bike, and get to downtown. Winter said that council is being asked for approval of this concept. Winter discussed a shared parking relationship, mentioned a downtown building going in that does not have any parking being provided. Winter said that a policy is being created about potential of shared parking with developers. Winter is looking for commission feedback to inform council. Deans lives in a neighborhood that is not willing to get a NPP. Deans supports the 72 hour ordinance, Feldman concurred. The TDM for developers was discussed and how to make it enforceable over time. Feldman would prefer to incentivize good behavior than disincentives for bad behavior. Deans questioned the satellite parking. Conversation continued with the need to put another layer of review, Crabtree said that it needs to be reviewed; Feldman said it needs something to encourage participation. Crabtree said the ownership needs to be on staff. Deans questioned partnering with CU for their parking spaces. Winter said she hasn't had any discussions with CU recently. Feldman suggested using sites with good transit corridors. Winter remarked it's a matter of being prepared for the future. Deans questioned the participation at the AMPS Open House last week. Winter replied that it was not well attended. Feldman commented that the satellite parking needs to have direct route to the anticipated destination and not a loop to get there.

AGENDA ITEM 11 - Matters from the Commissioners:

AGENDA ITEM 12 – Matters from the Staff: Winter said a departmental infographic is being created; a draft was presented to the commission. Matthews said the West Pearl Streetscape is close to completion, a few bike racks and trash cans need to be put out. Winter said that the Civic Use Pad with the St Julien will have the first floor for civic use and going to council with a LOI. Council said they would like a roof top that is open to the public and St Julien said it would be a deal breaker. Winter looking at dates for DMC retreat, 4 hours with lunch for afternoon or morning to lunch. June 19th was selected and guests were discussed. Budget process for 2016 has begun.

Meeting adjourned at 7:15 pm.

ACTION ITEMS: None

June 1, 2015

1777 West Conference Room

Off Site Meeting

APPROVED BY:

DOWNTOWN MANAGEMENT COMMISSION

Attest:
Ruth Weiss, Secretary

Sue Deans, Chair

City of Boulder

Sales & Use Tax Revenue Report

March, 2015

Issued May 26, 2015

This report provides information and analysis related to 2015 Year-to-Date (YTD) sales and use tax collections. Results are for actual sales activity through the month of March, the tax on which is received by the city in the subsequent month. For clarification of any information in this report, please contact Patrick Brown, Revenue & Licensing Officer, at (303) 441-3921 or brownp@bouldercolorado.gov.

PLEASE NOTE: Pursuant to a vote in November of 2014, the sales and use tax rate changed on January 1, 2015 from 3.56% to 3.86%. The additional 0.30% tax was approved for a three year period and is earmarked for "Community Culture and Facilities." Actual dollars collected in the report may show as being higher in 2015 solely because of that tax rate increase. However, the percentage changes included in this report have been "normalized" to be able to compare the actual increase or decrease for this year compared to the same period in 2014 as if the rates were the same. This "normalized" percentage better reflects the underlying economic activity in the city and enables city staff to more readily determine if revenue targets are being met.

REVENUE COMPARISONS TO COMPARABLE PERIOD IN PRIOR YEAR

Historically, remittances in the first quarter of each year have been somewhat erratic and do not provide sufficient information to extrapolate trends for taxable activity later in the year. As reflected in Table 1, "normalized" Sales and Use Tax has increased from the comparable 2014 base by 12.40%.

TABLE 1
"NORMALIZED" ACTUAL SALES AND USE TAX REVENUE
 (Adjusted to exclude change in tax rate)

TAX CATEGORY	% CHANGE IN REVENUE Increase/(Decrease)	% OF TOTAL
Sales Tax	8.21%	75.35%
Business/Consumer Use Tax	26.38%	10.38%
Construction Use Tax	36.59%	11.48%
Motor Vehicle Use Tax	2.72%	2.79%
Total Sales & Use Tax	12.40%	100.00%

Any time a new commodity (such as recreational marijuana) becomes taxable, it generates additional revenue and increases the revenue "base," but the percentage increase in revenue may distort perception of the strength of the underlying economy. For that reason, the following chart is presented to illustrate "normalized" sales and use tax revenue excluding revenue from the sale of recreational marijuana.

TABLE 2
"NORMALIZED" ACTUAL SALES AND USE TAX REVENUE, EXCLUDING REVENUE FROM THE SALE OF RECREATIONAL MARIJUANA
 (Adjusted to exclude change in tax rate)

TAX CATEGORY	% CHANGE IN REVENUE Increase/(Decrease)	% OF TOTAL
Sales Tax	6.74%	75.01%
Business/Consumer Use Tax	26.19%	10.51%
Construction Use Tax	36.59%	11.65%
Motor Vehicle Use Tax	2.72%	2.83%
Total Sales & Use Tax	11.25%	100.00%

COMMUNITY CULTURE AND FACILITIES TAX

March 2015 YTD, the newly enacted Community Culture and Facilities Tax (an additional 0.30%, effective for 3 years beginning January 1, 2015) has generated \$2,433,520. This tax is dedicated to fund a variety of projects in the Civic area along the Boulder Creek Path and on University Hill as well as improvements for several culturally oriented projects. It will also fund pedestrian safety lighting improvements along Baseline Road at the entrance to Chautauqua Park.

DETAILED ANALYSIS OF MAJOR CATEGORIES

The following monthly information is provided to identify trends in the various categories. While this information is useful, it is important to remember that relatively small aberrations (like the timing of remittances by certain vendors) can make relatively large monthly variances. Particularly near the beginning of the year, limited months do not necessarily define a trend.

Retail Sales Tax – March YTD retail sales tax revenue was up 8.21% from that received in 2014. It is important to note that any significant sales of recreational marijuana did not begin until the second quarter of 2014. Therefore, comparisons are not "apples to apples" for the first quarter.

Jan	Feb	Mar
6.50%	9.40%	8.54%

Food Stores - YTD retail sales tax revenue for food stores was up 17.48% from that received in 2014. The increase is primarily due to companies who file thirteen four-week periods instead of reporting monthly. Companies who file thirteen four-week periods do so because of reporting purposes. Each reporting period has the same number of days in the period. Since the city reports monthly, there will be one month out of the year where our report contains two filing periods.

Jan	Feb	Mar
46.51%	8.69%	2.00%

Sales at **Eating Places** are both an important revenue source (Eating Places comprise approximately 12.00% of sales/use tax) and are often an indicator of the health of the economy in the city. This discretionary category is often correlated with disposable income and consumer confidence. Total March YTD retail tax at Eating Places is up by 7.46%.

Jan	Feb	Mar
4.82%	10.46%	6.98%

Apparel Store - YTD retail sales are down by 3.90%.

Jan	Feb	Mar
(29.55%)	15.03%	(1.28%)

General Retail sales are up by 2.95% YTD.

Jan	Feb	Mar
1.97%	3.75%	3.02%

Public Utilities (primarily retail sales tax on natural gas and electricity) are down by 4.24% YTD. Tax on Public Utilities comprises approximately 5.00% of total sales and use tax revenue. Even if natural gas prices and rates increase, the direction for this category may be uncertain if conservation strategies are successful and businesses significantly cut their energy use. According to a 2006 study by the City of Boulder, commercial and industrial sector energy use makes up 83% of Boulder's energy use.

TOTAL MARIJUANA REVENUE

The latest revenue sources for the City of Boulder are the sale of both medical and recreational marijuana. These sources represent 1.07% and 1.14% of the total sales/use tax collected respectively in 2014.

The sale of medical marijuana generates:

- 3.86% sales and use tax on product sales paid by the purchaser and/or costs of any construction materials, furniture, fixtures, or equipment paid by the business.

The sale of recreational marijuana generates:

- 7.36% sales tax on product sales paid by the purchaser (3.86% base and 3.50% additional).
- 7.36% use tax on the cost of any construction materials, furniture, fixtures, or equipment paid by the business (3.86% base and 3.50% additional).
- A 5.00% excise tax paid by the grow facility when shipping product to dispensaries and/or marijuana infused product facilities.
- A "share-back" of certain State of Colorado revenue. The State collects a 10.00% tax on recreational marijuana sales and "shares back" 15.00% of that 10.00% to each city where such revenue is generated.

A summary of all year-to-date 2015 marijuana related revenue follows:

Total February YTD Marijuana Related Revenue			
Medical marijuana:			
3.86% Sales/Use Tax	\$302,723		
Sub-total Medical marijuana revenue		\$302,723	
Recreational marijuana			
3.86% Base Sales/Use Tax	238,080		
3.50% Additional Sales/Use Tax	211,046		
5.00% Excise Tax	223,919		
State Share-back	110,999		
Sub-total Recreational Marijuana revenue		\$784,044	
TOTAL MARIJUANA RELATED REVENUE			\$1,086,767

While the City's base 3.86% sales/use tax is distributed to City funds based upon various past voter decisions, certain other revenue has been dedicated to cover incremental costs related to the sale and use of marijuana in the City of Boulder. Year-to-date collections for these dedicated revenue sources follow:

Total January "Incremental" Recreational Marijuana Related Revenue		
3.50% Additional Sales/Use Tax	\$211,046	
5.00% Excise Tax	223,919	
State "Share-back"	110,999	
TOTAL "INCREMENTAL" RECREATIONAL MARIJUANA REVENUE		\$545,964

Medical Marijuana Retail Sales Tax

Total March YTD sales/use tax revenue collected in this category is up 3.26% from the same period in 2014. The percentage change by month is presented below.

Jan	Feb	Mar
26.96%	(7.57%)	(9.21%)

Recreational Marijuana Retail Sales Tax

The first remittances in 2014, related to sales of recreational marijuana, were received in the month of February. Significant retail establishments were not open until April of 2014. Therefore, increases for the first quarter of 2015 are not representative due to the non-existent or low comparative base.

Jan	Feb	Mar
na	na	82.89%

Significant YTD increases / decreases by sales/use tax category are summarized in Table 3.

TABLE 3

2014 YTD RETAIL SALES TAX (% Change in Comparable YTD Collections)	
STRENGTHS: <ul style="list-style-type: none"> ▪ Food Stores up by 17.48% (January had two returns for each store by a 13 period filing taxpayer) ▪ Eating Places up by 7.46% ▪ General Retail up by 2.95% ▪ Automotive Trade up by 1.27% ▪ Computer Related Business up by 43.16% ▪ All Other up by 11.91% ▪ Medical Marijuana up by 3.26% ▪ Downtown up by 13.57% ▪ UHGID (the "hill") up by 6.46% ▪ N. 28th St Commercial up by 21.33% ▪ University of Colorado up by 1.53% ▪ Basemar up by 6.83% ▪ BVRC (excl 29th St) up by 6.43% ▪ The Meadows up by 16.02% ▪ All Other Boulder up by 15.43% ▪ Out of State up by 10.13% ▪ Metro Denver up by 27.03% ▪ Pearl Street Mall up by 20.32% ▪ Boulder Industrial up by 13.03% 	WEAKNESSES: <ul style="list-style-type: none"> ▪ Apparel Stores down by 3.90% ▪ Home Furnishings down by 0.08% ▪ Transportation/Utilities down by 3.13% ▪ Building Material Retail down by 0.53% ▪ Consumer Electronics down by 3.13% ▪ Twenty-Ninth St down by 3.73% ▪ Table Mesa down by 1.13% ▪ Public Utilities down by 4.24%

2014 USE TAX (% Change in YTD Comparable Collections)	
STRENGTHS: <ul style="list-style-type: none"> ▪ Motor Vehicle Use Tax up by 2.72% ▪ Business Use Tax up by 26.38% ▪ Construction Use Tax up by 36.59% (when adjusted to exclude dedicated Boulder Junction tax, up by 35.63%) 	WEAKNESSES

BUSINESS USE TAX

March YTD Business Use Tax is up by 26.38%. This tax category can be very volatile as it is associated primarily with the amount and timing of purchase of capital assets by businesses in the city and the amount and timing of audit revenue. 2014 YTD audit revenue was over \$2 million.

MOTOR VEHICLE USE TAX

March YTD Motor Vehicle Use Tax is up by a modest 2.72%. This tax category applies to the purchase of vehicles registered in the city. As individuals and businesses become more confident about jobs and the economy, they have replaced their vehicles and thus reduced the average age of their fleet. 2014 was a strong year for motor vehicle sales, but at some point the rate of increase will slow as the average age of the total vehicle fleet in the city declines and the comparative numbers from the prior year become more difficult to meet or exceed. Motor Vehicle Use Tax may have already reached that inflection point as both November and December 2014 results were negative (down 17.88% and 12.16% respectively when compared to the very strong sales in the comparative months of 2013). Although virtually flat in January and February of 2015, sales were up by 6.96% in March.

ACCOMMODATION TAX

March Accommodation Tax revenue is up by 11.69% from the same period in 2014. The hotel industry in Boulder is in a state of flux. It is uncertain if/when new properties in the pipeline will open. Some upward adjustment in room and occupancy rates has occurred during the transition when the total number of rooms available in the City is down slightly. Some of the changes follow:

- America Best Value – closed March 2014 (to be converted to student housing)
- Golden Buff – closed October 2014 (to be redeveloped into two hotels)
- Boulder Outlook – proposed to close November 2014
- Hyatt Place Depot Square – broke ground, projected opening in early 2015
- Other Planned Properties – in concept or site review

ADMISSIONS TAX

Year-to-date 2015 Admission Tax revenue is up by 18.45% from the same period in 2014. Admissions Tax collections are dependent on the number of taxable productions and events held in the City and the level of attendance at such events.

TRASH TAX

March YTD Trash Tax receipts are down by 5.62%. Trash Tax remittances are due on a quarterly basis. The variance is due to smaller trash collection companies variability in work due primarily to larger construction projects.

REVIEW OF VARIOUS ECONOMIC DATA & PREDICTIONS FOR THE FUTURE

The Conference Board Consumer Confidence Index® Retreats in April

The Conference Board *Consumer Confidence Index*[®], which had increased in March, declined in April. The Index now stands at 95.2 (1985=100), down from 101.4 in March. The Present Situation Index decreased from 109.5 last month to 106.8 in April. The Expectations Index declined from 96.0 last month to 87.5 in April.

“Consumer confidence, which had rebounded in March, gave back all of the gain and more in April,” said Lynn Franco, Director of Economic Indicators at The Conference Board. “This month’s retreat was prompted by a softening in current conditions, likely sparked by the recent lackluster performance of the labor market, and apprehension about the short-term outlook. The Present Situation Index declined for the third consecutive month. Coupled with waning expectations, there is little to suggest that economic momentum will pick up in the months ahead.”

The University of Michigan Consumer Sentiment Index also declined significantly in May:

Confidence fell in early May as consumers became increasingly convinced that there would be no quick and robust rebound following the dismal 1st quarter (even if the under performance was exaggerated by inadequate seasonal adjustments). The decline was widespread among all age and income subgroups as well as across all regions of the country. In contrast to last year’s rapid 2nd quarter revival, this year the economy faces reduced production and employment from lower oil prices, falling exports, and rising imports from a stronger dollar. Although this was not the first time in recent years consumers have abandoned expectations for a faster recovery, the data nonetheless suggest that consumers have remained optimistic about their future personal finances and have maintained their buying plans at reasonably high levels. Overall, at this time the data are still consistent with a 3% growth rate in real personal consumption expenditures during 2015.

On May 13, 2015, *McClatchy* also reported that sales in April were dour:

WASHINGTON — April proved to be another head-scratching month for the nation’s retailers, who saw flat sales last month during a period when economists expected a spending snap-back. Overall retail sales were unchanged in April, the Commerce Department reported Wednesday, revising upward its earlier March estimate of 0.9 percent growth to 1.1 percent. It’s the opposite of what was expected coming out of a harsh winter, which had suggested consumers making up for lost time.

“Retail sales disappointed,” Jack Kleinhenz, chief economist of the National Retail Federation, said bluntly, calling “anemic” the 0.9 percent year-over-year growth in consumer spending. “Consumers are the key driver of the economy but they can spend more! Employment gains, wage and salary increases and greater savings are all fuel for the consumer spending engine to be tapped for the rest of the year,” Kleinhenz said in an analysis of retail numbers.

Economists are befuddled about why consumers aren’t spending more given a number of other positive economic indicators. “We remain puzzled by the softness in retail sales given the gains in employment, real incomes from lower energy prices, and wealth, but we continue to look for consumer spending to pick up this year,” said Gus Faucher, a senior economist with PNC Financial Services in Pittsburgh.

PNC economists forecast inflation-adjusted growth in consumer spending of 3.1 percent in 2015, after 2.5 percent growth in 2014.

A March 12, 2015 analysis by Reuters finds that U.S. Retail Sales have been down in January and February of 2015:

U.S. retail sales unexpectedly fell in February as harsh weather kept consumers from auto showrooms and shopping malls, tempering the outlook for first-quarter growth and a June interest rate increase by the Federal Reserve. Even accounting for the snowy and cold weather, which blanketed much of the country in late February, there is little doubt that consumer spending has slowed significantly after robust growth in the fourth quarter. The Commerce Department said on Thursday retail sales dropped 0.6 percent as receipts fell in almost all categories marking the third straight month of declines. Retail sales excluding automobiles, gasoline, building materials, and food services were flat after a downwardly revised 0.1 percent dip in January. February was the first time since 2012 that retail sales had dropped for three consecutive months.

Economists are confident economic activity will accelerate in the second quarter of the year, as consumer spending gets a tailwind from the massive savings from the lower gasoline prices in late 2014 and early this year. Most believe consumers saved the bulk of the windfall from cheaper prices at the pump and expect the money to be spent starting in March as temperatures warm up. Prospects for a pick-up in spending were also brightened by a report from the Fed showing household net worth posted its biggest rise in a year... “Consumers may have throttled back spending, but they maintain the ability and means to spend,” said Jack Kleinhenz, chief economist at the National Retail Federation.

Colorado business confidence continues to rise, says CU Leeds report, as reported in an April 1, 2015 article in the *Denver Business Report*:

Confidence among Colorado business leaders about the coming months rose again at the start of the second quarter of 2015 from previous quarters, and hiring expectations were up sharply,

according to the latest quarterly Leeds Business Confidence Index report from the University of Colorado Boulder's Leeds School of Business.

"Overall, the greatest optimism is in sales expectations and the greatest boost in optimism was recorded for hiring expectations," the report says. Business leaders were less optimistic about capital expenditures over the coming quarter. The report has shown greater stability over the last several quarters in terms of expectations for business than at any time previously in its 11-year history.

"People are not only evaluating the economy and saying, 'things look good,' but they're very confident quarter after quarter that their beliefs are very solid," said economist Richard Wobbekind. "They're on firm ground. This really bodes well for not only just the next quarter or two, but for the longer term."

According to an economist speaking at the Boulder Economic Council's annual economic forecast event, as reported by *BizWest* on January 14, 2015, lagging sales tax may threaten Colorado's future budgets:

Phyllis Resnick, lead economist at CSU's Colorado Futures Center, stated ... the rates of retail sales tax growth are starting to fall in Colorado for a variety of reasons. E-commerce has been cutting into retail sales tax collected locally for years as people shop online rather than in local stores. The United States as a whole is also becoming increasingly unmarried, with single people traditionally spending less on goods and services than married individuals. Resnick also said there's evidence mounting that as income inequality rises, the nation will see further decline in sales tax collections. When you concentrate income up high...you have fewer people buying those things that contribute to the tax base.

Perhaps the greatest threat to sales tax revenues, though, is the fact that physical taxable goods are becoming a smaller share of consumption as more and more people hire for services like lawncare or other household services that don't bring in sales tax revenue. Especially among younger segments of the population, the trend is steering toward spending on experiences and services and away from goods. And things like smartphones have already replaced the need for several other devices that individuals used to buy. The shift away from purchasing goods will also be magnified by the aging population, as those 65 and older also tend not to spend a lot of money on goods but rather on experiences like travel. We're going to have to start to acknowledge the new way of consuming," Resnick said. "It's going to take a lot of work to start thinking about the ways we generate public revenues off a system of consumption that is changing quite rapidly.

Total Net Sales/Use Tax Receipts by Tax Category	MARCH YTD Actual			
	2014	2015	% Change	% of Total
Sales Tax	20,110,074	23,594,451	8.21%	75.35%
Business Use Tax	2,370,667	3,248,639	26.38%	10.38%
Construction Sales/Use Tax	2,427,413	3,594,928	36.59%	11.48%
Motor Vehicle Use Tax	784,069	873,276	2.72%	2.79%
Total Sales and Use Tax	25,692,222	31,311,293	12.40%	100.00%

Total Net Sales/Use Tax Receipts by Industry Type	MARCH YTD Actual			
	2014	2015	%Change	% of Total
Food Stores	3,314,261	4,125,012	14.79%	13.17%
Eating Places	3,180,114	3,714,660	7.73%	11.86%
Apparel Stores	869,576	906,894	-3.81%	2.90%
Home Furnishings	668,370	726,323	0.22%	2.32%
General Retail	4,904,681	5,652,074	6.28%	18.05%
Transportation/Utilities	2,304,155	2,434,549	-2.55%	7.78%
Automotive Trade	1,836,396	2,033,120	2.11%	6.49%
Building Material-Retail	772,192	835,551	-0.20%	2.67%
Construction Firms Sales/Use Tax	2,312,529	3,530,822	40.82%	11.28%
Consumer Electronics	594,881	635,022	-1.55%	2.03%
Computer Related Business Sector	1,564,164	2,442,134	44.00%	7.80%
Rec Marijuana	107,197	449,126	n/a	1.43%
Medical Marijuana	272,441	302,723	2.48%	0.97%
All Other	2,991,265	3,523,283	8.63%	11.25%
Total Sales and Use Tax	25,692,222	31,311,293	12.40%	100.00%

Total Net Sales/Use Tax Receipts by Geographic Area	MARCH YTD Actual			
	2014	2015	% Change	% of Total
North Broadway	320,219	329,296	-5.16%	1.05%
Downtown	1,555,942	2,001,112	18.62%	6.39%
Downtown Extension	211,636	204,420	-10.92%	0.65%
UHGD (the "hill")	288,514	310,011	-0.90%	0.99%
East Downtown	197,277	179,751	-15.97%	0.57%
N. 28th St. Commercial	1,147,554	1,523,842	22.47%	4.87%
N. Broadway Annex	94,482	104,983	2.48%	0.34%
University of Colorado	297,535	326,796	1.30%	1.04%
Basemar	544,180	548,976	-6.96%	1.75%
BVRC-Boulder Valley Regional Center	5,196,285	6,032,163	7.06%	19.27%
29th Street	1,863,460	1,933,647	-4.30%	6.18%
Table Mesa	616,996	666,704	-0.34%	2.13%
The Meadows	286,253	304,336	-1.95%	0.97%
All Other Boulder	1,413,136	2,116,331	38.12%	6.76%
Boulder County	273,331	271,259	-8.47%	0.87%
Metro Denver	775,238	2,924,157	247.88%	9.34%
Colorado All Other	118,500	191,661	49.17%	0.61%
Out of State	2,557,730	2,954,853	6.55%	9.44%
Airport	8,170	9,430	6.45%	0.03%
Gunbarrel Industrial	2,082,295	1,958,764	-13.24%	6.26%
Gunbarrel Commercial	274,571	337,458	13.35%	1.08%
Pearl Street Mall	602,348	774,957	18.66%	2.48%
Boulder Industrial	2,501,170	2,887,286	6.47%	9.22%
Unlicensed Receipts	244,397	68,668	-74.09%	0.22%
County Clerk	784,069	873,276	2.72%	2.79%
Public Utilities	1,436,936	1,477,158	-5.19%	4.72%
Total Sales and Use Tax	25,692,222	31,311,293	12.40%	100.00%

Miscellaneous Tax Statistics	MARCH YTD Actual		
	2014	2015	% Change in Taxable
Total Food Service Tax	141,384	148,750	5.21%
Accommodations Tax	1,039,073	1,160,558	11.69%
Admissions Tax	122,206	144,758	18.45%
Trash Tax	442,403	417,559	-5.62%
Disposable Bag Fee	64,767	66,248	2.29%
Rec Marijuana Excise Tax	7,886	223,919	2739.45%

USE TAX BY CATEGORY			USE >> SALES	SALES TAX BY CATEGORY		
MARCH YTD Actual			Standard Industrial Code	MARCH YTD Actual		
2014	2015	% Change		2014	2015	% Change
97,446	27,290	-74.17%	Food Stores	3,216,815	4,097,722	17.48%
45,867	62,840	26.36%	Eating Places	3,134,247	3,651,820	7.46%
2,975	3,872	20.04%	Apparel Stores	866,601	903,021	-3.90%
3,479	6,013	59.40%	Home Furnishings	664,891	720,310	-0.08%
417,590	643,138	42.04%	General Retail	4,487,091	5,008,936	2.95%
114,110	134,391	8.62%	Transportation/Utilities	2,190,045	2,300,158	-3.13%
796,858	891,668	3.20%	Automotive Trade	1,039,538	1,141,453	1.27%
6,746	9,995	36.65%	Building Material-Retail	765,446	825,555	-0.53%
2,232,033	3,421,751	41.39%	Construction Sales/ Use Tax	80,496	109,071	24.97%
9,078	19,704	100.18%	Consumer Electronics	585,803	615,318	-3.13%
986,578	1,545,580	44.48%	Computer Related Business	577,586	896,554	43.16%
295	5,284	n/a	Rec Marijuana	106,901	443,842	n/a
6,394	4,839	-30.20%	Medical Marijuana	266,047	297,884	3.26%
862,699	940,477	0.54%	All Other	2,128,566	2,582,807	11.91%
5,582,148	7,716,842	27.50%	Total Sales and Use Tax	20,110,074	23,594,451	8.21%

USE TAX BY CATEGORY			USE >> SALES	SALES TAX BY CATEGORY		
MARCH YTD Actual			Geographic Code	MARCH YTD Actual		
2014	2015	% Change		2014	2015	% Change
23,666	5,745	-77.61%	North Broadway	296,553	323,551	0.62%
199,727	331,053	52.87%	Downtown	1,356,215	1,670,059	13.57%
40,223	-6,853	-115.71%	Downtown Extension	171,414	211,273	13.67%
21,258	1,504	-93.47%	UHGED (the "hill")	267,256	308,507	6.46%
49,293	17,434	-67.38%	East Downtown	147,985	162,317	1.16%
22,324	43,529	79.83%	N. 28th St. Commercial	1,125,230	1,480,313	21.33%
-2,207	3,009	-225.74%	N. Broadway Annex	96,689	101,975	-2.73%
667	0	-100.00%	University of Colorado	296,868	326,796	1.53%
85,122	17,245	-81.32%	Basemar	459,058	531,730	6.83%
174,921	237,657	25.31%	BVRC	5,021,364	5,794,506	6.43%
21,781	11,179	-52.66%	29th Street	1,841,679	1,922,467	-3.73%
3,895	9,455	123.88%	Table Mesa	613,102	657,249	-1.13%
54,984	13,403	-77.52%	The Meadows	231,269	290,933	16.02%
674,870	1,192,301	62.94%	All Other Boulder	738,266	924,030	15.43%
50,280	60,866	11.65%	Boulder County	223,051	210,393	-13.01%
127,613	2,032,185	1368.69%	Metro Denver	647,625	891,972	27.03%
61,428	11,333	-82.98%	Colorado All Other	57,072	180,329	191.41%
180,056	115,776	-40.70%	Out of State	2,377,674	2,839,077	10.13%
2,596	359	-87.25%	Airport	5,574	9,071	50.09%
1,757,387	1,696,884	-10.95%	Gunbarrel Industrial	324,908	261,879	-25.66%
19,919	1,653	-92.35%	Gunbarrel Commercial	254,652	335,805	21.62%
14,607	8,185	-48.32%	Pearl Street Mall	587,741	766,772	20.32%
975,514	1,017,526	-3.80%	Boulder Industrial	1,525,656	1,869,760	13.03%
202,757	123	-99.94%	Unlicensed Receipts	41,640	68,545	51.82%
784,069	873,276	2.72%	County Clerk	0	0	#DIV/0!
35,398	22,016	-42.64%	Public Utilities	1,401,538	1,455,143	-4.24%
5,582,148	7,716,842	27.50%	Total Sales and Use Tax	20,110,074	23,594,451	8.21%

Tax by Mo & Category

TOTAL CITY SALES AND USE TAX COLLECTIONS

REVENUE CATEGORY	YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	% Change in Taxable Sales
RETAIL SALES TAX	2008	5,197,400	5,105,109	6,005,946	5,331,447	5,488,450	6,572,335	5,508,796	6,258,640	6,620,535	5,382,779	5,255,155	7,443,455	70,170,045	0.04%
Rate 3.41%	2009	4,919,570	4,659,632	5,850,038	5,077,648	5,131,444	6,428,343	5,206,770	5,790,533	6,093,314	5,170,325	4,735,769	7,814,230	66,877,613	-4.69%
	2010	4,576,034	5,386,190	6,196,697	5,320,225	5,470,595	6,895,283	5,522,076	5,943,315	6,855,385	5,652,938	5,240,211	8,414,157	71,473,106	6.87%
	2011	5,394,367	5,132,437	6,692,597	5,630,200	5,708,608	7,016,826	5,580,953	6,531,707	7,286,644	5,765,805	5,830,545	8,390,145	74,960,833	4.88%
	2012	5,363,541	5,129,096	6,754,740	5,599,150	5,988,770	7,304,270	5,551,489	7,062,958	7,502,227	6,188,194	5,693,025	9,604,529	77,741,989	3.71%
	2013	5,557,163	5,824,808	7,171,949	5,707,649	6,197,302	7,968,604	6,161,076	6,944,797	7,500,133	6,591,707	5,934,326	9,925,508	81,485,022	4.81%
Rate 3.56%	2014	5,965,991	6,438,048	7,706,036	6,619,759	6,990,628	8,303,288	7,020,977	7,893,039	8,584,506	7,452,664	7,031,634	9,966,741	89,973,310	5.76%
Rate 3.86%	2015	6,889,039	7,636,464	9,068,947										23,594,451	-75.81%
Change from prior year (Month)		6.50%	9.40%	8.54%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
Change from prior year (YTD)		6.50%	8.00%	8.21%	-18.59%	-35.47%	-48.22%	-55.63%	-61.78%	-66.79%	-70.18%	-72.80%	-75.81%		
CONSUMER USE TAX (includes Motor Vehicle)	2008	818,034	991,472	1,109,160	669,214	736,901	1,067,769	732,334	596,399	899,934	989,683	599,876	1,253,267	10,464,043	-6.63%
Rate 3.41%	2009	909,558	657,250	1,062,587	997,891	531,724	790,819	858,325	1,299,767	989,089	741,578	698,452	1,600,457	11,137,497	6.44%
	2010	687,502	778,796	913,223	701,931	662,382	945,800	620,328	633,593	909,315	752,143	618,493	1,366,131	9,589,636	-13.90%
	2011	1,247,135	650,595	1,034,670	727,395	850,561	1,166,185	958,724	771,357	1,044,032	703,092	903,665	1,410,793	11,468,205	19.59%
	2012	763,425	768,580	859,971	976,451	1,212,071	1,033,899	729,829	940,127	957,894	1,417,818	737,310	1,469,940	11,867,314	3.48%
	2013	1,132,015	762,369	979,120	866,143	911,993	963,938	835,063	768,003	1,338,726	1,121,736	807,130	1,522,486	12,008,722	1.19%
Rate 3.56%	2014	924,895	901,234	1,328,607	1,727,986	666,706	2,541,847	1,056,846	1,297,348	1,409,960	1,012,343	1,011,907	1,429,435	15,309,114	22.11%
Rate 3.86%	2015	1,274,337	1,134,561	1,713,016										4,121,914	-75.17%
Change from prior year (Month)		27.07%	16.11%	18.91%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
Change from prior year (YTD)		27.07%	21.66%	20.50%	-22.14%	-31.50%	-53.02%	-58.44%	-63.61%	-67.93%	-70.46%	-75.17%			
CONSTRUCTION USE TAX	2008	330,080	347,219	748,549	454,797	327,855	241,649	100,759	442,652	347,954	217,885	107,831	381,753	4,048,982	-13.02%
Rate 3.41%	2009	944,905	111,907	425,028	776,511	279,761	995,132	721,209	676,301	235,485	223,169	591,970	1,467,798	7,449,176	83.98%
	2010	591,599	242,591	245,829	362,619	226,230	1,921,675	1,075,078	467,423	245,361	234,021	406,868	531,670	6,550,964	-12.06%
	2011	622,872	281,210	274,661	240,970	2,150,036	352,336	352,846	455,211	478,988	314,958	177,137	471,157	6,172,383	-5.78%
	2012	385,392	1,697,323	315,856	503,719	342,448	375,499	595,334	214,896	422,866	473,523	799,552	371,254	6,497,662	5.27%
	2013	732,539	941,380	298,613	577,351	366,959	728,141	845,123	1,182,131	1,196,147	876,749	622,491	1,511,632	9,879,257	52.04%
Rate 3.56%	2014	716,119	1,110,714	600,580	430,524	571,269	1,688,472	373,129	379,130	713,014	908,032	325,754	1,557,635	9,374,372	-9.11%
Rate 3.86%	2015	387,123	680,064	2,527,741										3,594,928	-64.63%
Change from prior year (Month)		-50.14%	-43.53%	288.17%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
Change from prior year (YTD)		-50.14%	-46.12%	36.59%	16.01%	-3.31%	-35.21%	-39.62%	-43.52%	-49.63%	-55.74%	-57.58%	-64.63%		
TOTAL FOR MONTH & CHANGE FROM PREVIOUS YEAR (MONTH & YTD)															
Ratechg3.56%>3.41%	2008	6,345,513	6,443,800	7,863,654	6,455,459	6,553,206	7,881,753	6,341,889	7,297,691	7,868,423	6,590,347	5,962,862	9,078,475	84,683,070	
Rate 3.41%	2009	6,774,033	5,428,789	7,337,653	6,852,049	5,942,929	8,214,294	6,786,304	7,766,601	7,317,887	6,135,072	6,026,191	10,882,485	85,464,286	0.92%
	2010	5,855,134	6,407,577	7,355,749	6,384,774	6,359,207	9,762,758	7,217,482	7,044,332	8,010,061	6,639,102	6,265,572	10,311,957	87,613,706	2.51%
	2011	7,264,374	6,064,242	8,001,928	6,598,565	8,709,205	8,535,347	6,892,523	7,758,275	8,809,664	6,783,855	6,911,348	10,272,096	92,601,421	5.69%
	2012	6,512,359	7,594,999	7,930,567	7,079,320	7,543,289	8,713,668	6,876,652	8,217,981	8,882,987	8,079,535	7,229,887	11,445,723	96,106,966	3.79%
	2013	7,421,717	7,528,557	8,449,682	7,151,142	7,476,254	9,660,683	7,841,262	8,894,931	10,035,006	8,590,192	7,363,947	12,959,626	103,373,001	7.56%
Rate 3.56%	2014	7,607,004	8,449,996	9,635,223	8,778,269	8,228,603	12,533,607	8,450,951	9,569,517	10,707,479	9,373,039	8,369,295	12,953,810	114,656,795	6.24%
Rate 3.86%	2015	8,550,499	9,451,089	13,309,704	0	0	0	0	0	0	0	0	0	31,311,293	-74.81%
% Change (month)		3.67%	3.15%	27.40%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%	-100.00%		
% Change (YTD)		3.67%	3.40%	12.40%	-16.22%	-32.37%	-47.72%	-54.65%	-60.58%	-65.61%	-69.06%	-71.61%	-74.81%		

COMMERCIAL AND RESIDENTIAL MALL POLICE CALL STATISTICS

MONTH	Assault		Auto Theft		Burglary		Crim. Mis.		Crim. Tres.		Disturbance		Domestic		Drunk		DUI		Felony Menacing		Fight	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
January	3	3					4	3	2		23	23		1	20	18	3	5				
February	3	1					5	4	1	2	22	27	2	4	22			9				
March	8	5				1	3	8	1		39	25	3	1	11	12	3	6				
April	3						5				24		3		14		4					
May		6						3				15		3		10		3				
June	3						5				29		1		15		3					
July	4						5		2		38		1		17		7					
August	4										46		4		9		4					
September							2				35		1		9		3					
October	2						6				39		2		16		8					
November	3						2		1		23		1		12		3					
December	4				1		2		1		24		3		13		7					
MONTH	Fireworks		Hang Ups		Harassment		Indec. Exp.		Liq. Law Vio.		Littering		Loitering		Narcotics		Noise		Open Door		Party	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
January			14	8	2	3	1	1					12	10	5	1			3	1		
February			5	11	6	8			2				2	11	2	4			7			
March			7	3	5	8			4				13	8	2	4						
April			10		9		2		5				14		6							
May				6		7				2				21		7						
June			12		6		1						17		5							
July			11		10		3		1				17		9							
August			12		11		2		5				18		12				1			
September			9		4		1		1				17		2							
October			5		8				7						7				2			
November			8		2		1		1				7		5							
December			4		6				1				9		4							
MONTH	Prowler		Robbery		Sex Assault		Shoplifting		Shots		Stabbing		Suicide		Suspicious		Theft		Trespass		Weapon	
	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015	2014	2015
January					1										2	2	27	15				
February						1									5	1	22	18				
March						1									5	2	29	22				
April					1										4		33					
May																2		19				
June	1				1										2		22					
July					1										2		33					
August	1				2										4		11					
September															2		5					
October					2										4		13					
November															1		13					
December															2		12					

Mall Arrests
May / 2015

<u>Report No</u>	<u>Reported Date</u>	<u>Location</u>
May 2015		
150006046	05/18/2015	1005 PEARL ST - Assault arrest
150006198	05/21/2015	11TH ST/PEARL ST - Warrant
150006387	05/26/2015	11TH ST/PEARL ST - Restraining Violation Order
150006476	05/27/2015	11TH ST/PEARL ST - Warrant
150005487	05/05/2015	11TH ST/SPRUCE ST - DUI
150005336	05/02/2015	11TH ST/WALNUT ST - Drug Violation
150006286	05/23/2015	1200-BLK CANYON BV - Assault plus 2 warrants
150006296	05/25/2015	1235 PEARL ST - Assault
150006293	05/23/2015	1242 PEARL ST - Warrant
150005720	05/10/2015	1346 PEARL ST - Warrant
150005802	05/12/2015	13TH ST/CANYON BV - Trespass Order Violation
150005836	05/13/2015	13TH ST/CANYON BV - Warrant
150005989	05/16/2015	13TH ST/CANYON BV - Alcohol Violation
150005777	05/11/2015	13TH ST/PEARL ST - Warrant
150006087	05/18/2015	1400 WALNUT ST - Criminal trespass
150006223	05/22/2015	1400 WALNUT ST - Warrant
150006225	05/22/2015	1400 WALNUT ST - Felony Menacing (2x)
150005319	05/01/2015	1400-BLK PEARL ST - Warrant
090011809	05/14/2015	1420 CANYON BV - Warrant
150005613	05/08/2015	1426 PEARL ST - Warrant
150005328	05/01/2015	1480 CANYON BV - Criminal Trespass
150005339	05/02/2015	1480 CANYON BV - Warrant
150006193	05/21/2015	1480 CANYON BV - Warrant
150005372	05/02/2015	14TH ST/CANYON BV - DUI
150006059	05/18/2015	14TH ST/CANYON BV - Warrant
150006166	05/20/2015	14TH ST/PEARL ST - Warrant
150006255	05/22/2015	14TH ST/WALNUT ST - Warrant
150006216	05/22/2015	15TH ST/CANYON BV - DUI
150005320	05/01/2015	15TH ST/PEARL ST - Warrant
150006265	05/23/2015	15TH ST/PEARL ST - DUI
150005313	05/01/2015	15TH ST/SPRUCE ST - Warrant
150006008	05/17/2015	15TH ST/WALNUT ST - DUI
150005570	05/07/2015	1600-BLK PEARL ST - DUI
150006436	05/27/2015	1750 14TH ST - Attempted Sex Assault, Harassment
150006471	05/27/2015	1750 15TH ST - theft
150005873	05/14/2015	18TH ST/PEARL ST - Warrant
150005492	05/06/2015	1911 11TH ST - Assault 1st Degree w/ Knife
150006260	05/22/2015	19TH ST/VIOLET AV - Warrant
150006179	05/21/2015	2060 BROADWAY - Criminal trespass Warrant
150005376	05/03/2015	BROADWAY/CANYON BV - DUI



CITY OF BOULDER
BOARD & COMMISSION INFORMATION ITEM

TO: Boulder Arts Commission
Boulder Design Advisory Board
Downtown Management Commission
Greenways Advisory Committee
Human Relations Commission
Landmarks Board
Library Commission
Parks and Recreation Advisory Board
Transportation Advisory Board
Water Resources Advisory Board

FROM: David Driskell, Executive Director of Community Planning & Sustainability
Maureen Rait, Executive Director of Public Works
Yvette Bowden, Director of Parks and Recreation
Sam Assefa, Senior Urban Designer, Project Coordinator
Jeff Haley, Project Coordinator
Joanna Crean, Project Coordinator

DATE: May 8, 2015

SUBJECT: Update on the Boulder Civic Area Master Plan and Park Site Plan

EXECUTIVE SUMMARY:

With the passage of the Community, Culture and Safety tax initiative in November 2014, the first phase of improvements in the Civic Area continue to move forward. Building on the [council-adopted vision plan](#) and community feedback, a Civic Area Park Site Plan is being developed to implement the \$8.7 million Phase I improvements and coordinate with the more than \$5 million from the tax devoted to Boulder Creek Path, 11th Street lighting, public art and Arapahoe underpass improvements. Additionally, in order to advance implementation items for the near-term and guide further work on longer-term investments, amendments to the adopted Civic Area Vision Plan have been developed with the intent of replacing the existing 1992 Boulder Civic Center Master Plan and serving as the updated Civic Area Master Plan.

The purpose of this information item is to provide an update on the Civic Area project, including:

- Civic Area Master Plan (**Attachment A**),
- Park Site Plan (**Attachment B**), and
- Project schedule for 2015.

BACKGROUND

In January, 1993, the City Council adopted the 1992 Civic Center Master Plan, which served as an implementation tool to translate the Boulder Valley Comprehensive Plan (BVCP) into action. While the 1992 Civic Area Master Plan guided some implementation efforts subsequent to its adoption, many of its proposals were never realized.

On Sept. 3, 2013 City Council approved the Vision Plan for Boulder's Civic Area that reflects 18-month collaboration with the Boulder community, boards and commissions and City Council. The long-term vision is to transform the Civic Area into an even more unique place that reflects the community's shared values and its diversity, providing space and programs for people to gather, recreate, eat, learn, deliberate and innovate. The vision plan established site performance goals, guiding principles and core themes for the Civic Area.

However, the vision plan was not adopted as a master plan, a necessary implementation document that provides a common framework for planning the delivery and funding of city services, facilities and programs. Therefore, amending the vision plan and presenting it for adoption as the updated Civic Area Master Plan is needed. The updated plan will integrate technical and site analysis and public input, including amendments to enhance the goals, guiding principles and core themes.

With the passage of the Community, Culture and Safety tax initiative in November 2014, a Civic Area Park Site Plan is being developed to implement the \$8.7 million in phase I improvements and coordinate with the more than \$5 million from the tax devoted to Boulder Creek Path, 11th Street lighting and Arapahoe underpass improvements. In order to advance these Phase I improvements and guide further work on longer-term investments, updating the Civic Area Master Plan is necessary.

PUBLIC AND BOARD/COMMISSION COMMENT AND PROCESS:

In the fall of 2014, community feedback was collected about program preferences and park design themes. In March 2015, the city hosted a stakeholder¹ workshop and a public open house as well as a joint board and commission workshop. The purpose was to collect feedback on draft Park Site Plan options and long-term improvement strategies related to the Master Plan update.

Below is a brief summary of the consistent themes. Follow the link <https://bouldercolorado.gov/planning/boulder-civic-area-project> for a more detailed summary of the comments as well as the verbatim comments from each meeting.

Park Development

Participants expressed overall support for the plans and believe that the designs will begin to transform the area into a more actively used and engaging public space. Many agree the physical site development must be complemented by intentional programs and activation strategies to invite users with a range of dynamic activities supported by attractive public spaces. Community members offered that certain existing uses should be reconsidered and improved such as the

¹ Stakeholders, for the purpose of this workshop, included on-site property owners and tenants, organizations with a clear interest in the project, and participants from previous Civic Area focus groups.

current alignment of the Boulder Creek Path and the location of the bandshell to achieve desired outcomes. Additionally, strong emphasis was placed on the Farmers' Market and opportunities for expansion into the park.

East Bookend

The general preference is for a mix of uses in the 1300 Block, not for single predominant use such as a large municipal facility or performing arts center. However, many expressed desire for small performance or events space that will activate the area. Additionally, smaller scale building forms are preferred to allow more permeability, sightlines and to bring light and air to the plazas and the outdoor Farmers' Market. Finally, there are mixed views related to the existing Atrium building. Some felt it could be repurposed, while others felt it would be better to redevelop the site to accommodate a richer mix of uses.

West Bookend

Outreach indicated that the west end needs more activation and mix of uses ranging from senior services to performance spaces and enhanced connection to park areas. While there is mixed support for new residential use, there is consistent support for parking structures to be located in this area to support the larger development of the Civic Area. Some expressed interest in expanding the Canyon theatre to increase performance space as small size venues to complement the existing library function.

On March 31, 2015, this information was presented to City Council during a Study Session. After receiving City Council feedback on strategies for the long-term improvements, the Civic Area Master Plan and Park Site Plan were revised accordingly.

CIVIC AREA MASTER PLAN

The Boulder Civic Area Master Plan outlines a roadmap for the future enhancement and transformation of the Boulder's "Civic Heart" into a place for community inclusiveness and activity—a cohesive and expanded central "green" at the core, bookended by vibrant "built" mixed-use blocks on the west and east ends. Boulder Creek serves as the defining feature that establishes much of the natural beauty of the Civic Area and captures the beauty of Downtown Boulder. The roadmap is articulated in the key section of the plan, which includes the Guiding Principles, illustrative plans, phasing, park and "bookend" development criteria, land use priorities, and financing strategies and options, all of which were developed consistent with the BVCP (see **Attachment A** for details).

One of the specific uses identified in the Civic Area Master Plan is a year-round Market Hall that complements the existing Farmers' Market as well as advance local foods and activate the East End. The project team will initiate a feasibility analysis to identify the type and scale of a year-round market hall appropriate for Boulder and the Civic Area, including associated programming, governance, financing and infrastructure. Concurrently, the city-owned Atrium Building that is located within the east bookend has been suggested as a potential location for the year-round Market Hall. The Feasibility Analysis will include an architectural and program analysis that will explore this option either within the Atrium Building, or as part of a new mixed-use building. Additionally, Historic Boulder has recently submitted an application to the city for the landmarking of the Atrium Building.

PARK SITE PLAN

The initial park design process included three plan alternatives that illustrated multiple scenarios for improvements to achieve the park development goals. Based on the feedback received and guidance from the vision plan, a preferred option has been developed that incorporates the successful elements of each of the alternatives. The preferred hybrid-plan combines all the elements such as a promenade along Canyon, 11th Street “spine,” creek terraces, nature play, improved creek path, plaza spaces and an expanded Farmers’ Market area. The plan can be viewed in (**Attachment B**) and will continue to be refined through an ongoing design process described below in “Next Steps”

Throughout this spring and summer, the Park Site Plan will also be informed by detailed site analysis work and various concurrent technical studies, including the Canyon Boulevard Complete Street that began in 2014 and will continue through 2015. Several allied initiatives will also ensure the Civic Area continues its transformation through the following opportunities:

Nature Play – On June 10 and 11, 2015 the city will host a Nature Play Symposium and Workshop with Robin Moore and Louise Chawla. Robin is a world-renowned nature play educator from North Carolina State University. Louise is a professor emeritus at CU Boulder’s Environmental Design School, an internationally recognized expert on the importance of nature in child development, and lead advisor with Growing Up Boulder (GUB). Robin and Louise will share their expertise on the importance of nature play opportunities in the urban setting and provide design examples from other communities. This interactive workshop will inform the nature play design development, integrating nature play and learning with the new children’s library wing and other parts of the park design.

Activation & Programming – Several events and initiatives are scheduled for the upcoming spring and summer to continue activation of the Civic Area. A current listing of activities will continue to be updated on the Civic Area website throughout the summer.

NEXT STEPS: PROJECT SCHEDULE FOR 2015

The Civic Area Master Plan will be presented to Planning Board on May 21 and will then be presented to City Council as a public hearing item for review and consideration on June 16, 2015. Concurrently, staff continues to develop the Park Site Plan that refines the design considerations set forth in the Civic Area Master Plan in order to begin implementation of Phase I construction in 2016. During the fourth quarter of 2015, the Park Site Plan will be brought to the Parks and Recreation Advisory Board (PRAB), Planning Board and City Council for review and consideration.

The public will also have the opportunity to provide input on key design elements identified in the Park Site Plan through upcoming outreach. The project team has identified a Design Inspiration Initiative that will solicit ideas from the community to inspire the final design of a few key elements of the plan. Details of this initiative will be communicated in the coming weeks. Additional key dates for the project include:

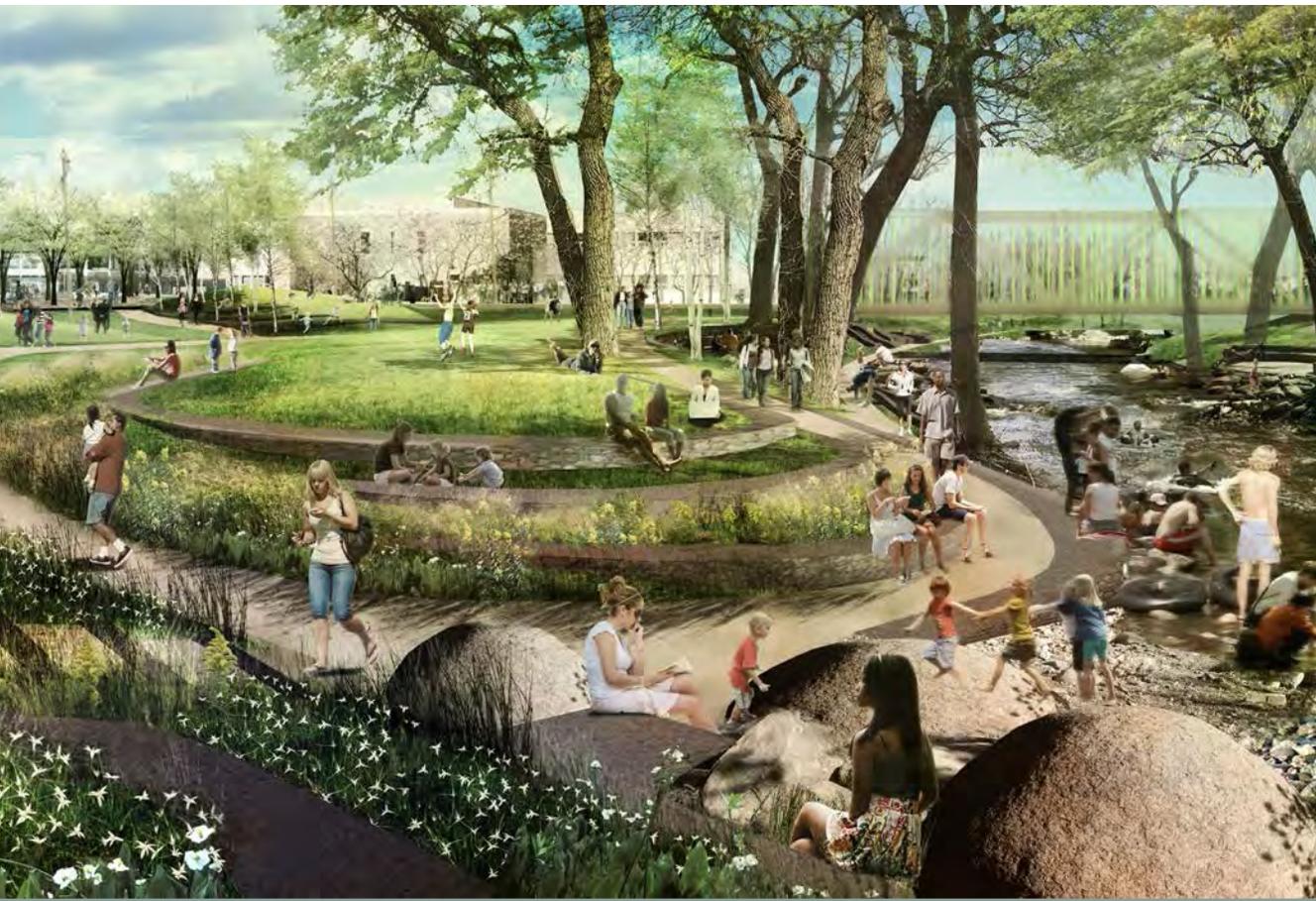
- Mid July 2015 – Community Open House to review outcomes of the Design Inspiration Initiative and latest Park Site Plan
- July 28, 2015 – City Council briefing on outcomes of Design Inspiration Initiative and Park Site Plan

In addition to the updated Civic Area Master Plan and the Park Site Plan, the city will be developing guidelines for future improvements for the west and east “bookends” of the Civic Area. The primary goal is to serve as an implementation tool to provide clear design guidelines on urban form that address scale, mass, height and architectural character of buildings and set standards for the public realm including connections and public spaces such as plazas. This work will be developed later in 2015 and early 2016 through a robust public process, including the engagements of boards, commissions and council, and will be presented for council’s acceptance in 2016. The Civic Area design guidelines for the bookends will be informed by the update to the Downtown Design Guidelines and the Form Based Code pilot, both of which are scheduled to be completed later this year.

ATTACHMENTS:

A – Draft Civic Area Master Plan

B – Park Site Plan



THE MASTERPLAN FOR
BOULDER'S CIVIC AREA

Revised June 2015
BoulderCivicArea.com



Acknowledgments

Special thanks to the people and organizations below who contributed their time and ideas throughout the Civic Area Master Plan update process.

City Council Members

Matt Appelbaum, Mayor
 Suzanne Jones, Mayor Pro Tem
 Suzy Ageton
 KC Becker
 Macon Cowles
 George Karakehian
 Lisa Morzel
 Tim Plass
 Andrew Shoemaker
 Sam Weaver
 Mary Young

Boards and Commissions

Boulder Arts Commission
 Boulder Design Advisory Board
 Downtown Management Commission
 Human Relations Commission
 Landmarks Board
 Library Commission
 Parks and Recreation Advisory Board
 Planning Board
 Transportation Advisory Board
 Water Resources Advisory Board

Consultants

Tom Leader Studio
 Anderson Consulting
 ERO Resources Corporation
 HR&A
 JVA Consulting
 Tuttle
 Re: Architecture
 Russell + Mills Studios

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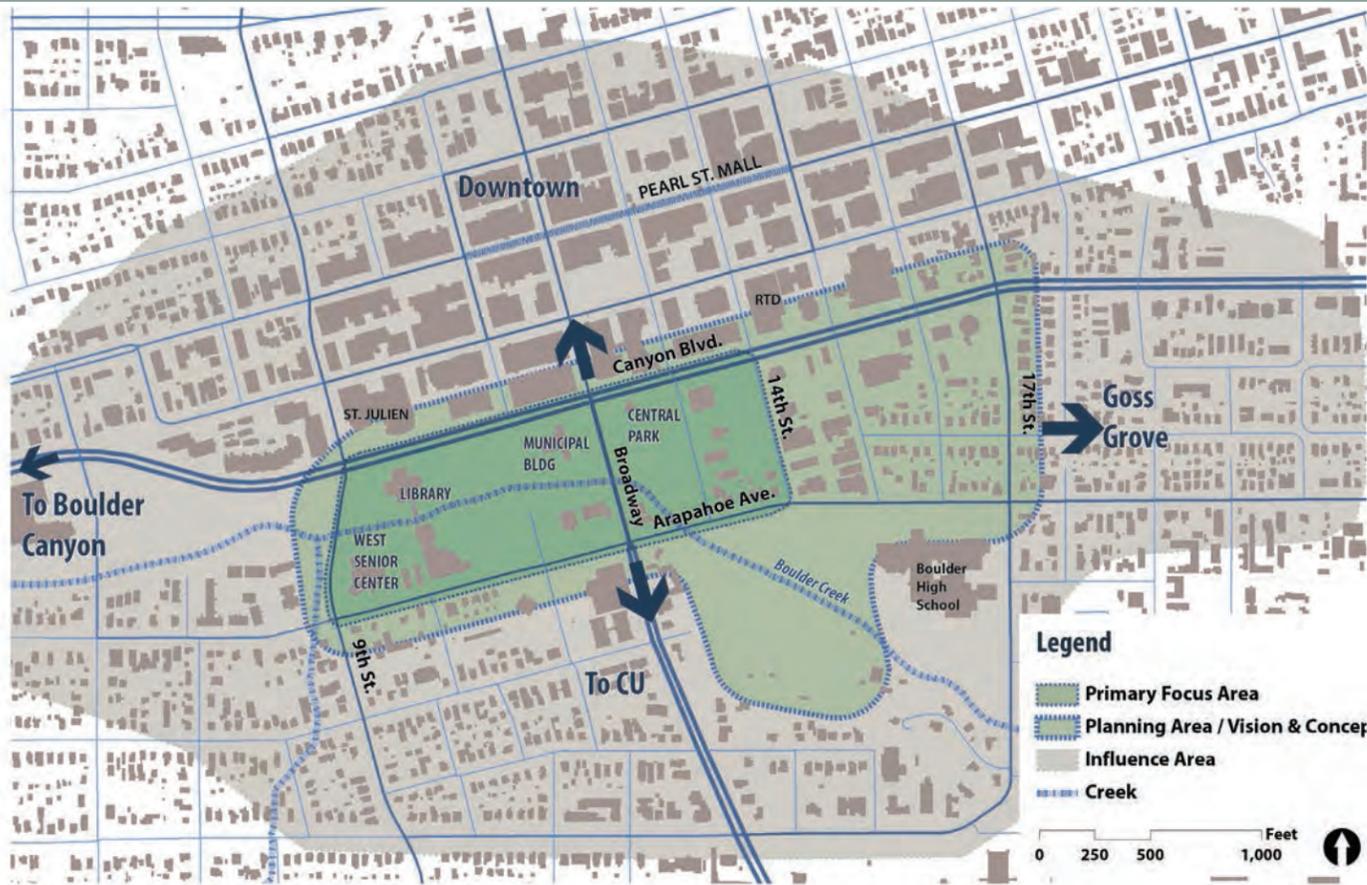


View from the park looking south towards Boulder Creek



Part 1

Overview



The Vision

Just imagine... It's 2025 and you are walking through the Civic Area. You see a variety of people and activities surrounding Boulder Creek, interspersed between timeless architecture and a great downtown park.

Boulder's Civic Area will be the heart of Boulder with nature at its core, flanked by bookends of civic, cultural, and commercial buildings that are alive with activity, collaboration, and innovation at the east and west. It will be a place for everyone - a lively and distinct destination that reflects our community's values, where people of all ages, abilities, backgrounds and incomes feel welcome to recreate, socialize, deliberate, learn and access city services. The green space and beauty along Boulder Creek will provide significant open space and will be the unifying design that weaves existing and new facilities with a rich diversity of civic, commercial, recreational, artistic, cultural and educational amenities and programs. The Civic Area also will continue to be a service center for Boulder municipal government and a new center for innovation, where community members, officials, and partners can meet, interact, and innovate. All together, these elements create a true civic heart for the Boulder community, a place where the city's past, present, and future are debated, celebrated, and realized.



How Will the Plan Be Used

The Civic Area Master Plan reflects robust multi-year community collaboration. Over that period, the community came together to define a future for the Civic Area - one that reaffirms shared values and provides a path for engagement while addressing change over time. Reflecting back, Boulder began with a series of questions: What if...the area could be a transformative place for gatherings, recreation, dialogue and innovation? What if...it could showcase sustainability values? What if... it could have an expanded farmers' market and provide space for arts, culture, education and other events?

The Civic Area Master Plan provides a roadmap for how the Civic Area can transform into an even more extraordinary place that reflects the community's shared values as well as its diversity. The plan maintains beloved places - the Dushanbe Teahouse, the Boulder Public Library, the Farmers' Market, Sister Cities Plaza, and others - and views of the Flatirons and access to Boulder Creek. It also:

- identifies future facility needs;
- makes more space for art, food and culture; and
- provides a framework that allows Boulder to maintain a sense of place in the heart of the city -
- while positioning the area to be a model of future innovation.

This plan illustrates future prospects for the largest publicly-owned place in the heart of Boulder. The plan area is located south of downtown and includes some private properties. The plan is intended to be consistent with the Boulder Valley Comprehensive Plan and provide direction for a specific geographic area and its land use.

The plan provides a generalized picture of the desired future of the Civic Area and is advisory in nature. The city zoning map assigns every parcel of land in the city a zoning district. The zoning regulates allowable uses and building forms and more. The plan defines policies, priorities, facility needs, and capital budgeting. The plan's intent is to:

1. provide flexible guidance, allowing for change over time based on further analysis and new information;
2. present an illustrative future plan for mostly public owned land and guide decision making, coordination, and detailed site design;
3. give direction for the future of adjacent private lands, encouraging coordinated planning and proposals that are consistent with the intent of this plan;

4. support continued interdepartmental coordination and collaboration to create integrated outcomes; and,
5. provide the foundation for a comprehensive and multi-faceted financing strategy, including capital budgeting for facilities and multiple types of financing sources - public, private, non-profit, grants, and others - to accomplish the expressed vision. Implementation of the plan is dependent on funding from already available and newly identified sources.

This plan is intended for use by the public, businesses, property owners, city officials and staff. It provides the community with an idea of what to expect in the future in the Civic Area and will guide decisions about private development, and public facilities and services in the area.

The pace of area redevelopment will be determined by private property owners who voluntarily choose to redevelop their properties. The publicly owned areas will be guided by the schedule for development of the Civic Area park site. The plan helps ensure that when redevelopment occurs, property owners can design their projects to be consistent with the vision for the area. It also helps ensure that public improvements will be in place to support the new development.

Details of the plan will change, especially because of its dependence on funding and coordination with multiple parties. As details change, it will not be necessary for the city to formally amend the plan. If changes to the vision, principles or general direction are proposed, City Council will consider amending the plan. Periodically, City Council may revisit the work program and implementation schedule. Additionally, City Council and appropriate city boards and commissions will review and give direction or approval on the various specific improvements to make the plan's vision a reality. The implementation section (page 42) details the role of council as well as boards and commissions in the transformation of the Civic Area.

Guiding Principles

Seven key principles guide the vision for Boulder's Civic Area. They were approved by City Council early in the planning process to inform development of the plan. The principles will continue to provide direction as the plan is implemented, when analyses are prepared, and as detailed planning, design and financing decisions are made.

1. The Civic Heart of Boulder

the idea...

Boulder's Civic Area has symbolic, geographic, and functional importance and should serve as an inclusive place for people to interact with each other and with government. The area should be complementary to Pearl Street (the commercial heart) and Downtown. In the future, the Civic Area will adhere to the following principles.

City Center: Serve as the primary location for city management and government, including functional and interactive places for the community to interface and conduct city business and be creative;

Diversity: Represent the cultural richness, history, and diversity of our community;

Art Center: Continue to be one of the major centers for art in Boulder;

Phasing: Allow for phasing, with flexibility for new ideas to be ever-evolving and incorporated over time;



Unified Public Space: Be maintained as the largest thematically cohesive, unified public outdoor space in Central Boulder;

Design Excellence: Be a model of design excellence with compelling architecture and design reflecting forward thinking;

Destination: Be an enjoyable destination for the community and visitors; Be an integrated place that blends "natural" and "built" environments;

Welcoming and Safe: Be designed to be welcoming, accessible, comfortable, clean and safe;

Space for All: Foster programming and design of spaces and facilities to encourage use and participation by all age groups, income levels, and visitors and locals, avoiding the predominance of any one group of people;

Linking Areas: Complement and link with surrounding neighborhoods and destinations, including Downtown, Goss-Grove, CU and University Hill, and Boulder High School; and,

Canyon Boulevard as Complete Street: Include a new urban design and streetscape character for Canyon Boulevard - to make it more of a "boulevard" with attractive landscaping that is comfortable for pedestrians, bicycles, and accessible by transit.

2. Life & Property Safety

the idea...

Boulder's Civic Area is located within the 100-year floodplain, and much of the land lies within the High Hazard Zone (HHZ). The city will meet or exceed existing flood standards, including avoiding placing new structures and parking in the HHZ and will be proactive about planning for and educating about floods. Specifically, the city will adhere to the following principles.

Flood Regulations: Ensure any proposal meets or exceeds all current flood-related codes and regulations, which prohibit new development and substantial improvement to existing facilities in the HHZ;

Parking and Structures Relocation: Pro-actively develop a plan for removal of surface parking and structures, including the New Britian and Park Central buildings that are in the HHZ. In their place will be expanded park space with amenities and activities. Also, plan how to relocate facilities and uses after a flood;



Flood Safety Education: Educate the public and Civic Area and building users about safety and risks associated with flooding and natural and public values of water (e.g., through public art, landscape elements, and interpretive signage);

Landscape Plans: Create future landscape plans that enhance public safety and orientation of visitors to flood egress routes, while also enhancing the aesthetic or artistic character of the area; and,

Critical Facilities: Ensure that any new facilities (e.g., emergency services, critical government operations, and facilities that house vulnerable populations such as day cares and nursing homes) will be in compliance with the adopted Critical Facilities ordinance.

3. Outdoor Culture & Nature

the idea...

Boulder's Civic Area is a central place to enjoy the outdoors in the middle of the city. The linear "green" along Boulder Creek will be a unifying focus, providing natural beauty, ecological function and flood safety as well as recreational, art, and cultural opportunities. The city will follow these principles.

Maintain/Expand Green: Maintain or expand the green, open space (no net loss), particularly in the High Hazard Flood Zone - as a blend of natural, restored creek, urban parks and playgrounds, and community gardens;

Cohesive Green Space: Create a unifying "linear green" theme and cohesive outdoor spaces - uniting the parks south of downtown as a significant asset to the city's overall park system;

Protect Significant Trees: Protect existing significant trees and shrubs (taking into consideration their anticipated lifespan) and maintain an ecologically healthy creek channel;

Public Art: Blend public art into outdoor spaces to attract, inspire, educate, and encourage exploration and play;

Boulder Creek: Allow safe access to Boulder Creek in locations that will not damage ecological value;

Views: Provide and maintain views and breathing room;

Farmer's Ditch: Improve the park-like quality and linear connections along the Farmer's Ditch;

Welcoming Space: Make outdoor spaces feel safe and welcoming (e.g., through lighting, seating, strategic landscape and design, programs and activity, and enforcement); and,

Recreation: Provide increased opportunities for outdoor recreation including nature exploration and play, fishing, kayaking, jogging, yoga, tai chi, etc.



4. Celebration of History & Assets

the idea...

Boulder's Civic Area has a historical focus and many long-standing functions and facilities highly valued by the community, such as the library, Sister City Plaza, Farmers' Market and Teahouse. Existing community assets will continue to play a vital role in the area. The following principles will guide the community.

Farmers' Market: Continue and expand the Farmers' Market as a vital component of the area, source of community pride and economic benefit, and source for local and healthy food. Partner to expand the Farmers' Market extent and function as an outdoor market, and possibly expand it as a year-round (or extended season) local foods marketplace;

Local Food and Farms: Encourage sharing of information about local food and farms and regional relations (e.g., Farmer's Ditch);

Inclusive History: Preserve, reflect and celebrate the area's fully inclusive history (e.g., indigenous populations, mining, the railroad, Olmsted's linear park and landmarked structures);

Historic Structures: Preserve historic structures in accordance with city policies and regulations;

Integration of History: Integrate history with arts, culture, local food, and any new structures or designs; and,

Existing Assets: Ensure that existing assets contribute positively to the area and are vital and useful (e.g., address Bandshell use, access and delivery/noise; increase enjoyment of Sister City Plaza).



5. Enhanced Access & Connections

the idea...

Boulder's Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections, serving as both an important destination and connector. Travel and access to the area will continue to be improved. The following principles will guide the city.

Improvements: Continue to improve the pedestrian and bicycle experience and amenities;

Wayfinding: Continue to improve connections and wayfinding to/from Downtown for those on foot or bike or using transit;

Parking: Explore replacement of surface lots with structured parking; Assess the parking needs for proposed new uses to address the carrying capacity for all modal access and potential for shared parking;

Boulder Creek Path: Address conflicts and connectivity along the Boulder Creek Path, which is a significant transportation route and recreational amenity (in and through the area);

Thoroughfares: Reduce the barrier-effect of major thoroughfares (e.g., Canyon Boulevard, Arapahoe Avenue and Broadway) and improve their aesthetic quality; and,

Streets: Explore feasibility of shared, closed, or event street(s) (e.g., 13th Street).

6. Place for Community Activity & Arts

the idea...

Boulder's Civic Area offers potential to expand civic services or cultural, arts, science, educational or entertainment amenities that are otherwise lacking in the community. Any new facilities will provide a high level of public benefit and will be guided by the following principles.

Architecture and Design: Increase the area's potential for great beauty and attention through artistically compelling architecture and site design;

Indoor & Outdoor Space: Elegantly blend indoor and outdoor spaces to encourage movement and gathering;

Mixed-Use: Provide a vibrant mix of uses and design to encourage activity and inclusiveness throughout daytime and evening hours and around the year; and,

Harmonious with Downtown: Fit the area's overall public purpose and be harmonious with (but not a replication of) activity on Pearl Street and Downtown.



7. Sustainable & Viable Future

the idea...

All future uses and changes in Boulder's Civic Area's public properties will exemplify the community's sustainability values (i.e., economic, social and environmental) and will be guided by the following principles.

Partnerships: Rely on and encourage partnerships in which key roles, such as administrative, maintenance operations, financial and program services, are collaboratively but formally shared between the city and other entities;

Financial Analysis: Demonstrate consideration of sound financial analysis, including likely capital and ongoing operations and maintenance costs for public and private uses;

Community Benefits: Prove community and social benefit, increase inclusiveness, and minimize impact to like-uses, venues and nearby neighborhoods;

Environmental Considerations: Conserve energy, consider the use of renewable energy, minimize waste and carbon emissions, conserve water and improve water and air quality; and,

Experiential: Provide educational and experiential components.





Part 2

Creating the Place

The Place

The Civic Area vision embodies thousands of community-driven ideas. It adds green space for recreation, while creating new built spaces for essential community functions. It addresses public safety and environmental issues while at the same time meeting the community's recreational, cultural, and diversity objectives. Boulder's Civic Area is envisioned to transform into a place for community inclusiveness and activity—a cohesive and expanded central "green" at the core, bookended by vibrant "built" mixed-use blocks on the west and east ends.

Park at the Core

Boulder Creek serves as the defining feature that establishes much of the natural beauty of the Civic Area and captures the beauty of Downtown Boulder. Along the creek will be a variety of park spaces, play areas, art, mobile food, and programmed activities filled with a diversity of people. To encourage safety and night use, the park will be better lit, landscaping will be cleared and maintained, and new adjacent day and night uses will provide more "eyes on the park." Buildings and urban plazas on the east and west ends will complement and bookend this expansive outdoor "playground," offering more places for people to gather, shop, learn, meet, dine and be entertained. These uses will harmonize with existing and historic structures and places, such as the Dushanbe Teahouse, Sister Cities Plaza, Municipal Building, Storage and Transfer Building (Boulder Museum of Contemporary Art/ BMoCA). The whole area will complement Downtown to meet broad community needs.

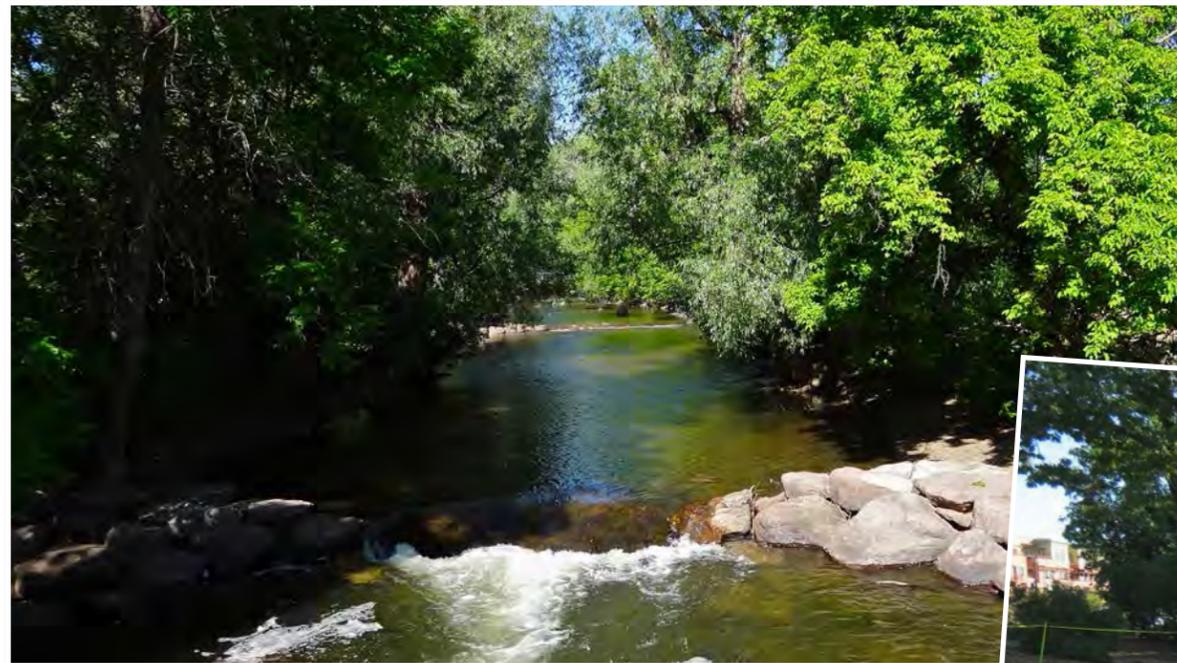
Additionally, removing buildings and parking lots currently in the High Hazard Flood Zone (HHZ) will improve safety and create additional park land. The vision approximately doubles the area's usable pervious surface, promoting "green" infrastructure to help mitigate storm water run-off and urban heat island effects. Green infrastructure also improves the quality of place and increases surrounding property values. In turn, the land outside of the HHZ on both ends of the area will be redeveloped to add more vitality and excitement to the Civic Area. For more information on the park, see page 16

The East End: Food and Innovation

The East End (from 13th Street to 14th Street between Canyon Boulevard and Arapahoe Avenue) will likely include an expanded Farmers' Market and plaza space, the Dushanbe Teahouse, the BMoCA building, possibly a year-round public market hall, a mixed-use community services /innovation center and structured parking to support these functions. Additionally, a vibrant mix of uses are encouraged at the East End that could include small restaurants, cafes, incubator offices, hotel and/or residential units mixed in with city services and civic functions, such as event and meeting space. This will ensure activity and interest throughout the day and night, all week long and all year. For more information on the East End, see page 20.

The West End: Arts and Culture

The West End (the area west of Broadway between Canyon and Arapahoe) will include the existing library on both sides of the creek; a cafe; the Senior Center; the landmarked Municipal Building; a new multi-use building on the St. Julien Civic Use Pad, as well as structured parking. The north library may accommodate a small performing arts facility as part of an expansion and renovation of the existing Canyon Theater, or as part of redevelopment of the north wing library. In addition to existing and new library functions, a future redevelopment of the north wing library could also include community meeting space (possibly connected by a pedestrian bridge over Canyon Boulevard to a future use at the Civic Use Pad). There is the possibility of mixing private and public development to generate 24/7 vitality. A new pedestrian bridge across Boulder Creek west of the existing covered library bridge will better connect the west park area, as well as any future new activities and uses if the Senior Center and the north library are redeveloped. The Municipal Building may be repurposed for a hands-on arts center, museum or other civic related uses should any or all current municipal services relocate elsewhere in the Civic Area. For more information on the West End, see page 24.



PARK AT THE CORE

Over half of the 27 acres - and the core - of the Civic Area is Civic and Central parks with Boulder Creek flowing through, a green spine that unifies spaces and provides natural beauty, ecological richness, shade, recreation, art and places to gather. Park amenities and activities, such as kiosks, food and seating, lighting, and cohesive signage will be added throughout for a consistent look and feel, and green space will expand through the relocation of parking and structures from the High Hazard Zone (HHZ) to other places. Adjacent buildings will create "eyes on the park" and make the area feel more inclusive, safe, and family-friendly.

Performance Criteria

Public parks are central to the vision for the Civic Area. These criteria establish program and design standards for parks within the area.

Plazas and Gathering Places: Generally, large open spaces should be spatially defined into smaller, more easily identifiable and relatable areas. People commonly gather at articulated edges in or around a plaza. A distinct sense of place can be achieved by defining edges and establishing a sense of enclosure through the use of canopies, trees, shrub plantings, arcades, and trellises, which must be balanced with visibility and defensibility. For plazas, small parks, and portions of larger parks, peripheral uses that generate activity, such as eating and drinking outlets, small retail, and music performances are particularly important to the park's attractiveness and liveliness.

Plazas will generally have a "human scale" if they are less than 60 feet across. Avoid large, unarticulated areas, except for those intended for public gathering. Provide a variety of sizes and shapes to encourage socializing and community building.

Park Access: The Boulder Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections. Travel through and access to the area will continue to be improved with enhanced pedestrian and bike as well as limited vehicular access.

- Traffic calming features and pedestrian-oriented streetscape amenities for all streets surrounding and intersecting parks, including: Canyon Boulevard, Arapahoe Avenue, 9th Street, Broadway, and 11th, 13th, 14th and 15th Streets.
- Pedestrian access across Canyon Boulevard should be improved at key crossing points.
- Establish a hierarchy of types of paths that includes: commuter biking paths, children's biking paths, soft (unpaved) walking paths and health paths (perhaps incorporating stone inlays or other interactive art).

- Pathways should provide safe, protected pedestrian links from the park to adjacent uses, such as transit stops and Downtown.
- Pathways should consider those park users who may wish to meander through or around the park as well as those who wish to move efficiently from point to point.

Art and Entertainment: Encourage visual and performance arts by integrating art and opportunities for art to take place throughout parks. Visual art may include earthworks, temporary or permanent sculptures, lighting installations and murals. Visual art may also be incorporated into park fixtures and furnishings such as park signage, gateway markers, pedestrian light posts, banners, pavement, seating, tree grates and guards, and bike corrals. Performance art spaces may include multiple performance venues of different types, including a stage with an amphitheater as well as open plazas.

Food: Incorporate access to a variety of existing and new food establishments and vendors in the park, including permanent and temporary seasonal outdoor and indoor facilities. Recognize the community values of existing food establishments such as the Dushanbe Tea House, the Boulder Farmers' Market, and Mustard's Last Stand, and provide opportunities for enhancing their social and economic viability in the area. When Park Central Building is relocated, consider opportunities for Mustard's to continue to be part of the future development of the Civic Area.



- Provide cafe seating opportunities with flexible furniture, including permanent, fixed picnic seating at appropriate locations.
- Expand outdoor seating and cafe opportunities at the North Library garden, including external access to the library cafe.
- Provide opportunities for an ice cream vendor and food trucks.

Services Extending the Range of Uses: At plazas and performance spaces, provide secure electrical outlets, water spigots, restrooms, and other services that will encourage a greater range of uses.

Views and Viewpoints: Design parks to take advantage of views to the mountains, the creek and other amenities. Use vegetation and path orientation to frame and direct views. Incorporate park edge vegetation to screen views of surrounding roadways and parking and create a sense of place and enclosure. Plan for views into the park from access points.

Noise Mitigation: Mitigate and detract attention from traffic and other ambient noise, in strategic locations for performance spaces as well as quiet contemplative places, by using elements such as fountains, waterfalls and vegetation.

Public Amenities: Provide site furniture and amenities, such as waste receptacles, bicycle racks, drinking fountains, game tables, kiosks, children's play equipment and artwork at key locations within the park. Provide restrooms that are accessible from outdoors within existing buildings, such as the library, and in new buildings. Wayfinding elements, such as signage, lighting, entry gateways and pavement treatment, should be designed to provide a unified look to the park.

Build Green:

- Exceed minimum energy performance and take advantage of renewable resources.
- Conserve water for landscaping.
- Mitigate urban heat island and stormwater runoff.

Safety and Security: Crime Prevention through Environmental Design (CPTED) refers to a group of strategies intended to reduce the fear of crime and the opportunities to commit crime.

- **Natural Surveillance:** This type of "passive surveillance" occurs when areas of the park are open to view by the public and neighbors, and is a major crime deterrent. Maximize the number of "eyes on the park." Ensure that an officer driving by or through the park can see the facilities that might be targeted by offenders. Orient restrooms, shelters, and other structures so that they are easily visible from the roadways and parking areas.
- **Defensible Space:** Design parks so that potential perpetrators cannot lurk or commit a crime and then flee via a convenient escape route.
- **Lighting:** Lighting along pathways, plazas, entrances, parking structures, play areas, etc., should suit the intended hours of operation and level of activity, and should not create glare and deep shadows.
- **Windows:** Encourage windows and adjacent uses that look out onto parks and provide good natural surveillance to discourage criminal activity.
- **Landscaping:** Provide landscaping that is open and allows visibility and natural surveillance and doesn't allow places to hide. Hedges should be no higher than 3 feet and tree canopies should start no lower than 8 feet. This is especially important around entryways and windows. Native, riparian vegetation should be restored and maintained along Boulder Creek in a manner that addresses both ecological health and safety concerns.
- **Territoriality:** Visual cues show that the community "owns" its parks. Good maintenance and seasonal displays send a clear message that people care and won't tolerate crime in the area.

PARK AT THE CORE Key Elements



Gateway Promenade

A continuous promenade along Canyon and repeated along Arapahoe as feasible for access, arts and events, inviting visitors to the Civic Area and creating a strong edge for the park.



Expanded Farmers' Market

Development of picnic areas and gathering spaces within Central Park to better accommodate the market and allow expansion into the park areas for stalls and tents on market days.



11th Street Spine + Signature Bridge

Continuous paved access corridor aligning the north and south areas of the park to connect Pearl Street through the Civic Area and south to University Hill that features a signature bridge across the creek as well as distinct gateways located at both Canyon and Arapahoe entrances.

Nature Play along the Creek

Nature play and interactive physical play spaces primarily south of the creek and incorporated throughout the park for innovative activation and to create a destination for families.



Potential Relocation of the Bandshell

Dynamic topography

A large contiguous lawn with dynamic topography and necessary infrastructure to accommodate large formal gatherings and special events as well as less formal daily uses and activities.



Cafe Terrace & Cherry Tree Plazas

Distinct plaza areas adjacent to the Library and Municipal building that feature urban design elements to support a range of activities and flexible uses.



Enhanced circulation



EAST END: FOOD AND INNOVATION

(13th/14th Street Block)

The East End is envisioned as a mixed-use block that incorporates a variety of uses in existing buildings and future new developments. Desired uses include civic functions integrated vertically and/or horizontally with private uses such as a center for innovation, incubator offices, residential/hotel and commercial uses. The area's proximity and link to the Pearl Street Mall via 13th Street, as well as access to transit services, make this block conducive to maximizing synergy with existing public and private amenities. As the site with the most potential for new development, special attention is required for a careful mix of uses and their design to achieve the guiding principles. Since all desired uses may not fit within the block, all effort should be made to make sure the final plan reflects a balance in the type, mix, and scale of uses. The following performance criteria will guide program choices and site planning.



Illustrative example of 13th Street Plaza with Farmers' Market and market hall



Illustrative example of a mixed-use facility on 13th St block



Performance Criteria

- **Service Center:** Develop civic uses such as municipal services as part of a mixed-use development vertically and/or horizontally integrated with other uses to encourage innovation and creative collaboration. Day and evenings, during the week, Boulder residents, business owners and government officials will gather to meet and deliberate over local choices and policies, and conduct business and work with partnering non-profits.
- **Day and Night Time Uses:** Integrate uses that generate 24 hour activities such as residential or hotel.
- **Public Plaza:** Develop an urban plaza space to serve as an organizing feature within the block and to provide a variety of public and outdoor functions as a complement to the more "green" park spaces to the west and Farmers' Market.
- **Structured Parking:** Provide the appropriate amount of parking for adequate and convenient access to existing and future uses, balanced with area wide Transportation Demand Management. If new structures are proposed with below grade parking, the hydrologic impacts on the creek and riparian areas must be carefully considered.

The East End: Food and Innovation



The plan graphics and drawings shown here are intended to illustrate the concepts and principles contained in the plan. They are not meant to prescribe the exact location, type or size of future buildings or amenities. The actual physical form of the area will evolve over 10 or more years and will likely be different from these illustrations.

Building Form and Massing

The Civic Area Masterplan will be used as the basis of future land use map changes in the Boulder Valley Comprehensive Plan (BVCP), as well as the basis for rezoning. The performance criteria for Building Form and Massing will be used in the Site Review process to help determine whether a project meets the Site Review criteria. The East End includes five private properties. As the plan is implemented, the City will coordinate with the owners on development opportunities.

- Building heights should range from two to four stories. Along Canyon, provide up to four stories to help create a more urban character, while buildings along Arapahoe should help transition to the relatively lower height of the residential buildings in the vicinity.
- At the ground level, buildings should have permeability and transparency with visual and physical connections to the outdoors and public spaces.
- At least 60% of the ground floor area should be visually transparent along all major public streets, including Canyon Boulevard, Arapahoe Ave., 13th and 14th Streets, as well as along public plazas.
- Use high quality, durable materials that enhance the building and convey a sense of permanence.
- Employ sustainable green building standards.
- To the extent possible, include active market hall and food-related uses along Canyon Boulevard, 13th and 14th Streets, and facing new plazas.
- Consider the effect of building height on shading and views.
- Building orientation should enhance the opportunity for views of the Flatirons and publicly accessible roof-tops.
- Building entrances should be clear, direct, and welcoming and orient to public areas, streets, plazas, and parks.
- Locate parking structures either underground, or above ground wrapped with active uses to avoid visibility and degradation of the pedestrian environment. Structures should be well lit and easy to navigate in the interior.

Possible Program Elements

- Market Hall
- Service/Innovation Center
- Museum
- Night time uses

For Continued Consideration...

The block will include the outdoor Farmers' Market (expanded), Teahouse, City Storage and Transfer Building (BMoCA), outdoor space and parks, and structured parking. The Atrium Building could be repurposed or redeveloped. With further analysis, any of the above possible program elements could also occur here, provided they meet the performance criteria.



WEST END: ARTS AND CULTURE

(Library and Senior Center)

The West End is envisioned as a cultural/arts core within the Civic Area that builds on the existing civic and cultural functions including the Main Library and the West Senior Center. Building on this site provides opportunity to enhance both the indoor and outdoor functions of the existing amenities, as well as redevelopment and/or new development opportunities. North of the Creek, the north wing of the library has potential for redevelopment as a state-of-the-art facility for performing arts, taking advantage of its location with the expansive view of the Flatirons to the west and hotel and downtown amenities directly across Canyon Boulevard. The consideration of the Civic Use Pad for a mix of public and private uses provides a potential synergetic relationship of land uses throughout the West End. In addition, a potential repurposed Municipal Building to the east, and the park in-between, provide further opportunity to create a unique and vibrant mix of outdoor/indoor uses primarily focused on arts and cultural uses.



Illustrative example of performing arts lobby



Illustrative example of Civic Use Pad/North Library connection

Performance Criteria

Library North: If a performing arts center is included as part of a redeveloped library, its flexibility is key to its success. A fully redeveloped north library building would need to function as a multi-purpose and flexible performing arts facility. In addition to performance and gallery space, there needs to be creative ways to incorporate a mix of uses such as the library's maker space, flexible rehearsal space that could double as meeting rooms or small banquet space, and even possibly incorporating retail and/or restaurant facilities. The capacity for the space to include events and meeting space for non-profits and businesses at a reasonable price is critical to its success. On the weekend and evenings, the facility could be a place for weddings, receptions and parties, as well as performances and art shows. If plans proceed for only rehabilitating the existing Canyon Theatre by increasing capacity to mezzanine seating, there will still need to be opportunities for maximizing a mix of uses in the north building to activate the space.

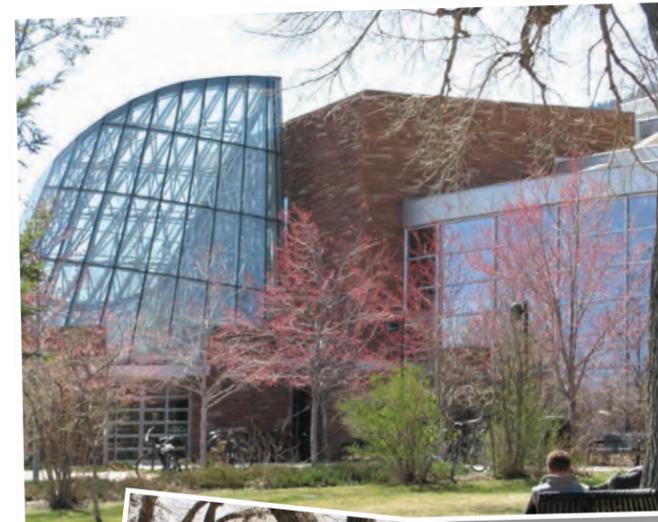


Library Cafe: As part of the new cafe at the bridge, expand opportunities for outdoor seating and gathering to spill out onto the adjacent garden to the east.

Library South: Closely coordinate the proposed renovation and reconfiguration of the library's interior space with the redesign of Civic Park south of the creek to make it more kid and family friendly as well as a community destination and gathering place. The interior space and function of the library should be integrated with the outdoor space through art, park design, play area and future programming of the library. Features may include public art that enhance the physical and visual link between the outdoor and indoor spaces, a nature play tot lot, a children's reading garden, a water play sculpture, and intimate picnic and seating areas among shade trees along the creek.

Senior Center: If redeveloped as a new senior facility, explore providing a wider range of services, including relevant city and community services, in a more integrated "one stop shop" model. If the senior center is relocated elsewhere outside the Civic Area, consider the site for residential development, including potential micro units. Consider also potential coordination with Boulder Housing Partners and federal H.U.D. for incorporation of Arapahoe Apartments into new residential development.

Structured Parking: Provide the appropriate amount of parking for adequate and convenient access to existing and future uses, balanced with area wide Transportation Demand Management. If new structures are proposed with below grade parking, the hydrologic impacts on the creek and riparian areas must be carefully considered.



The West End: Arts and Culture



The plan graphics and drawings shown here are intended to illustrate the concepts and principles contained in the plan. They are not meant to prescribe the exact location, type or size of future buildings or amenities. The actual physical form of the area will evolve over 10 or more years and will likely be different from these illustrations.

Building Form and Massing

The Civic Area Masterplan will be used as the basis of future land use map changes in the Boulder Valley Comprehensive Plan (BVCP), as well as the basis for rezoning. The performance criteria for Building Form and Massing will be used in the Site Review process to help determine whether a project meets the Site Review criteria.

- Building heights should range from two to four stories along Canyon to create a more urban character along this wide public right of way, and to establish a better formal relation in mass and scale with St. Julien and the future development at the Civic Use Pad.
- Along Arapahoe, building scale and mass should help transition to the relatively lower height of residential buildings in the vicinity. Building heights should be limited to no more than three stories.
- At the ground level, buildings facing Canyon Boulevard and Arapahoe Avenue should have permeability and transparency with visual and physical indoor/outdoor connections and public spaces, with at least 60% visual transparency along all major public streets and park space.
- Use high quality, durable and timeless materials that enhance the buildings and convey a sense of permanence.
- Employ sustainable green building standards.
- Consider the effect of building height on shading and views.
- Building orientation should enhance the opportunity for views of the Flatirons, especially along west building facades.
- To the extent possible, include opportunities for publicly accessible roof-top spaces.
- Building entrances should be clear, direct, and welcoming and orient to public areas, streets, plazas, and parks.
- Locate parking structures either underground, or above ground wrapped with active uses to avoid visibility and degradation of the pedestrian environment. Structures should be well lit and easy to navigate in the interior.

Possible Program Elements

- Multi-Purpose Senior Center (Redeveloped)
- Expanded Cafe
- Civic Use Pad
- Night Time Uses
- Performing Arts

For Continued Consideration...

The West End will include the existing south wing of the library as it is today, the Municipal Building, structure parking, and outdoor space and parks. With further analysis, any of the above possible program elements could also occur here, provided they meet the performance criteria.



Access and Mobility

Access and mobility are important to the vitality of the Civic Area. People using all transportation modes—whether on foot, bicycle, bus or car—need to be able to get around easily. People also need to be able to connect to surrounding destinations safely and conveniently. The Civic Area and Downtown already have well-used multi-modal amenities and connections, including the 13th Street contra-flow bike lane, local and regional transit services and the Transit Center, bike parking, Boulder Creek Path, Pearl Street Mall, and a parking district. However, improvements throughout the area could still be made.

Access and Mobility Elements

Canyon Boulevard: Canyon Boulevard will be enhanced from 9th to 17th Street to become a complete street, incorporating dedicated bike lanes, safe pedestrian environments and more street trees and landscaping while still accommodating cars and buses.

Broadway: Reduce Broadway as a barrier by employing design elements to improve pedestrian safety at the Arapahoe and Canyon intersections. Design treatments similar to the special brick pavers used at the Pearl Street Mall and Broadway crossing would help to reduce the barrier perception while improving safety.

11th Street: 11th Street will be improved to allow enhanced physical and visual connectivity from Pearl Street to the Civic Area and to the University Hill area. This improvement will provide a pedestrian and bike friendly corridor that allows visitors to easily access these core areas of downtown.

13th Street: 13th Street could remain unchanged, which is open to vehicular traffic except during the Farmers' Market, or could be transformed into an urban plaza with bike access and a stronger connection to Pearl Street Mall.

14th Street: 14th Street could remain unchanged, or converted to transit-only with bike and pedestrian access, or converted to a transit and general use street.

Public Transit: Local and regional transit public transportation services, including the SKIP, JUMP, DASH, BOLT, BX, and AB, will continue to provide access to the Civic Area and the Downtown.

Bicycle/Pedestrian: Maintain and expand current bicycle and pedestrian pathways to facilitate better circulation as well as connections to nearby areas, including Pearl Street Mall, Goss/Grove, CU and University Hill.

Goss/Grove Access: Create an east-west bike/pedestrian corridor through the Goss/Grove neighborhood starting at 14th Street and continuing to 17th Street.

Parking: Over time, the surface parking in the HHZ will be removed to improve life safety and to open up more parkland; however, these spaces will be replaced with parking structures on either or both the west and east end of the Civic Area.



Legend					
	Major Ped/Bike Connection		Internal East/West Connection		B-Cycle Station
	New Ped/Bike Connection - Canyon Blvd.		Bike Lane		Transit Station and/or Stop
	Ped/Bike Connection		Existing Parking Structure		Boulder Transit Center
	Boulder Creek Trail - Ped/Bike		Potential Parking Structure		Transit Corridor
	New Ped/Bike Connection - Goss/Grove Access		Enhanced Ped Crossing		Potential Transit Corridor

Bandshell

the idea...

Explore relocating the bandshell within the Civic Area or other locations that allow increased usefulness as an outdoor structure.

The Glen Huntington Bandshell, built in 1938, is a local historic landmark and protected under the city's Historic Preservation Ordinance. It is architecturally significant as an example of Art Deco architecture in Boulder. Today, it faces challenges, including limited programming, worn appearance, uncomfortable seating, frequent transient occupation, and traffic noise and access challenges for performances. The context also has changed significantly from the 1930s. The north end of the bandshell is within the 65-foot setback from the centerline of Canyon Boulevard, which is needed for creating a "complete street" design along Canyon from 9th Street to 16th Street. The current location of the bandshell would prohibit implementation of a "complete street" between Broadway Avenue and 13th Street.

Recent outreach and public involvement has concluded that the bandshell is not currently functional and faces many challenges relating to its physical location and programmatic effectiveness. Additionally, many proposed uses and physical improvements have been identified for the current space that is occupied by the bandshell within Central Park. Consideration has been given to relocate the bandshell to increase its effectiveness and functionality while allowing improvements to the park area in its current location. The community will be further engaged in the relocation initiative through an outreach to gather ideas and thoughts about its new location and programmatic opportunities. This process will balance the framework of historic preservation while achieving the goals outlined by the community for the improvement to the Civic Area.



Arts, Culture & Science Opportunities

the idea...

Continue to explore a blend of indoor and outdoor arts, cultural and science facilities and spaces as an integral and important components of the Civic Area, including:

- Permanent and temporary art installations or outdoor cultural, arts, and science displays throughout parks;
- Ideas to incorporate an art and cultural related multi-use event space into at the Civic Use Pad.
- Housing the Boulder Museum of Contemporary Art (BMoCA) in a new facility, or in an expanded facility at its existing location.
- Possible repurposing of the Municipal Building (if city facilities are consolidated in new building(s)) for art or cultural related uses; and,
- New facilities as an addition to (or as a redevelopment of) the north wing of the library.

The community wants new arts, culture, and science in the Civic Area and has expressed interest in a community events venue for meetings, banquets, reception dinners, charitable events, etc. BMoCA is exploring expansion of its facility, either at its current location on 13th Street or moving to a new facility within the Civic Area. Additionally, outdoor arts and science are ideas that resonate with the community.

Performing Arts Facility

the idea...

Continue to explore the feasibility of a performing arts facility, either as an addition to or redevelopment of the north wing of the Main Library. A facility may generate excitement and should reflect emerging trends in arts facility programming and usage. The demand for and capital and operation costs of a facility requires further study, as does its projected impact on the Downtown and other venues in and near Boulder. Any facility would need to meet the Guiding Principles and performance criteria in this plan.

In 2013, a local nonprofit, the Boulder Center for the Performing Arts (BCPA), commissioned a feasibility study for a performing arts center in Boulder. Their results were published in April of 2014. The group expressed preference for a mid-sized performing arts center (700-1,200 fixed seats) that would be built through a private/public partnership on city-owned land. The city's Community Cultural Planning process executed in 2014 and 2015 has also identified a need within the community for a mid-sized performance venue. An independent analysis of the BCPA study commissioned by the City of Boulder suggests that the greatest need is for a flexible performance venue of approximately 500-700 seats depending upon the program expectations of the space. The independent analysis stresses the importance of constructing a technically well-equipped venue capable of adapting to future needs in order to host multiple types of events. A well-equipped flexible venue will be of interest to many in Boulder if it has a flexible design capable of hosting large meetings and events as well as performances. The next step is to complete a comprehensive business plan for a performing arts facility. Any performance facility must ensure many uses to avoid creating an inactive zone when it is not in use.



Mixed-Use Community Services / Innovation and Events Center

the idea...

Create a mixed-use community services/innovation and events center (one or several buildings on the 13th/14th Street block) as a space for public/private collaboration, gathering, and celebration through events. Buildings will integrate well with outdoor plazas, theatre, etc. and exemplify the community's sustainability values. The building may accommodate replacement of city functions removed from the HHZ or any repurposed buildings (possibly the Municipal Building and/or Atrium), other city functions, and/or other community needs.

To optimize day/night uses, any new building should be part of a mix of uses, including possibly a vertical mix with the public market hall, other small restaurants or cafes, community event space, and plazas and outdoor spaces. More than 25,000 customers are served each year in seven city buildings in the Civic Area (excluding the Main Library and Senior Center), and multiple events and meetings occur. A center with private incubator space could accommodate multiple community needs.

West Senior Center

the idea...

Continue to explore the creation of a 21st century Senior Center consistent with best practices and models providing a wider range of access for older adults to resources, socialization, and continuous learning and enrichment. Explore co-location of the center with other services, activities, and amenities - either in its current location (redeveloping existing center) or elsewhere, possibly including Downtown, close to other services and amenities.

The West Senior Center is west of the library and south of Boulder Creek and was built in 1974. The center, a 16,200 square foot facility, serves 56,400 customers a year, including Meals on Wheels, and the city offers many other senior programs here. The Human Services Department is currently updating its masterplan, and is exploring the senior center's future, consistent with 21st century best practices and models. Often, newer centers are co-located with other services (such as for children, youth, and families) to be convenient for customers and providers. Additionally, they provide both dedicated space for senior adults and flexible, intergenerational community space .



Structured Parking

the idea...

Relocate most surface parking in the Civic Area to structured parking on the west and east ends. Some handicapped spaces and spaces for seniors may remain near building entrances; however, most parking would be in structures designed to be convenient and attractive, and to include a mix of uses around the outside, similar to other downtown parking structures.

To create a strong pedestrian environment for the Civic Area, "just enough" parking spaces will be provided for those who chose to arrive by car. Parking demand is expected to increase with the new, additional uses and amenities, increased events and programming, and higher park visitorship envisioned by this plan. However, that demand will be minimized to the greatest extent possible by providing facilities, services and a physical environment that support and encourage walking, biking and transit use, and by ensuring that parking spaces are shared by uses with different peak periods. The appropriate number of parking spaces and their location will be determined through further analysis and discussion, and will take into account: current and projected parking supply and demand for specific uses and activities at different days, times and seasons, within and adjacent to the Civic Area; potential for coordinating uses and sharing spaces; pedestrian, bicycle and transit enhancements; floodplain issues; site configurations; surrounding street network and access; and other factors.





Part 3

Implementation and Phasing

Strategies

The following strategies will help accomplish the plan.

- 1 **Phasing/Prioritization "Roadmap."** Key steps and phasing will be necessary to sequentially and systematically work toward the vision in the near-term and over time. (See phasing diagrams on pages 42 and 43 for initial prioritization and phasing.)
- 2 **Coordination.** Using designated staff coordinators and other staff within the city to work across city departments and with community partners to carry out the plan (e.g., nonprofit organizations, such as the Farmers' Market and BMoCA, private land owners and developers, and others, such as the Ocean Coalition, Bridge House and Boulder Chamber). See sidebar on right for further details.
- 3 **Detailed Planning and Design.** Develop detailed site plans for certain parts of the Civic Area (e.g., site plan for the core park, for the East and West Ends and for the future Canyon Boulevard). Further engage the community and boards and commissions to review and give feedback on detailed plans. Develop cost estimates for infrastructure and improvements.

Examples of Partners



- 4 **Investment Strategy.** Identify a comprehensive portfolio of financing tools and development structures to pay for capital improvements in phases and identify ongoing operations and maintenance funds. The financial and investment strategy could include any combination of:
 - public financing through voter-approved bonds or sales tax;
 - private financing;
 - districts such as general improvement districts, metropolitan districts and others;
 - endowments;
 - certificates of participation (COPs);
 - General Fund and Capital Improvement Program (CIP) alignment of priorities;
 - public improvement fees;
 - state and federal grants (e.g., state Great Outdoors Colorado funds for parks and open space, and National Endowment for the Arts);
 - urban renewal financing; and,
 - crowd source funding.

The proposed land uses and ownership (e.g., private or public) to some degree determine what kind of financing strategies (financing tools and organizational structures) might be applicable.

- 5 **Land Use Code Update.** If the Land Use Code is inconsistent with the desired plan, update standards as necessary to incentivize or limit certain types of development.
- 6 **Programs and Activities.** Collaborate with appropriate partners to expand existing programs and activities or create new programs consistent with the Plan's vision and principles (e.g., programming new facilities, expanding flood education, and/or creating work opportunities for people who are homeless).
- 7 **Construction.** Following detailed site planning and engineering, construct infrastructure, street improvements, art, informational pieces, park improvements or structures, and buildings.

Partnerships: Cooperate with non-profit and service organizations to ensure that in all programming or built spaces, there are options for people of all incomes and abilities to use the space or participate in events together. As spaces are redeveloped or reprogrammed, enable ways to create space for service provision even if it is not a direct city-provided service.

Maintenance and Operations: Develop on-going community-oriented maintenance activities for the Civic Area. Develop regular ways to involve community members in clean-up and maintenance and to build civic pride and cooperation. Engender a different way of thinking about this area throughout the community. For example, have an on-going clean up paid program for low-income or homeless residents, possibly sponsored by the business community, and also structure regular times for full community projects.

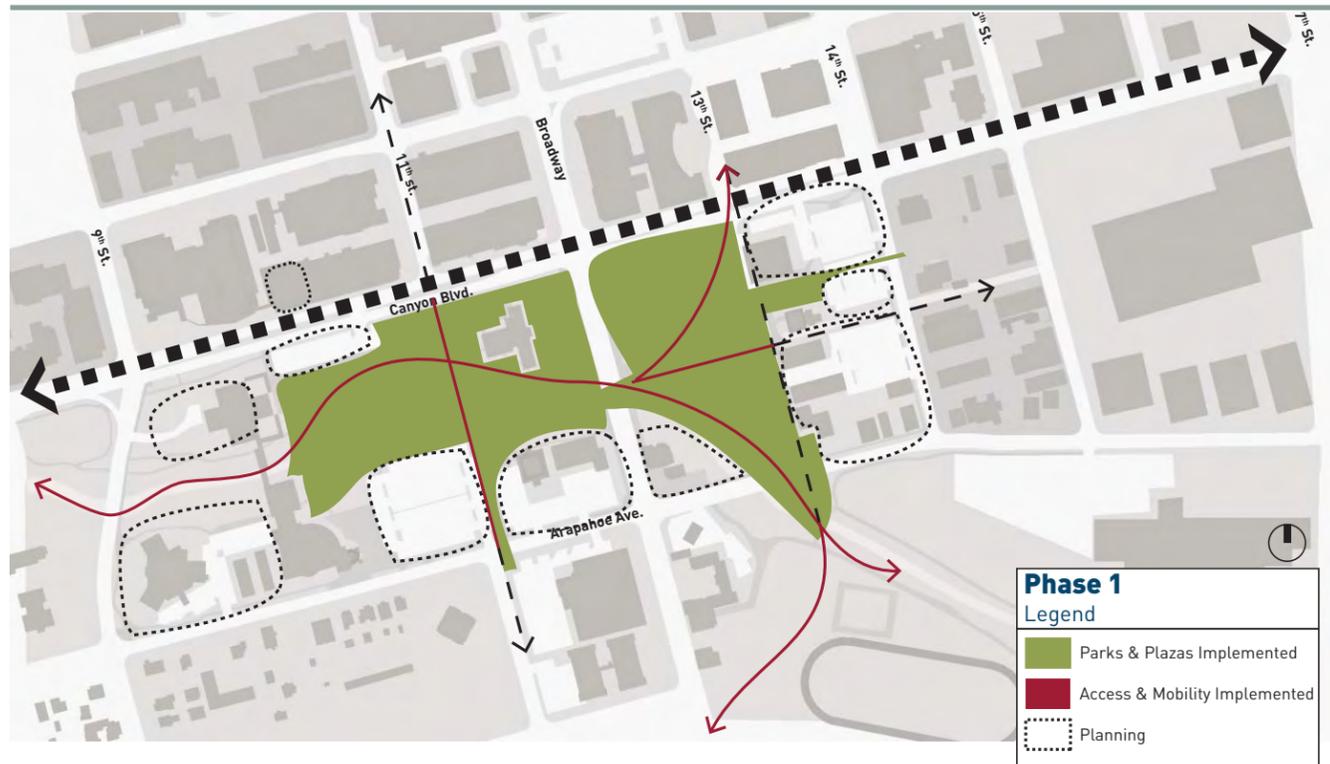
A mix of uses will take a mix of strategies. For example some options may be:

- **Arts/Culture/Parks:** private/public shared financing, supplemented with grants
- **City facilities:** public financing supplemented with private development and city leasing
- **Offices or retail:** private/public partnership, city lease or sale
- **Parking Structure:** Central Area General Improvement District (CAGID) and user fees
- **Housing:** private, public-private partnership, possible trust, lease/sale by city

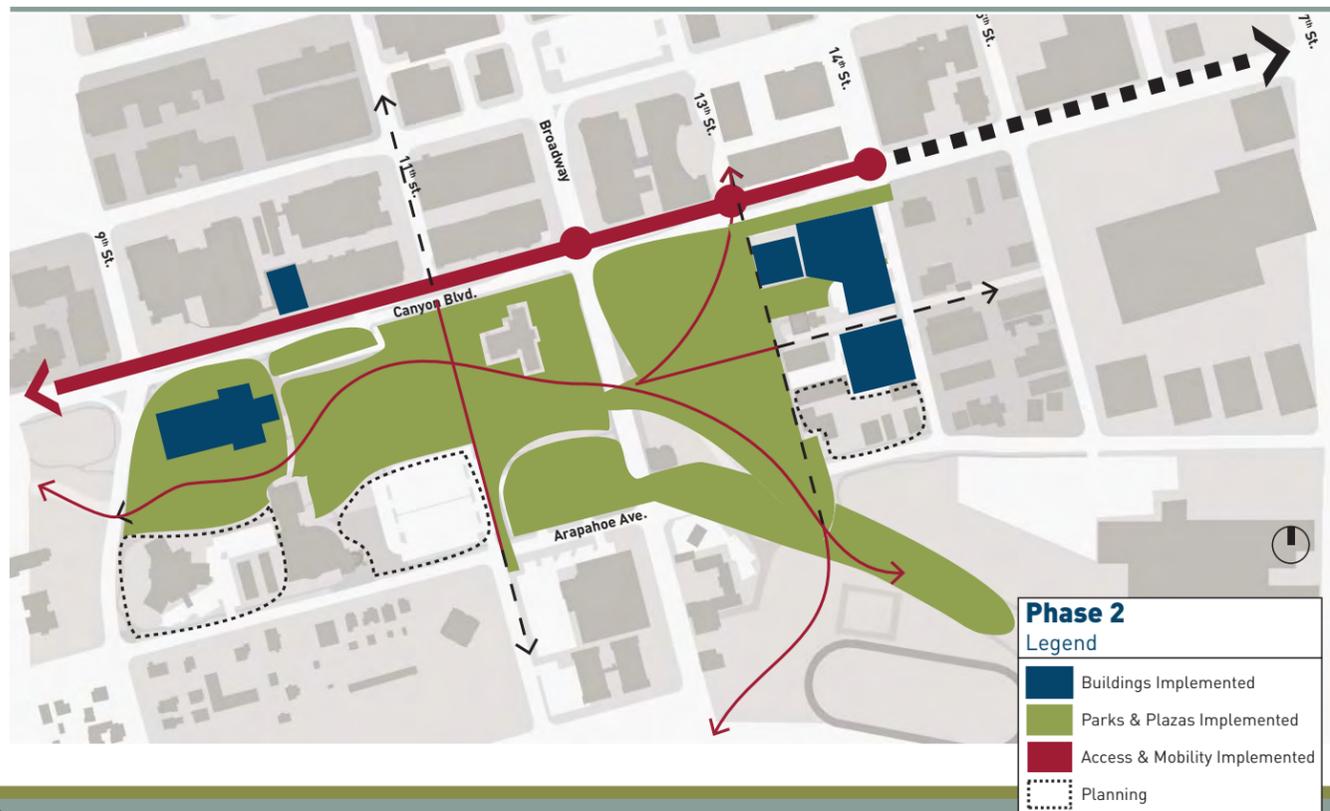
Phasing Plan

The diagrams that follow identify the likely phasing and timing to implement the plan. This phasing plan is preliminary and depends on the availability of funding sources (public, private and other). The phases are broken into the following approximate time periods:

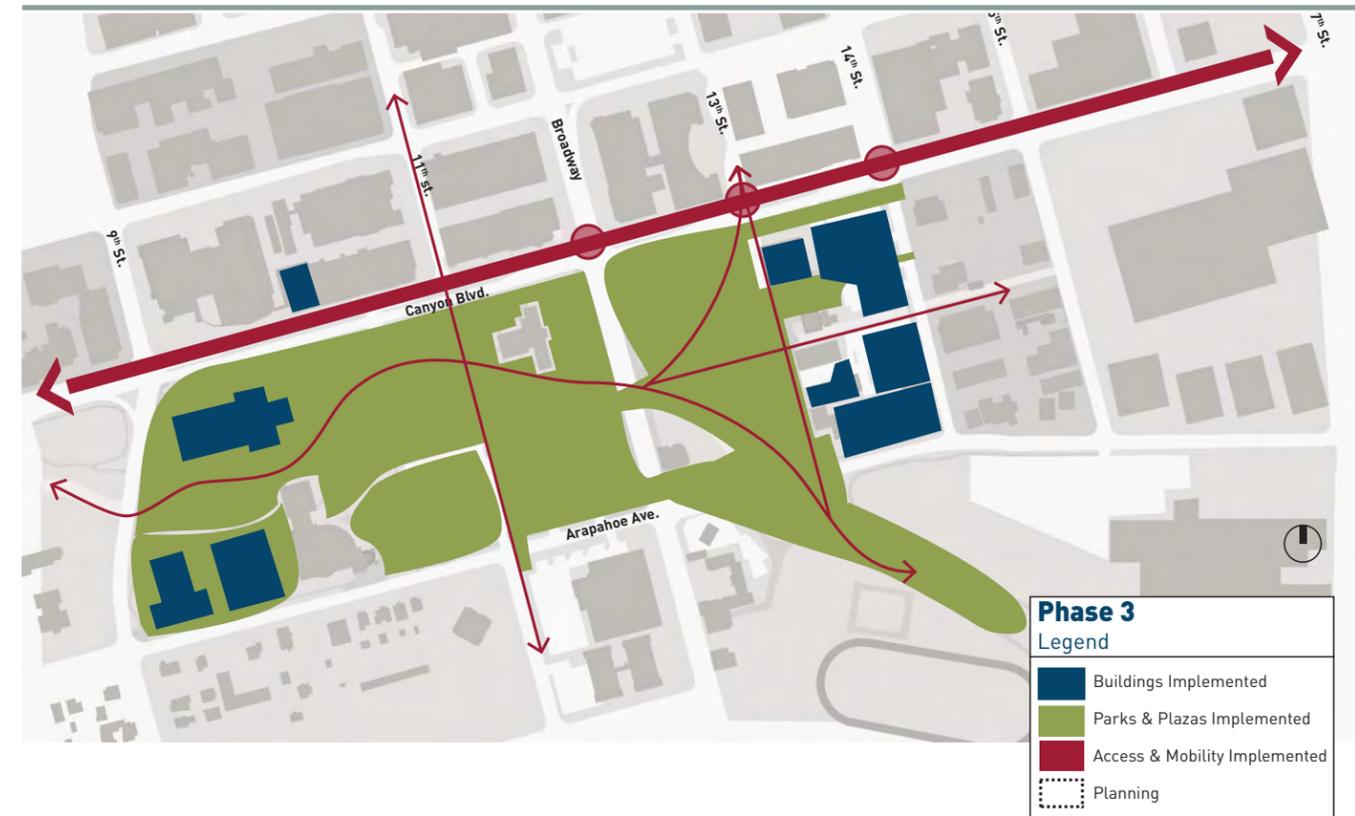
Phase 1: 2016 - 2018



Phase 2: 2018 - 2023



Phase 3: 2023+



City Council & Board/Commission Implementation Roles

Additional guidance from City Council and the boards and commissions with purview in the Civic Area will be needed to implement this plan. This table describes their roles.

	Purview (as it relates to Civic Area)	Implementation Role
City Council	Whole plan; decisions about city-owned land and facilities	Approval of any proposals related to city-owned land, facilities or financing; approval of any plan amendments
Arts Commission	Art in public places, role of arts in the Civic Area	Direction on public art and refinement of strategies related to arts
Boulder Design Advisory Board	Urban design	Input on urban design for any new buildings or major changes to existing buildings
Downtown Management Commission	Parking and development in CAGID (Central Area General Improvement District, a.k.a. Downtown)	Input on parking implementation that affects Downtown, advice on parking strategies, approve any changes to CAGID
Human Relations Commission	Inclusiveness, homeless	Advice on fostering inclusiveness, particularly as it relates to the homeless population, in proposed programs and designs
Landmarks Board	Historic preservation and review of landmarked structure	Review of any landmark alteration permit, including moving bandshell or alterations to other area landmarks, or other proposals that emerge related to historic preservation during the implementation of the plan
Library Commission	Library Master Plan and any overlapping aspects	Approval for any changes to the library and input on any changes adjacent to or affecting the library
Parks and Recreation Advisory Board	Parks planning, greenways, parks function	Advice on site planning and choices about activating the park
Planning Board	Land use changes (private land)	Approval of any land use changes to private properties (in the vicinity, and any public or private development) review application in the area that normally requires zoning changes and/or Planning Board approvals
Transportation Advisory Board	Transportation and connections	Input on transportation connections and improvements, such as Canyon "complete street" design, recommendation on any Transportation Master Plan changes that affect the area
Water Resources Advisory Board	Changes to the floodplain	Input on creek improvements and any proposed flood mitigation

CREEK VALLEY HYBRID- SITE PLAN



Opportunities for near-term improvements

- ① Creek Lawn
- ② Cafe Terrace
- ③ Performance Hill
- ④ Creek Walk/Terrace
- ⑤ Cherry Tree Plaza
- ⑥ 11th Street Spine
- ⑦ 11th Street Spine Bridge
- ⑧ Nature Play
- ⑨ Oak Grove
- ⑩ Seasonal Farmer's Market Structure
- ⑪ Performance Area
- ⑫ Oak Market Plaza
- ⑬ Transit Plaza
- ⑭ Restroom Building Opportunity
- Ⓐ Promenade
- Ⓑ Picnic Plaza
- Ⓒ Possible Location for Relocated Bandshell
- Ⓓ Expanded Farmer's Market Park Loop

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CREEK VALLEY HYBRID - MASTER PLAN



Opportunities for near-term improve-

- | | | |
|--------------------------------------|---------------------------------|---|
| ① Creek Lawn | ⑪ Performance Area | Ⓐ Promenade |
| ② Cafe Terrace | ⑫ Oak Market Plaza | Ⓑ Picnic Plaza |
| ③ Performance Hill | ⑬ Transit Plaza | Ⓒ Possible Location for Relocated Bandshell |
| ④ Creek Walk/Terrace | ⑭ Restroom Building Opportunity | Ⓓ Expanded Farmer's Market Park Loop |
| ⑤ Cherry Tree Plaza | ⑮ Great Lawn | Ⓔ Ecological Playground |
| ⑥ 11th Street Spine | ⑯ Stage Terrace | Ⓕ Possible Existing Gas Station Relocation |
| ⑦ 11th Street Spine Bridge | ⑰ Event Hill | |
| ⑧ Nature Play | ⑱ Park Support Building | |
| ⑨ Oak Grove | ⑲ Wetland Garden | |
| ⑩ Seasonal Farmer's Market Structure | ⑳ Pedestrian Bridge | |
| | ㉑ Site for Structured Parking | |

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