



City Council June 16, 2015

Agenda

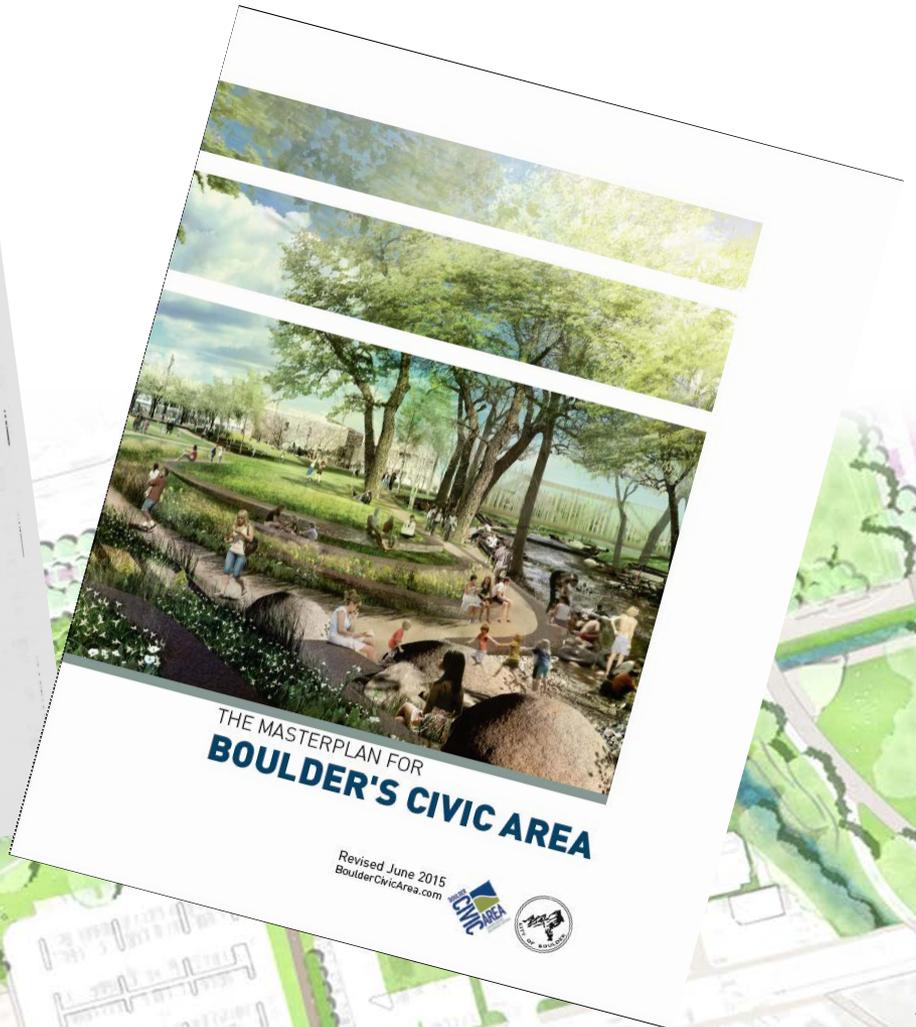
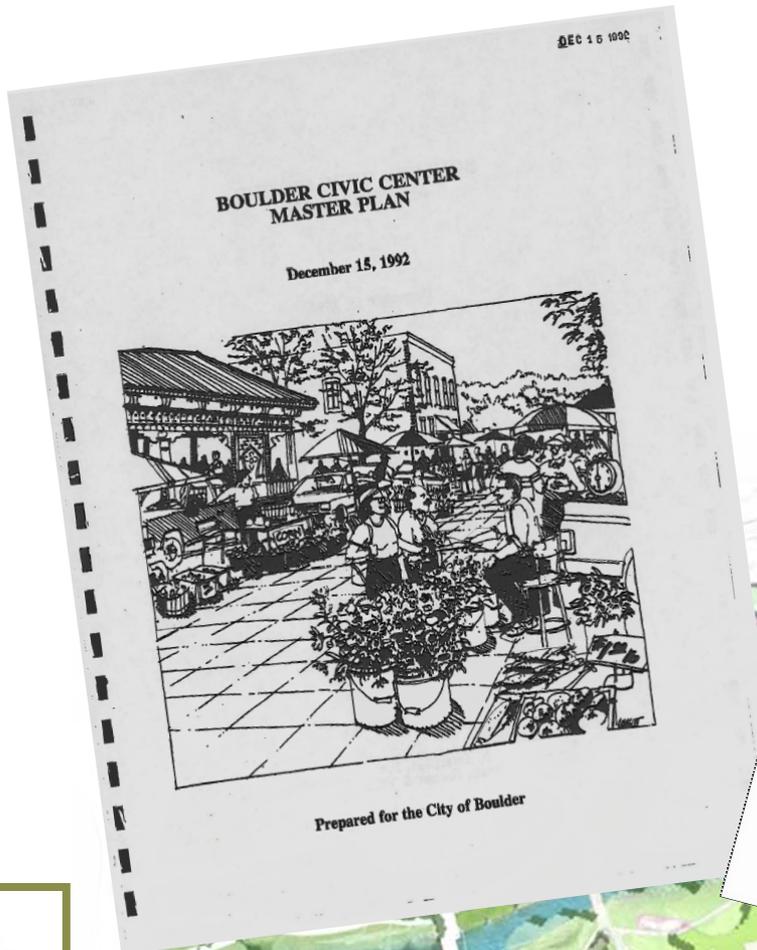
Part 1. Acceptance of the updated **Civic Area Master Plan**
(Council Q&A)

Part 2. Direction on the **BCH Broadway campus** and relocation of municipal services

Part 3. Support to address short-term city **office space needs** to improve customer service
(Council Q&A)



Part 1: Civic Area Master Plan



BOULDER CIVIC CENTER MASTER PLAN

December 15, 1992



Prepared for the City of Boulder

The 1992 Boulder Civic Center Master Plan



The 2013 Boulder Civic Area Vision Plan



THE PLAN FOR
BOULDER'S CIVIC AREA



The 2015 Updated Boulder Civic Area Master Plan



THE MASTERPLAN FOR
BOULDER'S CIVIC AREA

Revised June 2015
BoulderCivicArea.com



Public Input

The Civic Area Master Plan is inspired by community engagement facilitated last fall and early this year.



BOARD AND COMMISSION FEEDBACK

Planning Board recommended acceptance (7-0) of the Civic Area Master Plan to City Council.

Several amendments were also recommended including:

- Existing historic resources be preserved
- Private irrigation ditch remain open while addressing safety issues
- Emphasize family and inclusion in the master plan
- Amend “how the plan will be used”



Amending the Master Plan

- Details of Plan will Change
- Changes to Vision and Guiding Principles – City Council Consider Amending
- City Council and Boards/Commissions will Review Specific Improvements



Recent Updates to Master Plan

Performing Arts Facility in North Wing of Library

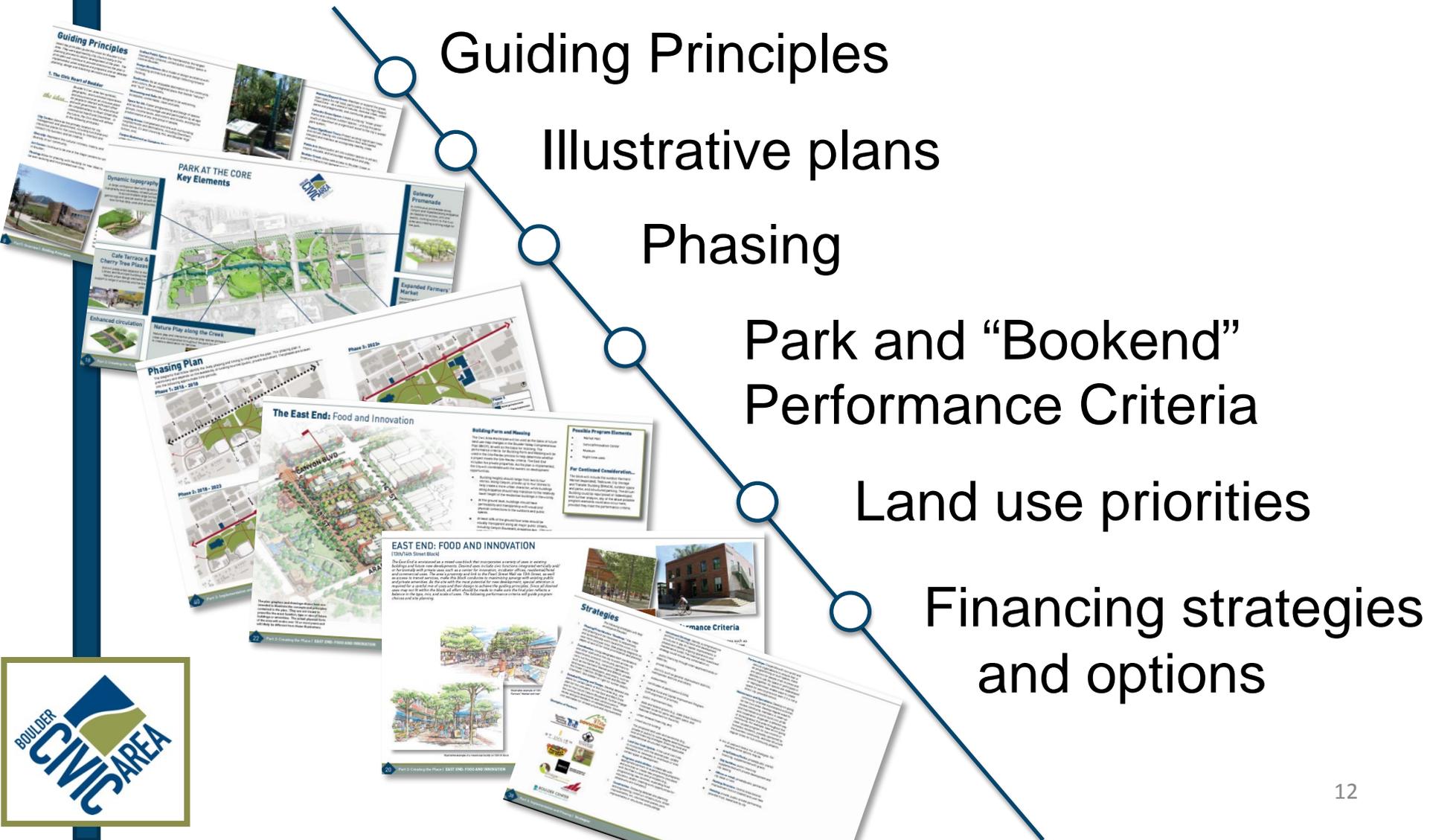
- Staff not recommending expansion of North Library
- Opportunities exist to modify existing facility in accordance with current regulatory framework
- Additional study in progress



The Plan for Boulder's Civic Area



A Road Map to Enhancement



Civic Area Guiding Principles



- The Civic Heart of Boulder
- Life & Property Safety
- Outdoor Culture & Nature
- Celebration of History & Existing Assets
- Enhanced Access and Connections
- Place for New Community Activity & Arts
- Sustainable & Viable Future



Park at the Core

Performance Criteria

- Create **engaging gathering spaces**
- Provide **access for all members of the community**
- Integrate **art, entertainment and activation**
- Incorporate **food and Farmers' Market** enhancement
- Enhance views, provide noise mitigation and provide **enhanced public amenities**
- Develop **environmental play areas**
- **Build “green”** and enhance **sustainability measures**
- Enhance **safety and security** throughout the space



EAST END

Performance Criteria

- **Service Center:** *Municipal services as part of a mixed-use, encourage innovation, day/evening uses*
- **Public Plaza:** *Urban plaza space as an organizing feature, complement "green" park and Farmers' Market*
- **Structured Parking:** *Provide for adequate convenient access to existing and future uses*



WEST END

Performance Criteria



- **Library North:**
Mix of uses, outdoor performing arts space, weekend/evening uses, expand library café to outdoors
- **Library South:**
Coordinate with Civic Park, kid/family friendly space, public art, nature play tot lot

WEST END

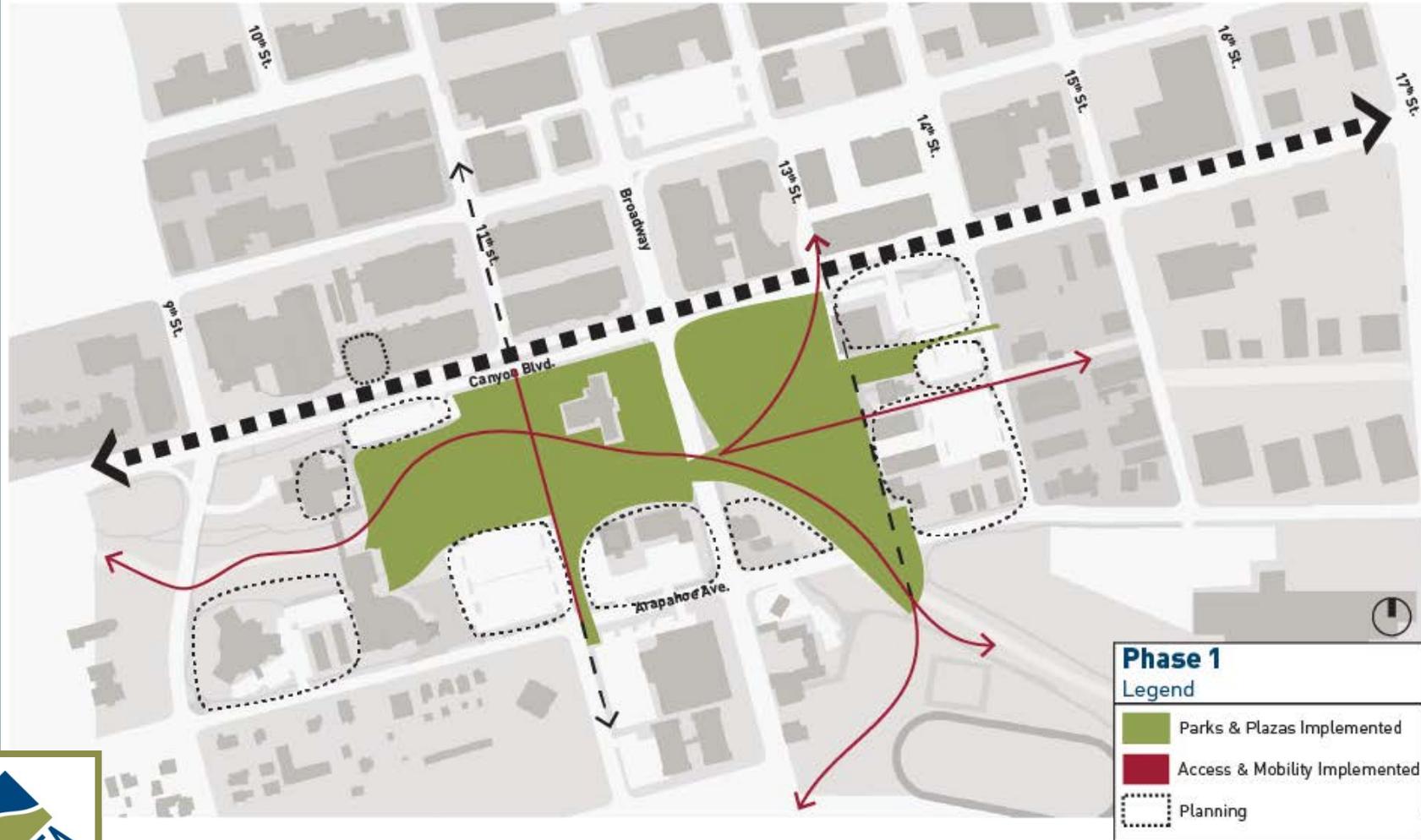
Performance Criteria

- **Outdoor Performance Space:**
Integrate exterior and interior improvements of the Library North Wing
- **Senior Center:**
If redeveloped as a new facility, explore a wider range of services for the community
- **Structured Parking:**
Provide for adequate convenient access to existing and future uses



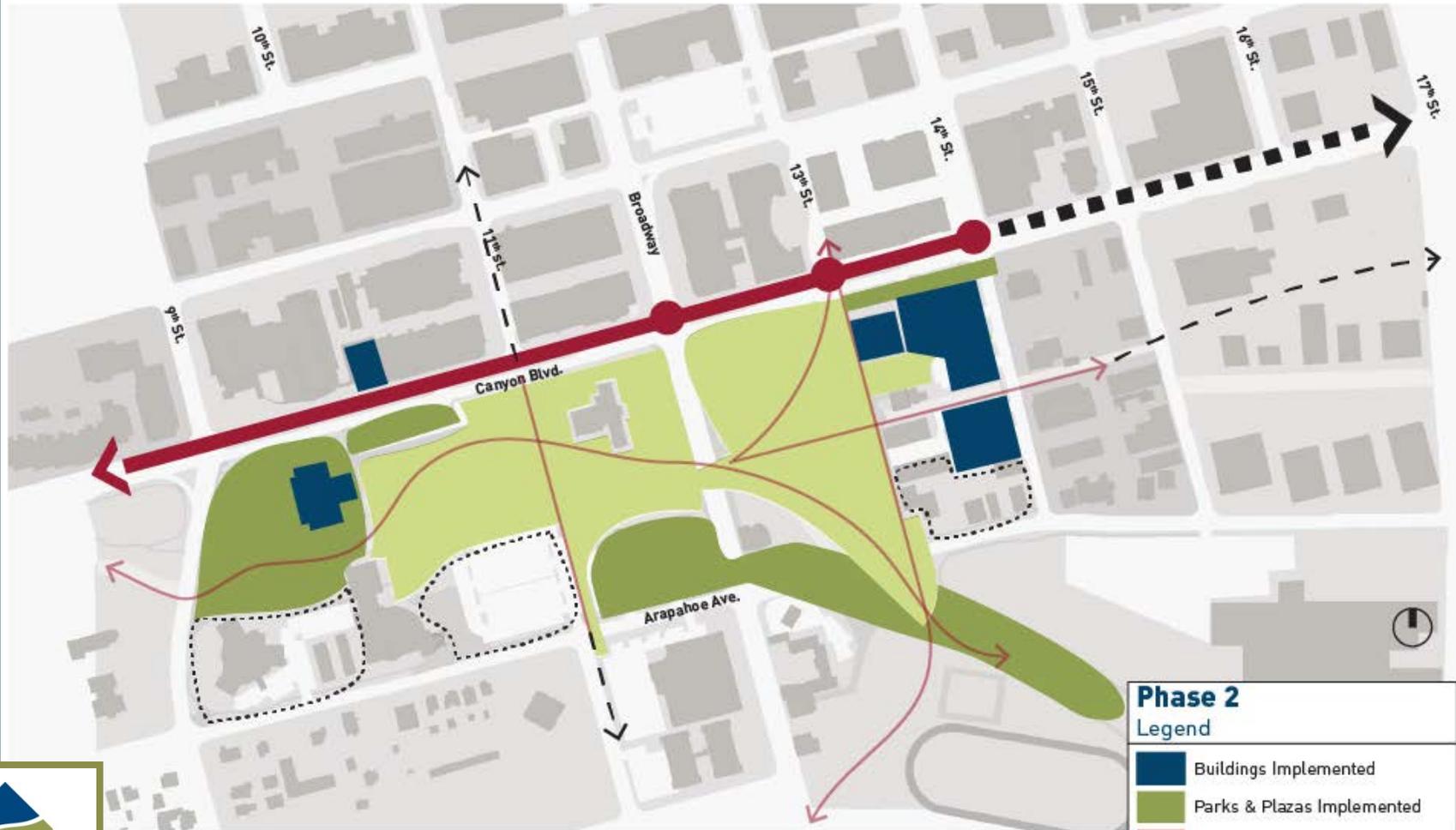
Phase 1: 2016 - 2018

This phasing plan is preliminary and depends on the availability of funding sources (public, private and other).



Phase 2: 2018 - 2023

This phasing plan is preliminary and depends on the availability of funding sources (public, private and other).



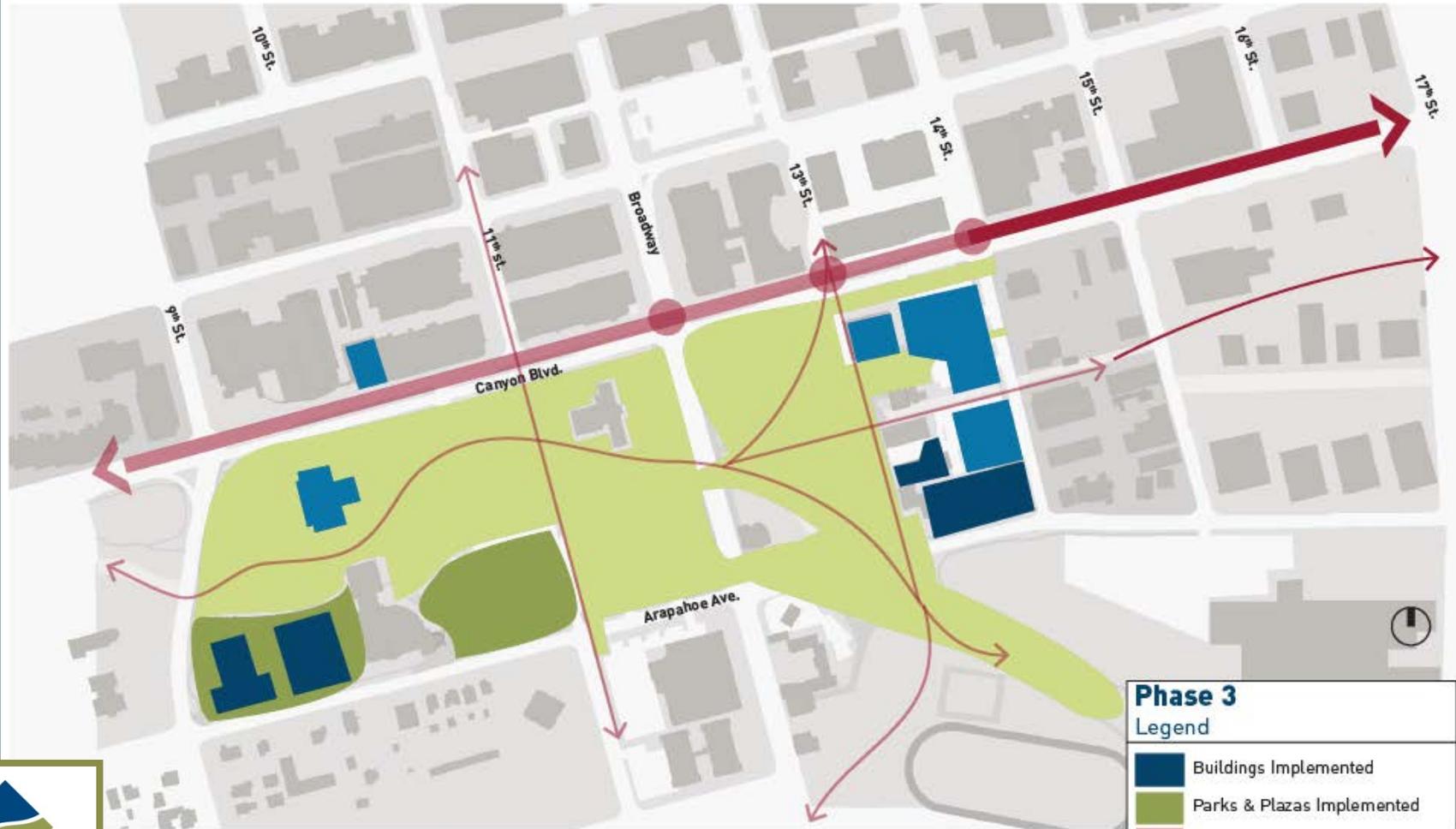
Phase 2
Legend

- Buildings Implemented
- Parks & Plazas Implemented
- Access & Mobility Implemented
- Planning
- Completed in a previous phase



Phase 3: 2023+

This phasing plan is preliminary and depends on the availability of funding sources (public, private and other).



Phase 3
Legend

- Buildings Implemented
- Parks & Plazas Implemented
- Access & Mobility Implemented
- Planning
- Completed in a previous phase



Investment Strategy

The financial and investment strategy could include any combination of:

- Public financing through voter-approved bonds or sales tax;
- Endowments or private financing;
- General Fund and Capital Improvement Program (CIP) alignment of priorities; and
- State and federal grants (e.g., state Great Outdoors Colorado funds for parks and open space, and National Endowment for the Arts).



Park Development Priorities

Community, Culture and Safety Implementation \$8.7M

The Creek at the Core \$5.6M:

- Creek Lawn (north of the creek)
- Creek Walk Terrace
- Nature Play Areas



Creek Walk Terrace Illustration

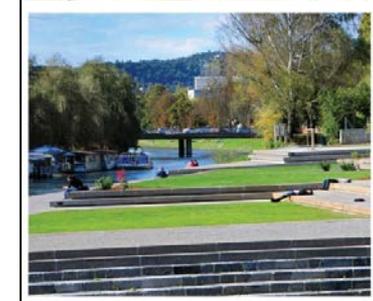


Nature Play Areas



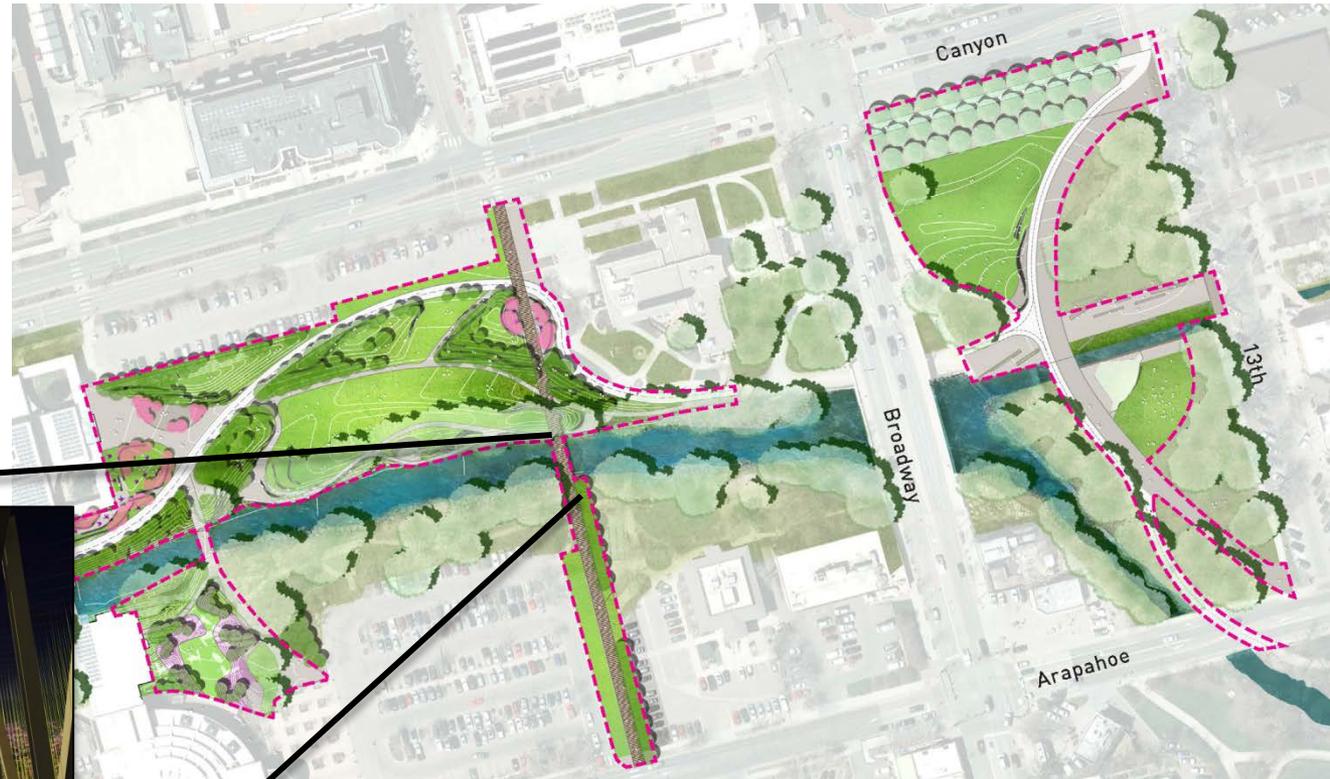
Community Spaces \$1.9M:

- Café Terraces
- Performance Hill
- Farmers' Market Enhancements
- Interactive Public Art



Connections and Access \$1.2M:

- 11th Street Spine and Bridge
- Expanded Farmers' Market Loop



Design Inspiration



May 2015



Community
Open House
July 15, 2015



Key Dates for Implementation

- July 15: **Community Open House**
(Park Site Plan / Design Inspiration)
- July 30: **City Council**
Briefing
- Q4 2015: **Park Site Plan Process**
- Q1 2016: **Urban Design Process**

Phase 1 Construction begins 2016



Questions from City Council regarding the Boulder Civic Area Master Plan?



Part 2: *Boulder Community Health (BCH)*

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 Centers 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 Centers 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;



Civic Area will serve as the primary location for city management and government.



Since March 31st...

- Affirmed Municipal Services Should Continue in Civic Area
- Hired Consultant Team: Trestle Strategy Group & McKinstry Consulting
- Evaluated Possibility of Purchasing BCH Broadway Property



Balsam Ave

1100 Balsam Avenue
Main hospital facility,
295,000 sq ft
404 surface parking spots

Broadway

Alpine Ave

1155 Alpine Avenue
Medical pavillion
64,000 sq ft

1136 Alpine Avenue
Brenton Building
21,0532 sq ft

9th Street

1135 North St
5,345 sq ft

1125 North St
5,345 sq ft

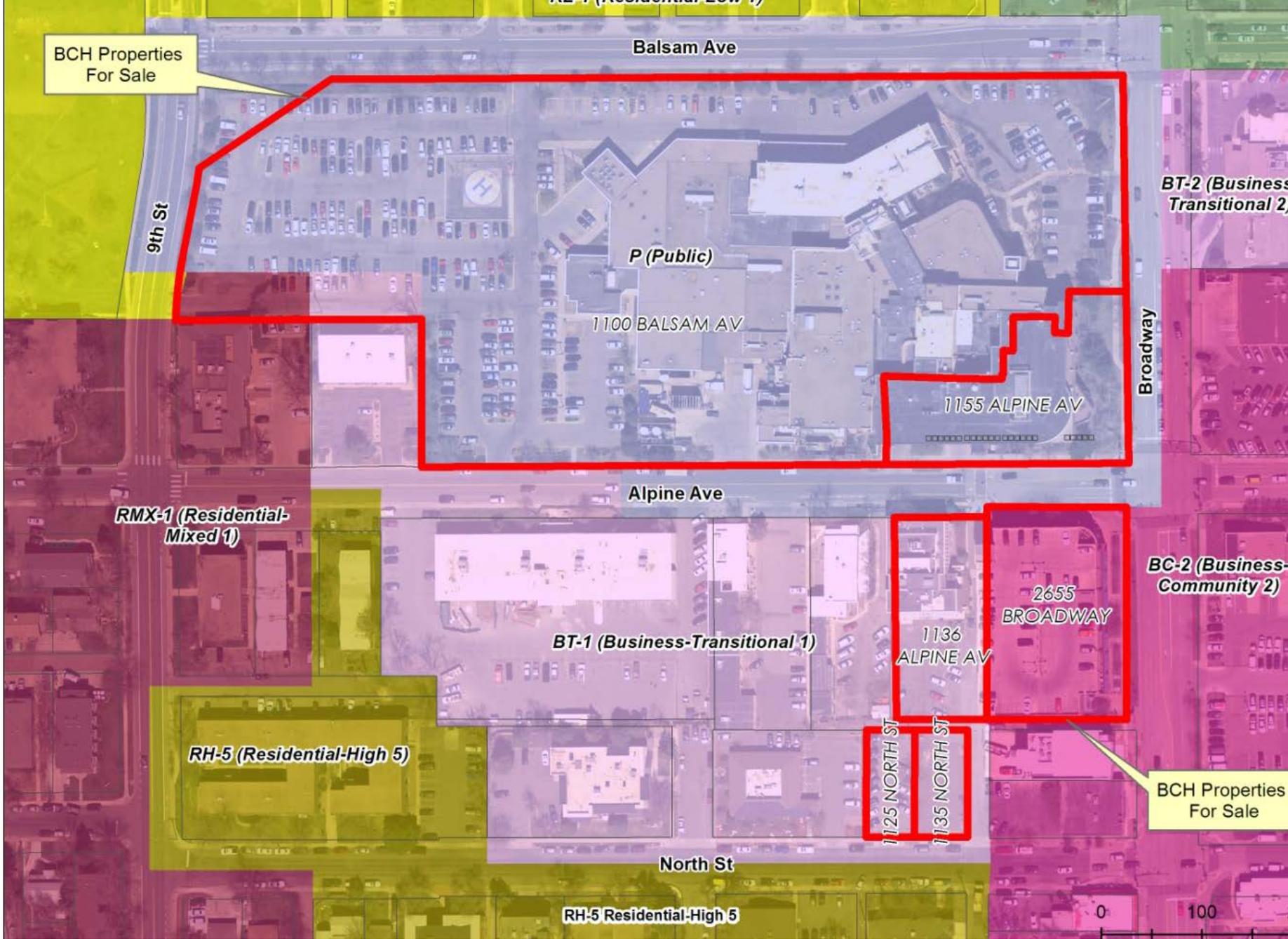
2655 Broadway
Offices/Parking Garage
407 parking spaces

10th Street



Boulder Community Health Facility Available Properties

Boulder County assessed value of
approximately \$56.3 million



Boulder Community Health Facility, Broadway Campus – Existing Zoning

Balsam Ave

1100 Balsam Avenue
Main hospital facility,
295,000 sq ft
404 surface parking spots

Broadway

Alpine Ave

1155 Alpine Avenue
Medical pavillion
64,000 sq ft

9th Street

Boulder Community Health Facility

Boulder County assessed value of
approximately \$50.6 million

2655 Broadway
Offices/Parking Garage
407 parking spaces

10th Street



Three Financial Components

- Purchase Site
- Use & Re-Development of Site
- New Operating Cost
 - Incremental Over Current
 - Current Would Continue if Repurposed
 - Free Up Over \$1 million in Current Lease Costs



Purchase Site

- Willingness to Accept Payment Over 3 Years
- Not Possible to Pay Total from Current Funds
- Option to Meet Timeline:
 - Certificates of Participation (COPs)
 - Lease Purchase
 - Proceeds Up Front
 - Pay off Over 30 Years
 - Paid by Site Users
 - Taxable or Tax Exempt:
 - Depends on how and who will use it
 - Greatest flexibility - taxable



Site Reuse & New Operating Costs

- COPs Most Likely Not Reasonable
- Depends Most Likely on Use:
 - New revenue stream voter approved with bonding
 - P3 potential (annual payments) – will need new revenue stream
 - Departments using site would pay



Overview: Relocate City Services

- New Facility at North Campus Location (BCH)
- New Facility at East Bookend Civic Area
- Combination of Both



BCH | Cost Estimate Overview

- Toured BCH Buildings
- Reviewed City Initial Cost Estimates
- Determined Useable Square Footage
- Developed Cost Estimates:
 - 1) Renovate in Place;
 - 2) Remove and Replace; and
 - 3) Partial Renovation of Pavilion Building
- Identified Allowances for Additional Improvements



Space Needs & Relocation Study

- Quantified Overall Space Needs
- Created Categorizations (*public interface and service delivery*)
- Identified “Downtown Anchor” Services
- Assigned Workgroups and Divisions to Future Locations
- Developed 3 Scenarios for Future Campus Configurations



Scenario 1 - North Campus

- BCH Property as North Campus for Majority of City Services
- No East Bookend Civic Uses
- Municipal Building Continues with Current Uses

	BCH	
	Rehab	New Construction
Total SF	293,111	219,138
Construction	\$ 94.9M	\$ 83.1M
Cost/SF	\$ 324	\$ 379
Total Construction Cost	\$ 83.1-94.9M	

Scenario 2 - East Campus + Pavilion

- BCH Pavilion Provides Satellite City Services + Future Flexibility
- East Bookend for Civic Uses
- Municipal Building Continues with Current Uses

	BCH		East Bookend New Construction
	Rehab	New Construction	
Total SF	64,040	0	143,635
Construction	\$ 13.9M	\$ -	\$ 66.6M
Cost/SF	\$ 217	\$ -	\$ 464
Total Construction Cost		\$ 80.5M	

Scenario 3 - Split Campus + Repurposed Municipal Building

- BCH Property as North Campus for Majority of City Services
- Smaller Presence at East Bookend
- Municipal Building Repurposed for Community/Art/Other Uses

	BCH		East Bookend
	Rehab	New Construction	New Construction
Total SF	293,111	180,015	39,123
Construction	\$ 94.9M	\$ 76.9M	\$ 18.1M
Cost/SF	\$ 324	\$ 427	\$ 463
Total Construction Cost	\$ 95-113M		

Part 3: Immediate Space Needs

- Need for Additional Space for Current Occupants of Municipal Building
- Small Renovation Projects to Create More Workspaces
- Repurposed Meeting Rooms and Reduced Common Areas



One Boulder Plaza, 1800 Broadway

- Staff Proposes to Move Finance Office
- 5,363 Square Feet Available for Rental (\$26 – \$30/sf)



Council Guidance: Next Steps

Civic Area Plan

- Implementation of Civic Area Master Plan

Boulder Community Health

- Initiate Discussions with BCH
- Conduct More Detailed Space Analysis

City Space Needs

- Execute Lease for 1800 Broadway



Consideration of a motion to:

1. Accept the Boulder Civic Area Master Plan.
2. Direct staff to initiate discussions with Boulder Community Health regarding the Broadway property, pursue financing options, and conduct a more detailed space programming analysis using the council feedback on the Municipal Services location options.
3. Support recommended actions to address city office space needs in order to improve customer service.

