

**CITY OF BOULDER
CITY COUNCIL MEETING
MUNICIPAL BUILDING, 1777 BROADWAY
Tuesday, January 19, 2016
6 PM**

AGENDA

- 1. CALL TO ORDER AND ROLL CALL**
 - A. State of the City Presentation**
 - B. Climate Summit Presentation by Matt Appelbaum**

- 2. OPEN COMMENT and COUNCIL/STAFF RESPONSE (limited to 45 min.)**

Public may address any city business for which a public hearing is not scheduled later in the meeting (this includes the consent agenda and first readings). After all public hearings have taken place, any remaining speakers will be allowed to address Council. All speakers are limited to three minutes.

- 3. CONSENT AGENDA (to include first reading of ordinances) Vote to be taken on the motion at this time (roll call vote required).**
 - A. Consideration of a motion to accept the November 12, 2015 Study Session Summary on the Access Management and Parking Strategy**

 - B. Consideration of a motion to approve Resolution No. 1179 declaring the city of Boulder's official intent to participate in a future issuance of a Water and Sewer revenue bonds and to reimburse itself for capital expenditures undertaken in advance of such financing made from the Water and Wastewater funds, including, without limitation, architectural, engineering, appraisal, surveying, acquisition, site preparation and other costs incidental to the commencement of construction of the financed project**

 - C. Introduction, first reading and consideration of a motion to order published by title only Ordinance No. 8103 approving supplemental appropriations to the 2016 Budget for costs incurred to implement the new short term rental program and tax**

 - D. A motion to hold a Special Council meeting at the conclusion of the January 26, 2016 Study Session, for the purpose of holding an Executive Session obtaining and discussing legal advice, including negotiation strategy, with respect to Boulder's Electric Utility**

 - E. Consideration of a motion to appoint Tim Plass as an alternate member of the Planning Board to consider the site review and rezoning applications for the Reve project, located at 2100 and 2170 30th Street, 3000 Pearl Street, and 2120 32nd Street**

4. POTENTIAL CALL-UP CHECK IN

Opportunity for Council to indicate possible interest in the call-up of an item listed under 8-A. No Action will be taken by Council at this time.

ORDER OF BUSINESS

5. PUBLIC HEARINGS

Note: Any items removed from the Consent Agenda will be considered after any City scheduled Public Hearings

A. Second reading and consideration of a motion adopt **Ordinance No. 8100 designating the building and property at 2200 Broadway Street**, to be known as the **Trinity Lutheran Church**, as an individual landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00189) *
Owner/Applicant: Applicant/Owner: Reverend Mark Twietmeyer, Trinity Lutheran Church

B. Second reading and consideration of a motion to adopt **Ordinance No. 8102 designating the building and property at 1900 King Street**, to be known as the **Sampson-Wood House**, as an individual landmark per Section 9-11-5 of the Boulder Revised Code, 1981(HIS2015-00173) *
Owner/Applicant: Applicant/Owner: Dr. William Wood

*** Ordinance numbers have been renumbered; formerly out of sequence**

6. MATTERS FROM THE CITY MANAGER

A. An update on the Transportation Master Plan Implementation – Complete Streets and Living Lab Phase I Projects

B. Band Shell Update - Follow up on a statement from a member of the public regarding the Oct. 7, 2015 memo for the **Landmark Alteration Certificate Application for the Glen Huntington Band Shell (1236 Canyon Blvd.)**

7. MATTERS FROM THE CITY ATTORNEY

8. MATTERS FROM MAYOR AND MEMBERS OF COUNCIL

A. Potential Call-Ups

B. Approval of Committee Assignments as discussed at the **January 12, 2016 Study Session**

9. PUBLIC COMMENT ON MATTERS

Public comment on any motions made under Matters. -15 min

10. FINAL DECISIONS ON MATTERS

Action on motions made under Matters.

11. DEBRIEF

Opportunity for Council to discuss how the meeting was conducted-5 min

12. ADJOURNMENT

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**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: January 19, 2016

AGENDA TITLE: Consideration of a motion to accept the November 12, 2015 Study Session Summary on the Access Management and Parking Strategy.

PRESENTERS

Jane S. Brautigam, City Manager
Molly Winter, Director, Department of Community Vitality
Kathleen Bracke, GO Boulder Manager, Public Works Transportation
Chris Hagelin, Senior Transportation Planner, GO Boulder
Bill Cowern, Transportation Operations Engineer
Karl Guiler, Senior Planner, Planning Housing + Sustainability

EXECUTIVE SUMMARY

This agenda item provides a summary of the November 12, 2015 study session on the Access Management and Parking Strategy.



The purpose of the study session was to share ongoing community engagement and work plan items related to AMPS and next steps. In addition, staff requested council input on options related to:

1. Parking pricing considerations;
2. Off-street parking code requirements and Transportation Demand Management (TDM) policies for new developments; and
3. On-street car share parking policy.

STAFF RECOMMENDATION

Suggested Motion Language:

Staff recommends Council consideration of this summary and action in the form of the following motion:

Motion to accept the November 12, 2015 Study Session Summary on the Access Management and Parking Strategy.

November 12, 2015 Study Session Summary Access Management and Parking Strategy

PRESENT

City Council: Matt Appelbaum, Macon Cowles, Suzanne Jones, George Karakehian, Lisa Morzel Tim Plass and Mary Young

Staff Members: Director of Community Vitality, Molly Winter; GO Boulder Manager, Kathleen Bracke; Senior Transportation Planner, Chris Hagelin; Transportation Operations Engineer, Bill Cowern; and Planning Housing + Sustainability Senior Planner, Karl Guiler

OVERVIEW OF THE PRESENTATION

Molly Winter gave an overview of the AMPS process, timelines, and guiding principles. She then highlighted three specific topics for which staff is seeking Council input: 1) parking pricing considerations; 2) off-street parking code requirements and Transportation Demand Management (TDM) policies for new developments; and 3) on-street car share parking policy.

Ms. Winter also provided an overview of the broader range of AMPS topics. The six focus areas of AMPS have numerous components and Ms. Winter gave a brief update on which items are currently being implemented, which items are in process, and which items are scheduled for next year. The Neighborhood Parking Permit program is the most immediate AMPS topic scheduled for a Council Study Session in February.

PARKING PRICING CONSIDERATIONS

Ms. Winter provided an overview of parking pricing policy considerations and what to expect related to pricing analysis in the coming year. Council requested specific information about how the city prices parking for the neighborhood parking program and city garages. Ms. Winter provided an overview of the considerations of parking pricing, how the rates are increased over time, how those prices compare with market rate prices, and additional analysis planned for the 2016 AMPS work program.

Council Discussion:

- Is there a requirement for private garages to provide public parking? Ms. Winter responded no, but that some provide limited parking for their retail and office tenant customers.
- Is there data on the number of tourists/cars particularly with more short term rentals? Ms. Winter responded that we partner to do a intercept surveys and we have data on who is coming to the downtown and how since the mid 1990s ([Downtown Boulder User Survey – 2014](#) and [Downtown Employee Survey for Transportation – 2015](#)).
- If a building does not have parking on site, do they pay the same amount as a building that does have parking? Ms. Winter responded that every property in CAGID pays a tax to the district to provide parking. If the property has some on-site parking they get a partial rebate based upon the parking provided.
- Is staff looking at changing parking rates based on time of day? Ms. Winter responded that staff will be looking at a host of other pricing models as well as parking violation fines including graduated fines to address abuse. Some changes may depend on technology investments. Staff is looking at convening a parking practitioners' panel early next year on different pricing structures and to discuss other communities' experiences implementing

changes and how changes were received. It was noted that parking fine revenues go to the general fund. On-street parking revenues also are general fund revenues and a major portion goes to support downtown programs including the downtown employee EcoPass program. Customers getting parking tickets can be a concern for businesses, so programs are in place to allow a business to validate parking for a customer (e.g. a customer that gets a ticket may not come back). It is a delicate balance – having parking management policies that encourage turnover and at the same time provide customer ease of payment and convenient access to businesses. The city tries to promote validation and educate visitors to park in a garage if they think they may overstay the metered time in order to avoid a ticket. It was noted that new pay by phone technology at the pay stations has benefited businesses by offering additional convenience of notification when the meter will expire.

- Can you add time to a meter remotely with a phone? Ms. Winter responded yes, if you use the phone app for the initial purchase and only up until the time limit. Technology has opened up a new frontier in convenience and possibility.
- With increased rates, is there an analysis of any changes in mode preferences? Ms. Winter responded that we have not specifically asked the question or looked at a causal correlation of price and mode share.
- When addressing parking, how do we extend RTD service hours to allow more downtown users to take advantage of transit? Ms. Bracke responded that we continually work with RTD on frequency, timing, and funding to enhance transit service to downtown and throughout the community. Council requested additional information regarding RTD and city's plans to enhance transit service for a more in-depth discussion at a future study session (this is in process of being scheduled for mid-2016)
- Do part-time employees get EcoPasses? Ms. Winter responded that employees receiving full-time benefits receive the passes. The definition of part-time varies based on business type. Staff expressed interest in understanding how many part-time employees are downtown and what would entail providing passes for all part-time employees. Council requested additional information on this topic.
- Can we find out why downtown EcoPass holders are not using the pass? Council members discussed how it depends on where people live and their current life situation. More people would take transit if was available and easy to use. The city should consider ways to help with childcare and eldercare that may current be a barrier to transit use.
- How do we know if we are charging the right amount for long-term permits? How do we know what the sweet spot is? Ms. Winter responded that it is a mixture of science and art. Permit waitlists are one variable, but it is also tied to overall economic health, short-term parking and customer parking demand. There is no magic formula – we need to do our best to balance our sustainability goals in determining an appropriate price in consultation with businesses and community.
- Do we have enough short-term parking in the garages? Do we have the right balance? Ms. Winter replied yes, at most times. We monitor occupancy levels and adjust employee permits accordingly along with input from businesses and customers. Paid parking is one piece of the puzzle, managing parking and offering a menu of access options are also important considerations.
- Council was appreciative of Ms. Winter's email responses to questions and the detailed information on parking pricing provided in the study session memo.

Next Steps:

Topics related to parking pricing in the next two years are related to:

- Evaluating parking fines and graduated fines – increasing ticket fine with additional tickets;
- Evaluating short-term hourly parking pricing (both rates and structure); and
- Evaluating rates for the Neighborhood Parking Permit program for residents and commuter permits.

All these efforts will require significant community and stakeholder engagement to ensure that the pricing issues and considerations discussed by Council are addressed.

OFF-STREET PARKING CODE REQUIREMENTS AND TRANSPORTATION DEMAND MANAGEMENT POLICIES FOR NEW DEVELOPMENT

PARKING CODE REQUIREMENTS

Karl Guiler gave an update on the process to update the off-street parking code and the closely related topic of Transportation Demand Management policies for new development. Mr. Guiler gave an overview of the outreach related to this topic and the research completed to date, including a parking utilization (supply vs. demand) analysis and best practices.

Council Discussion:

- Is there an ideal utilization rate for a parking lot so that people do not have to circle the lot? Mr. Fox responded that 85% is a general rule for when a lot is perceived as full. That perception is often triggered when people cannot find parking directly in front of a business.
- Can the city influence how private lots are managed? Mr. Guiler responded that the city only has control over city owned lots and we currently use technology in city lots to help people know how many spaces are currently available, but we are unaware of private businesses doing this. The city may suggest signage to direct customers to additional parking, but it is usually not a requirement.
- Can we help explain to the public how the data was gathered? Mr. Fox explained that each site was observed differently to find the time of day and week with the highest utilization.
- Council members urged caution on parking issues. Take more time to get the data right and make sure that the data resonates with members of the public and captures a broader spectrum of parking usage. Provide additional data points over a longer period of time. There are a number of parking issues in flux at this time that ideally should be considered before moving forward on the parking changes.
- Is it reasonable to discuss a specific grocery store parking utilization within a larger parking lot (e.g. people need to walk with their groceries)? Mr. Fox responded that the intent was not to assign a parking utilization to a specific business, but rather a larger area of analysis particularly when there is a mixture of businesses. It is difficult to isolate, so we aggregate. Many uses change over time and the demand will change based on the use.
- Do we know how this data relates to the use of other modes on private lots? Mr. Guiler responded that we did not get to that level of detail. The data does show that the mixed use sites recently built that received parking reductions have demand closer to supply compared to sites that did not obtain a parking reduction.
- How can we measure spillover parking from multi-unit residential developments into surrounding neighborhoods and be proactive in addressing management of private parking? Mr. Guiler responded that it is a difficult situation to regulate how property owners manage

- their parking. Ms. Winter responded that AMPS will be looking at NPP's, district management and how we can start to apply the AMPS principles to specific areas of the city.
- Would parking maximums apply only to new development, or also redevelopment? Mr. Guiler responded the requirement would apply to new development and existing developments would be grandfathered if they had more parking than required under the new requirements. Mr. Guiler also pointed out that reducing parking requirements could initiate redevelopment/additional floor area if the parking limits are reduced.
 - Council discussed the described scenarios and there was general support for Scenario #2, but there were a number of important considerations:
 - Spillover issues (both in-commuters and commercial developments to residential)
 - How do we manage private parking allocation?
 - Best effort vs. outcome – businesses have limited ability to influence behavior
 - Consider a changing landscape related to housing, jobs and parking (e.g. higher number of employees in downtown tech industries than 10 years ago).
 - Need to be flexible to address a changing landscape.
 - Satellite parking is an important ingredient as well as other incentives to modes other than single occupant vehicles. Incentives should be stronger.
 - Understand the relationship between parking and congestion (in particular how free parking affects congestion).
 - Consider a parking user fee in lieu of sales taxes to fund the transportation system as a way to incentivize single-occupant vehicle modes and reduce congestion.
 - A one size fits all approach may not be realistic due to the unique circumstances in the different parts of the city.
 - Council may need to have additional discussions about RTD issues (e.g., levels of service, funding, etc.).
 - Council generally agreed that we need to understand and have more confidence in the data before moving forward with any of the scenarios and that any unintended consequences are addressed.

TDM PLAN ORDINANCE FOR NEW DEVELOPMENT

Mr. Hagelin presented an overview of Transportation Demand Management programs being analyzed for new development projects and the relationship to the parking code changes as well as transportation impact fee analysis.

Council Discussion:

- Concern was expressed that requiring TDM programs for existing businesses would create a challenging environment for businesses that made business decisions without knowledge of this new requirement. Mr. Hagelin responded that the focus is on new development, but that at a later stage it could be expanded to existing development, if appropriate.
- Are there examples in other places that take into consideration the availability of transit? What is a business supposed to do if transit not available? Mr. Hagelin responded that many businesses do provide incentives not directly related to transit (e.g. vanpools, parking cash out, etc.). Transit is sometimes difficult even for the city to influence.
- Can a TDM plan serve as a nexus for an impact fee? Mr. Hagelin responded yes, we are working with the consultant team and breaking new ground on understanding what opportunities and constraints exist related to TDM plans and impact fees.

- Transportation Management Organizations were formed to deal with both new and existing development – what have we learned? Mr. Hagelin responded that we have learned a lot and these organizations have been successful at doing outreach to businesses to expand TDM programs and work closely with the parking and access districts.
- Council generally agreed that TDM requirements should be tied to the tenants, not a developer who has no real influence over time.
- Council generally agreed that the TDM program needs to be modernized and there was a desire to align the work with the impact fee study.
- There was a discussion of TDM requirements and the concern that it is a one size fits all approach. Mr. Hagelin responded that TDM requirements are intended to be customized to the project, and for example could be tied to the amount of parking provided (development that proposes parking close to the minimums could have stronger TDM program). In addition, the TDM targets could be tied directly to the proximity of other transportation modes. And those targets can change over time as additional options are made available.

Next Steps:

Staff will continue to work on a city-wide ordinance requiring TDM Plans for new developments and specifically on identifying specific targets, employee size and housing unit/bedroom thresholds, enforcement options, draft ordinance language with CAO, and integration with both the parking code changes and Impact Fee Study. Additional analysis and community engagement is needed for both the parking and TDM program evaluation and need to take time to consider all of the potential concerns and inter-related elements.

ON-STREET CAR SHARE POLICY

Bill Cowern gave an overview of the current status of car sharing in Boulder and the potential to expand car sharing to on-street parking spaces throughout the city. The primary purpose of updating the policy is to respond to new car share companies interested in operating in Boulder and all companies (existing and new) interested in having special access to the city's on-street spaces.

Council Discussion:

- Do car share companies pay for spaces on private property? Mr. Cowern responded that both private property owners and the city rent spaces or offer those spaces free or with a subsidy to existing car share companies. The price is negotiated between the parking space owner and the car share company.
- How many cars would be considered by a new car share company? Mr. Cowern responded it would vary but could be in the hundreds, depending upon the business model.
- What is the level of staff effort to change the policy? Mr. Cowern responded that the code changes would require significant effort from multiple departments and that substantial community engagement would also be required.
- What do we anticipate would be the demand for the geo-based model? Mr. Cowern responded that Car2Go indicated a desire to deploy about 100 cars.
- How will changes in the Civic Area for city employee parking deter employees from driving more? Mr. Cowern responded that the number of employees seeking to park in the Civic Area are less than the number of parking spaces available, and that demand for parking will decrease further as parking is currently free in the library area and this will change to metered parking and the rates for a city employee permit are being raised from \$2 to \$3 a day which is comparable to CAGID surface parking lots. Ms. Bracke responded that the

City is working on other TDM programs to manage parking demand by employees through incentives, concierge service, etc. being piloted in 2015 and rolled out in January 2016 based on feedback and results from the pilot program. Quarterly monitoring of the Civic Area parking lots will be done in 2016 and reported back to the boards, Library Commission, and City Council.

- Can we follow Denver's example? Mr. Cowern responded that Denver has both business models of car share operational and has a car share policy to help staff work with them. We have a copy of their car share policy and have been communicating with Denver staff.
- Does staff have a recommendation? Ms. Winter responded that we would consider a pilot to understand the elements and issues specific to Boulder (pricing, usage, etc.). The off-street is going fine, we would focus on the on-street car share piece. The pilot could be for a period of time and staff would craft an evaluation framework to determine if we should continue it.
- How does this fit into the overall work plan and what can we do well? Should we focus on one model versus another? Mr. Cowern noted that the potential impact car share programs can have on implementation of the city's goals appears limited and that this is a consideration regarding how high a priority this work task should be in 2016. Ms. Bracke recommended that the pilot address both models within a policy framework, similar to how the city approached the pilot for electric assist bicycles in 2013-14. It would be a similar work plan and multi-year timeline. Ms. Winter added that there may be additional complications adding parking in areas with parking permit programs and would likely require additional outreach.
- Council members expressed concern about how many cars would be involved in a pilot, how many car share companies, how it would all be managed, and how it would apply in different parts of the city.
- Council generally agreed there should be a pilot with a clearly defined process and evaluation criteria for how we measure success. Council requested additional information on how a pilot would be structured and responses to questions raised by Council.

Based on feedback from City Council at the November Study Session, staff is developing 2016 work program items to address these questions/concerns for all of the AMPS items. Staff will provide the next AMPS update to City Council in the second quarter of 2016.



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: January 19th, 2016

AGENDA TITLE: Consideration of a motion to approve Resolution No. 1179 declaring the city of Boulder's official intent to participate in a future issuance of a Water and Sewer revenue bonds and to reimburse itself for capital expenditures undertaken in advance of such financing made from the Water and Wastewater funds, including, without limitation, architectural, engineering, appraisal, surveying, acquisition, site preparation and other costs incidental to the commencement of construction of the financed project.

PRESENTER/S

Jane S. Brautigam, City Manager
Bob Eiche, Chief Financial Officer
Cheryl Pattelli, Director of Finance
Jeff Arthur, Director of Utilities

EXECUTIVE SUMMARY

The passage of this resolution will allow the Utilities Department to use some of their fund balance to fund expenditures if they have the opportunity to do so prior to receiving bond proceeds anticipated in September. By allowing an advance from their fund balance, Utilities can continue to actively pursue capital improvements with currently available appropriated funds up to \$35,000,000 until the closing of the upcoming water and sewer bonds occurs in June. When the Series 2016 bonds are issued, the current available funds can be reimbursed from the bond proceeds. This reimbursement is available for funds expended up to sixty days prior to the date of this resolution. This is being done to provide maximum flexibility for the Water and Wastewater funds so they can continue to address capital improvement issues, and to help meet the three year 85 percent Internal Revenue Service requirements for the expenditure of municipal bond proceeds. The use of a reimbursement resolution is commonly used when issuing debt. The City has used the methodology with other bond issues to provide for effective and efficient use of resources.

The passage of this resolution is a formality required by federal tax law to allow the City to reimburse itself from bond proceeds for capital improvements prior to the bond proceeds

arriving. This resolution does not authorize the bond sale. Therefore, the impact analysis of using board and commission feedback and public feedback will be addressed when the Notice of Sale Resolution is brought to Council at a future date.

STAFF RECOMMENDATION

Suggested Motion Language:

Move to adopt Resolution No. 1179 authorizing up to \$35,000,000 of reimbursement from bond proceeds for Water and Wastewater funds that could be expended between now and the arrival of the bond proceeds.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

The passage of a reimbursement resolution has no economic, environmental or social impact on residents of the City of Boulder. These impacts do occur with the Notice of Sale Resolution that is being brought to Council at the April 19th meeting.

OTHER IMPACTS

- There are no fiscal or other impacts that occur due to the passage of a reimbursement resolution.

BACKGROUND AND ANALYSIS

On some occasions, the receipt of bond proceeds cannot be timed to coincide with when money will be needed. By passing a reimbursement resolution, the Water and Wastewater fund balances could be used to fund capital improvement projects. The funds will then be reimbursed from the bond proceeds when they are received. If the fund balance money is not needed, the reimbursement resolution expires when the bond proceeds are received and no reimbursement occurs.

The resolution is required by federal law to comply with tax exempt bonding requirements. The following items must be included in the resolution:

- An announcement and acknowledgement of the municipality's expectation to issue bonds.
- An announcement and acknowledgement that the municipality will reimburse itself from bond proceeds for capital expenditures.

If this action is not approved, the Water and Wastewater funds cannot reimburse themselves from bond proceeds if there is an unforeseen delay in the issuance of the bonds. The resolution is written to allow flexibility in the timeline in case some unexpected delay occurs.

ATTACHMENT

A: Reimbursement Resolution No. 1179

RESOLUTION No. 1179

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO (ACTING THROUGH ITS WATER UTILITY ENTERPRISE AND ITS WASTEWATER UTILITY ENTERPRISE), TO PARTICIPATE IN A FUTURE ISSUANCE OF WATER AND SEWER REVENUE BONDS AND TO REIMBURSE ITSELF FOR CAPITAL EXPENDITURES UNDERTAKEN IN ADVANCE OF SUCH FINANCING IN CONNECTION WITH THE CONSTRUCTION OF THE PROJECTS

WHEREAS, the City of Boulder (the “City”), in the State of Colorado (the “State”), is a municipal corporation of the State, duly organized and existing under and by virtue of a home rule city charter (the “Charter”); and

WHEREAS, the City Council of the City (the “Governing Body”) is the governing body of the City and the City’s Water Utility Enterprise and Wastewater Utility Enterprise; and

WHEREAS, the Governing Body has determined that it is in the best interest of the City to make or cause to be made certain capital expenditures relating to the construction, acquisition, improvement and equipping of certain treatment and transmission facilities in the City’s water system (collectively the “Project”); and

WHEREAS, the Governing Body currently intends and reasonably expects to participate in a tax-exempt borrowing to finance such capital expenditures for the Project, including an amount not-to-exceed \$35,000,000 for reimbursing the City for capital expenditures for the Project incurred or to be incurred subsequent to a period commencing 60 days prior to the date hereof, and ending prior to the later of 18 months of the date of such capital expenditures or the placing in service of the Project (but in no event more than 3 years after the date of the original expenditure of such moneys); and

WHEREAS, the Governing Body hereby desires to declare its official intent, pursuant to 26 C.F.R. § 1.150-2, to reimburse the City for such capital expenditures with the proceeds of the City’s future tax-exempt borrowing.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO THAT:

Section 1. *Declaration of Official Intent.* The City shall, presently intends, and reasonably expects to finance the Project in part with proceeds of tax exempt bonds to be issued by the City at a later date.

Section 2. *Dates of Capital Expenditures.* All of the capital expenditures covered by this Resolution will be made on and after the date which is 60 days prior to the effective date of this Resolution.

Section 3. *Issuance of Bonds, Notes or Other Obligations.* The City presently intends and reasonably expects to participate in a tax-exempt borrowing within 18 months of the date of the expenditure of moneys on the Project or the date or dates upon which the Project are placed in service, whichever is later (but in no event more than 3 years after the date of the original expenditure of such moneys), and to allocate from said borrowing an amount not to exceed \$35,000,000 of the proceeds thereof to reimburse the City for its expenditures in connection with the Project.

Section 4. *Confirmation of Prior Acts.* All prior acts and doings of the officials, agents and employees of the City which are in conformity with the purpose and intent of this Resolution, and in furtherance of the Project, shall be and the same hereby are in all respects ratified, approved and confirmed.

Section 5. *Effective Date of Resolution.* This Resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED at a regular meeting this 19th day of January, 2016.

CITY OF BOULDER, COLORADO

Mayor

[SEAL]

Attest:

Clerk



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: January 19, 2016

AGENDA TITLE: Introduction, first reading and consideration of a motion to order published by title only Ordinance No. 8103 approving supplemental appropriations to the 2016 Budget for costs incurred to implement the new short term rental program and tax.

PRESENTERS:

Jane S. Brautigam, City Manager
Tom Carr, City Attorney
Bob Eichen, Chief Financial Officer
Cheryl Pattelli, Director of Finance
Peggy Bunzli, Executive Budget Officer
Elena Lazarevska, Senior Financial Analyst

EXECUTIVE SUMMARY

This proposed supplemental appropriation ordinance (**Attachment A**) allocates funding for expenditures to implement the regulatory and administrative aspects of implementing the new Short Term Rental (STR) program and the taxation of such transactions. The final agenda memo prepared for Council during discussion of placing this STR program on the ballot can be found at:

<https://documents.bouldercolorado.gov/weblink8/0/doc/129844/Electronic.aspx>.

On Nov. 3, 2015, voters approved a new tax on STR. This is a new program and new revenue source for the city. Therefore, there are new accompanying costs to implement the program. The normal practice of the city is that cost appropriations will not be brought forward to be added to the city budget until after the voters have approved a ballot item. This has worked well in the past, such as when the city implemented programs for the regulation and taxation of medical marijuana, and then recreational marijuana. The amount estimated for the first year of new revenue for the STR program included in the ballot item was \$350,000. Starting up a new program with significant

administrative effort and software changes means there will be a learning curve for both those collecting and remitting the tax, and the staff involved in both the regulatory and administrative aspects of implementing the new program. It is expected there will be a large number of applications and not all processing will be completed by January 4, 2016 (effective date of the ordinance). Therefore, staff will work with the applicants and those remitting the tax during the first few months to educate and help with the compliance issues.

A communications plan was developed and has been implemented to apprise the community and owners of STR about the new requirements. A summary of the communications program was sent to council on December 11 in the Heads Up for that day. It can be found at: <https://bouldercolorado.gov/city-manager/heads-up-dec-11-2015>.

As was covered in previous agenda items brought before council on this topic, it is expected that compliance work by city staff will be more labor intensive than any other tax the city currently administers. This is based on discussions with other cities that have implemented such a tax. In addition, it is unknown at this time if revenue projections will be met. Based on these reasons, it was proposed by staff and indicated by council there will be no sharing of the tax being collected until all costs are known and covered by the new revenue. If this were not done, the city could find itself in a position where revenues were shared and the amount left after that did not cover all of the new costs of the STR program. As an example, two years after implementation of recreational marijuana, we are still learning the full expenditure impacts of implementation. A part of this supplemental appropriation is proposed to come from recreational marijuana revenue. This is due to finally knowing the impact that recreational marijuana is having on the Municipal Court and City Attorney operating budgets.

STAFF RECOMMENDATION

Suggested Motion Language:

Staff requests council consideration of this matter and action in the form of the following motion:

Motion to introduce and order published by title only an ordinance approving supplemental appropriations to the 2016 Budget to implement the short term rental program and tax.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- Economic: The new tax on STR will create an incremental economic impact that will be equal to the amount of the actual tax collected.
- Environmental: The payment and the collection of the tax will not have a direct impact on the environment. The remittance of the tax will soon be able to be done online so paper forms will not be required. What impacts the regulation of STR

will have on the environmental aspects of the city is unknown at this time.

- Social: The payment or collection of the tax will not have a direct impact on the social aspects of the city. What impacts the regulation of STR will have on the social aspects of the city is unknown at this time.

OTHER IMPACTS

- Fiscal: The proposed supplementary appropriation of \$350,000 is the amount projected to be needed to implement the regulatory and tax aspects of the program approved by the voters in November of 2015. No funds are currently appropriated in 2016 to implement this new program.
- Staff time: The implementation of the new STR program will create significant new workloads for some departments in the city. A detailed accounting of the increase in workload is detailed in the analysis and background section of this agenda memo.

PUBLIC FEEDBACK

During the consideration of placing the STR tax on the ballot and during the time the regulations for STR were being discussed, council members received numerous e-mails both for and against the proposed regulations and tax. During the same time staff received various inquiries regarding when council meetings and study sessions would be held. Since voters approved the tax, staff has received questions regarding the timeline for implementation of the program.

ANALYSIS AND BACKGROUND

The implementation of the STR program was tied to the passage of the ballot item on the taxation of such transactions. That is, there would be a new source of revenue to pay for the additional costs of implementing the new program. This has been structured to maintain the city's financial policy of matching ongoing revenues to ongoing expenditures. This financial policy has been one of the primary drivers in moving the city from having a large structural fiscal imbalance, highlighted in the Blue Ribbon Commission I report, to the position today where the city has a fully structurally balanced budget (meaning ongoing expenses are matched to ongoing revenues and one-time revenues are used only to cover one-time expenses). If new costs are added without new revenues being authorized, or without a corresponding reduction in current programs and services, there is a mismatch between revenues and ongoing expenditures. Such situations are called structural deficits and jeopardize the sound financial standing of the city and its strong bond ratings.

It is projected that the new tax will generate \$350,000 in new revenue during the first year. Staff will monitor collections closely throughout the year to determine if the revenue and expenditure targets remain reasonable. If adjustments need to be made they will occur during the 2017 budget process when more relevant data is available.

One topic that arose during the discussion of implementing this new program is the unwillingness of the large players in this business segment to collect the tax or, if they do, their unwillingness to provide the location and how much each place was rented for and for how many nights. Without this type of information it is impossible for staff to determine if a location is licensed, by whom it is being rented (the owner or someone else), or if the tax or appropriate tax is being collected. This means it would be impossible to audit or find out if they are in compliance. Every other business in the city, including those who collect the accommodations tax must keep such records and make them available if requested.

Based on the numerous e-mails received by the council and staff when the ballot item for this program was being developed, there will also be many questions from various people or organizations in the community that will want to know if a certain location is licensed and paying tax. The process implemented by the city was specifically designed to address this concern. The tax code as written makes the owner responsible for licensing and the collection of the tax in a format that can provide the needed information. Therefore, at this time the city does not have an agreement with any of the major players in this business segment since their methods and processes do not meet city requirements. Staff will continue to work with the companies to find common ground that will work for them and the city. Until that time, the owner continues to be responsible for conforming to the city's requirements for the collection and remittance of the tax.

The compliance issues listed in the prior paragraph are a major reason for the requests in the supplemental appropriation. As has been stated in previous meetings, this is a compliance issue not a revenue issue. That means, it is expected that gaining compliance will be time consuming and require extensive education, and follow up. The implementation of the program impacts several departments. **Attachment B** contains the proposed supplemental requests by department. Some of the departments have reached a tipping point. By prioritizing and implementing operating efficiencies in the past they have been able to absorb additional workloads that have occurred over the past few years. The addition of this new program puts them at the point where they cannot add more workload without requesting additional staff. This is the main reason for the requests from the Municipal Court. For others, like Licensing and Code enforcement, the new program will have a heavy workload impact and it has been known since it was first being analyzed that additional staff would need to be added if the program was approved by the voters. Some of the departments only need additional dollars to pay for contract help, such as the City Attorney's Office.

While doing the analysis on the new workload it became evident that the maximum workload, or tipping point, for departments was reached, in part, with the implementation of medical and recreational marijuana regulations and taxation. Therefore, where that has occurred, it is proposed that half of the costs be paid from recreational marijuana revenues. At this time recreational marijuana sales are exceeding expenditures by nearly \$500,000 and the corresponding revenues are adequate to cover the newly identified costs. The additional marijuana dollars are currently falling to the fund balance of the

general fund and would be appropriated from this fund balance if approved by council. The table below shows the 2016 Recreational Marijuana Budget for reference.

2016 Recreational Marijuana Budget

| Dept Name | Budget Item | Amount | Description |
|---|--|--------------------|--|
| 2016 Budget - Expenditures | | | |
| Finance | Audit of RMJ sales tax revenues | \$ 130,000 | Funds will be used to provide sales tax audit services for this sector. |
| Finance | Licensing positions (1.34 FTE) | \$ 113,273 | Staffing related to marijuana licensing and reviews. This includes salary, benefits and NPE for training, equipment and supplies for 1.34FTE. |
| Public Works/Development and Support Services | Building Code Compliance Specialist | \$ 67,857 | Staffing for RMJ code compliance. This include salary and benefits for 1.0 FTE |
| Human Services | Educational program development and implementation | \$ 250,000 | Development and implementation of community-wide educational programs for children, youth and families, related to the impacts of recreational marijuana use on young people in concert with community partners, including Boulder County Public Health, BVSD, Mental Health Partners and non-profits. Development and implementation of messaging and support of existing best practice community education and support programs. |
| Total budgeted expenditures: | | \$ 561,130 | |
| 2016 Budget - Revenues | | | |
| Citywide/General Fund | Projected Revenues | \$1,560,000 | Revenues from supplemental sales and use tax, exise tax, licenses and other fees. |
| Total estimated revenues: | | \$1,560,000 | |
| Unbudgeted Contingency: | | \$ 998,870 | |

It is proposed that \$65,500 be used to fund the costs as shown in **Attachment B**. The total amount of the supplemental appropriation is \$415,500 with the \$65,500 from marijuana revenue and \$350,000 from the STR revenue. Of the total \$348,624 is proposed as ongoing expenditures and \$66,876 for one-time expenditures. This leaves a proposed contingency of \$45,676. Though this is a small contingency staff feels it will be adequate for 2016.

NEXT STEPS

Second reading for this ordinance is scheduled for Feb. 2, 2016. Staff will address any first reading questions in the second reading packet.

ATTACHMENTS

- A. Proposed ordinance for supplemental appropriations to the 2016 Budget
- B. Detail of proposed appropriations to implement the regulatory and tax programs for STR

ORDINANCE NO. 8103

AN ORDINANCE RELATING TO THE FINANCIAL AFFAIRS OF THE CITY OF BOULDER, COLORADO, MAKING SUPPLEMENTAL APPROPRIATIONS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2016 SETTING FORTH DETAILS IN RELATION TO THE FOREGOING.

WHEREAS, Section 102 of the Charter of the City of Boulder provides that: "At any time after the passage of the annual appropriation ordinance and after at least one week's public notice, the council may transfer unused balances appropriated for one purpose to another purpose, and may by ordinance appropriate available revenues not included in the annual budget;" and

WHEREAS, the City Council now desires to make certain supplemental appropriations for purposes not provided for in the 2016 annual budget; and,

WHEREAS, required public notice has been given;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO, that the following amounts are appropriated from additional projected revenues to the listed funds:

Section 1. General Fund

| | |
|---------------------------------------|-----------|
| Appropriation from Additional Revenue | \$350,000 |
|---------------------------------------|-----------|

Section 2. The City Council finds that this ordinance is necessary to protect the public health, safety, and welfare of the residents of the City and covers matters of local concern.

Section 3. If any part or parts hereof are for any reason held to be invalid, such shall not affect the remaining portion of this ordinance.

Section 4. The Council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the Office of the City Clerk for public inspection and acquisition.

INTRODUCED, READ, ON FIRST READING, AND ORDERED PUBLISHED

BY TITLE ONLY this 19th day of January, 2016.

Mayor

Attest:

City Clerk

READ ON SECOND READING, PASSED, ADOPTED, AND ORDERED

PUBLISHED BY TITLE ONLY this 2nd day of February, 2016.

Mayor

Attest:

City Clerk

| Dept # | Dept Name | 2016 Expenditure Category | Request | | | Funding Split | | Description |
|------------------------------------|-------------------------------|---------------------------|-------------------|------------------|----------------------|---------------------------------------|--|---|
| | | | Ongoing | One Time | Total Budget Request | Amount from Short Term Rental Revenue | Amount from Recreational Marijuana Revenue | |
| 380 | Public Works-Development | Personnel | \$ 76,000 | \$ - | \$ 76,000 | \$ 76,000 | \$ - | This is a request for a Compliance Specialist (1.0 FTE) to enforce the new short-term rental license requirements. |
| 380/385 | Public Works-Development/PH&S | Personnel | \$ 66,000 | \$ - | \$ 66,000 | \$ 66,000 | \$ - | This is a request for an Administrative Specialist (1 FTE) to review short-term rental applications, perform data processing, respond to customer inquiries, follow-up on complaints and help support occupancy research and enforcement. |
| 135 | Municipal Court | Courtroom Remodel | \$ - | \$ 20,000 | \$ 20,000 | \$ 10,000 | \$ 10,000 | The court anticipates setting and conducting additional administrative hearings as a result of increased enforcement. We have only one courtroom. Our main courtroom has already reached maximum capacity with our existing docket. However, we do have some empty space in our old courtroom which we believe we could use to conduct these additional administrative hearings. In order to do this, we will need to remodel this existing space to conduct the hearings. Some items needed are better lighting, a judge's bench, cabling for network connectivity, a clerk's station, tables and chairs for the prosecution and defense, and wiring for audio recordings. |
| 135 | Municipal Court | Relief judge | \$ 15,000 | \$ - | \$ 15,000 | \$ 7,500 | \$ 7,500 | The court anticipates increasing the use of relief judges to handle the increase in court dockets. Even if we have an additional 4 hours of relief judge time a week, then we anticipate this cost to be about \$15K. |
| 135 | Municipal Court | Court Clerk | \$ 70,000 | \$ - | \$ 70,000 | \$ 35,000 | \$ 35,000 | Additional hearings will require at least one additional staff person. We will need someone to clerk the hearings and process all of the paperwork associated with setting and resolving the hearings. We do not know how many additional hearings the court will handle. Nonetheless, one person could be assigned to handle all court-related business impacted by the short-term rental ordinance. |
| 135 | Municipal Court | Supplies | \$ 1,000 | \$ - | \$ 1,000 | \$ 500 | \$ 500 | Extra supplies will be needed to conduct additional hearings. Included among these items are various office supplies and a phone for the courtroom. |
| 185 | Finance | Salary and Benefits | \$ 93,724 | \$ - | \$ 93,724 | \$ 93,724 | \$ - | FTE to administer the short-term rental tax - Outreach, research, and tax collection |
| 185 | Finance | NPE | \$ 1,900 | \$ 1,200 | \$ 3,100 | \$ 3,100 | \$ - | Computer for FTE, associated annual technology costs, training, supplies |
| 130 | City Attorney's Office | Personnel | \$ 25,000 | \$ - | \$ 25,000 | \$ 12,500 | \$ 12,500 | Funds for additional staffing in the Prosecution Office to handle civil hearings, including short-term rentals, marijuana, trash and occupancy. |
| | CMO | Contingency | | \$ 45,676 | \$ 45,676 | \$ 45,676 | | |
| Total (All in General Fund) | | | \$ 348,624 | \$ 66,876 | \$ 415,500 | \$ 350,000 | \$ 65,500 | |



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: January 19, 2016

AGENDA TITLE: Consideration of a motion to appoint Tim Plass as an alternate member of the Planning Board to consider the site review and rezoning applications for the Reve project, located at 2100 and 2170 30th Street, 3000 Pearl Street, and 2120 32nd Street.

PRESENTERS

Tom Carr, City Attorney

EXECUTIVE SUMMARY

On January 28, 2016, the planning board will consider site review and rezoning applications for the Reve project. A planning board member has announced a need to recuse himself because of a conflict of interest. Pursuant to the council rules, staff has contacted former planning board members in the order in which they left the board. The former planning board member most recently departed from the board, who is available and does not have a conflict of interest, is Tim Plass. Because he is a former council member, he is prohibited from participating on a board on a matter on which he took official action for twelve months after his departure from Council. Council may waive this prohibition through an official appointment. The purpose of this agenda item is to seek such an appointment.

STAFF RECOMMENDATION

Suggested Motion Language:

Staff requests Council consideration of this matter and action in the form of the following motion: Motion to appoint Tim Plass as alternate planning board member pursuant to Section 2-3-11, B.R.C. 1981, to participate in review of and action on the site review and rezoning applications for the Reve project and matters under Title 9 related to that project.

BACKGROUND & ANALYSIS

At a planning board meeting on December 17, 2015, board member Leonard May announced that due to a conflict of interest he would be recusing himself from participating in reviewing the site review and rezoning applications under case numbers LUR2015-00042 and LUR2015-00043 for the Reve project, located at 2100 and 2170 30th Street, 3000 Pearl Street, and 2120 32nd Street, and requests related to the Reve matter. At the same meeting, the planning board unanimously voted to approve a motion to request appointment of an alternate board member pursuant to Subsection (f) to Section 2-3-11, Planning Board, B.R.C. 1981, for the Reve matter. The board currently has only six members; one of the board's seats is vacant. Four members of the board constitute a quorum and must be present for a planning board meeting. An affirmative vote of at least four members is necessary to authorize any action of the board. The board found it necessary that more than five members be present for the hearing on the site review and rezoning applications.

Section 2-3-11(f), B.R.C. 1981, allows for appointment of an alternate board member under the present circumstances:

The mayor, with the consent of the city council, may appoint former board members as alternates to hear matters under title 9, "Land Use Code," B.R.C. 1981, when the mayor finds that there will be an absence due to an appearance of impropriety or a conflict of interest under Chapter 2-7, "Code of Conduct," B.R.C. 1981, or due to an anticipated absence of a board member. An alternate board member may be appointed pursuant to the following standards and procedures:

- (1) The board member with the conflict of interest, a recusal because of an appearance of impropriety or anticipated absence shall inform the board at a meeting prior to the meeting when the item where such conflict or recusal exists is to be considered or the time of an anticipated absence;
- (2) If the board or chair finds it necessary to appoint an alternate board member as set forth above, the board or chair shall request that the mayor appoint an alternate member from among the former members of the board; and
- (3) The alternate board member shall only be authorized to act upon the matters that have been requested by the full board or chair and authorized by the mayor.

The Council consented to appointment of alternate board members by the majority under the circumstances described in Section IX(J) of the Council Procedural Rules, requiring appointment of the most recently departed members of the board, in reverse alphabetical order, with appointments alternating between eligible and able former members who

departed at the same time. Pursuant to the Council Procedural Rules, staff has approached former planning board member in an attempt to find an eligible former board member who is able to serve.

The following is a list of the most recently departed former planning board members:

November 2015- Aaron Brockett

November 2013- Mary Young, Sam Weaver

March 2013- Bill Holicky and Danica Powell

March 2012- Willa Williford and Andrew Shoemaker

November 2011- Tim Plass

March 2011- Elise Jones

March 2010- Adrian Sopher

November 2009- KC Becker

March 2009- Philip Shull

Pursuant to Charter Section 74, current members of city council are not eligible to be appointed to the planning board. Danica Powell is a consultant to the Reve project and is therefore not eligible to be appointed as an alternate. Both Bill Holicky and Willa Williford are unable to serve on January, 28, 2016, the date the Reve project is currently scheduled. Tim Plass has indicated that he is able to serve on that date.

Tim Plass was a council member until November 2015. Subsection (e) to Section 2-7-5, B.R.C. 1981, limits participation of a former public official in matters reviewed by a board within twelve months following termination of office:

Participation of Former Officials or Employees: No former public official or public employee shall appear before, or participate in, a city board, commission, task force or similar body on which he or she was a member or served directly as an employee concerning any matter or on which he or she took official action during his or her service with the city for twelve months following termination of office or employment. This prohibition may be waived by the city council by appointment or vote. This prohibition shall not apply to persons who appear before the city in their capacity as an elected official following termination of their office or employment with the city.

While an argument can be made that the section does not apply to this situation, to ensure compliance with the Code of Conduct, staff recommends that the City Council appoint Tim Plass as an alternate planning board member for purposes of participating in review of the applications for the Reve Project. Subsection 2-7-5(e) authorizes city council to waive the requirements of the section by appointment or vote.



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: January 19, 2016

AGENDA TITLE:

Second reading and consideration of a motion to order published by title only Ordinance No. 8100 designating the building and property at 2200 Broadway St., to be known as the **Trinity Lutheran Church**, as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00189).

Owner/Applicant: Applicant/Owner: Reverend Mark Twietmeyer, Trinity Lutheran Church

PRESENTERS:

Jane S. Brautigam, City Manager
Susan Richstone, Deputy Director of Planning, Housing & Sustainability
Debra Kalish, Senior Assistant City Attorney
Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner

EXECUTIVE SUMMARY:

The purpose of this item is to allow the City Council to determine whether the proposed individual landmark designation of a portion of the building at 2200 Broadway meets the purposes and standards of the Historic Preservation Ordinance (*Sections 9-11-1 and 9-11-2, B.R.C. 1981*). The property owner is in support of the designation.

If approved, this ordinance (see **Attachment A**) would result in the designation of a portion of the property as an individual landmark. The findings are included in the ordinance.

A landmark designation application was submitted by the property owner on June 26, 2015, and was heard by the Landmarks Board on Nov. 4, 2015. The board voted 5-0 to recommend the designation to City Council. First reading of the ordinance was approved by the City Council at its Jan. 5, 2016 meeting. No comments from the public have been received on the proposed designation. The second reading for this designation is a quasi-judicial public hearing.

STAFF RECOMMENDATION:

Suggested Motion Language:

Staff requests council consideration of this matter and action in the form of the following motion:

Motion to adopt Ordinance No. 8100, designating the building at 2200 Broadway, to be known as the **Trinity Lutheran Church**, as an individual landmark under the City of Boulder’s Historic Preservation Ordinance.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS:

Economic: Owners of locally designated landmarked properties are eligible for state and local tax credits for approved rehabilitations and repairs, and studies have found that historic preservation adds to economic vitality and tourism. Exterior changes to individually landmarked buildings require a Landmark Alteration Certificate, issued by the Planning, Housing and Sustainability Department at no charge. The additional review process for landmarked buildings may, however, add time and design expense to a project.

Environmental: The preservation of historic buildings is inherently sustainable. Owners of individually landmarked buildings are encouraged to reuse and repair as much of the original building as possible when making exterior alterations, thereby reducing the amount of building material waste deposited in landfills. City staff can assist architects, contractors and homeowners with design and material selections and sources that are environmentally friendly. Also, the Historic Preservation website provides information on improving the energy efficiency of older buildings.

Social: The Historic Preservation Ordinance was adopted to “...enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city’s living heritage.” Section 9-11-1 (a), B.R.C., 1981. The primary beneficiaries of historic designation are the property owners of a historic landmark and adjacent neighbors, who are ensured that the character of the immediate area will be protected through the design review process. The greater community also benefits from the preservation of the community’s character and history.

OTHER IMPACTS:

Fiscal: The designation of individual historic landmarks is an anticipated and ongoing function of the Historic Preservation Program.

Staff Time: This designation application is within the staff work plan.

LANDMARKS BOARD ACTION:

On Nov. 4, 2015 the Landmarks Board voted 5-0 to recommend to City Council that a portion of the building at 2200 Broadway be designated as a local historic landmark, finding that the application meets the standards for individual landmark designations set out in sections 9-11-1

and 9-11-2, B.R.C. 1981, and is consistent with the criteria specified in section 9-11-5(c), B.R.C. 1981. The Landmarks Board also recommended that the City Council encourage the congregation to consider landmark designation of the 1966 Hobart Wagener portion of the church at a later date.

PROPERTY DESCRIPTION:

Constructed in 1929, the original church at 2200 Broadway Street is located at the northeast corner of Broadway and Pine Streets along the western edge of the identified Potential, Whittier Historic District. Additions to the church were constructed in 1966 and 1989. Only the original 1929 portion of the church, now known as the Chapel of the Resurrection, is being recommended for landmark designation at this time.



Figure 1. Location Map, 2200 Broadway.



Figure 2. North Elevation (façade), 2200 Broadway, 2015.

Designed by local architect Margaret Read, the Gothic Revival church was completed in 1929. The gable form, structural buttresses, arched windows with decorative tracery and a bell tower are all features common to early twentieth century Gothic Revival church design. The floor plan is cruciform in plan with the entrance into the nave at the west and the apse, or main altar, facing east. Bisecting the nave is the transept, an aisle that crosses the nave in front of the main altar. All elevations of the original church feature regularly coursed native sandstone.

The Trinity English Evangelical Lutheran congregation was established in Boulder in 1896 with 31 charter members. In 1899, the congregation purchased the former Seventh Day Adventist church at the southeast corner of Broadway Street and Mapleton Avenue. Thirty years later, the group expanded their property by purchasing the lot across the alley at the corner of Broadway and Pine Streets with the intention of building a larger church to replace their current one. The new Gothic Revival church cost \$36,000 to construct and was dedicated on December 8, 1929 with 89 active members.²

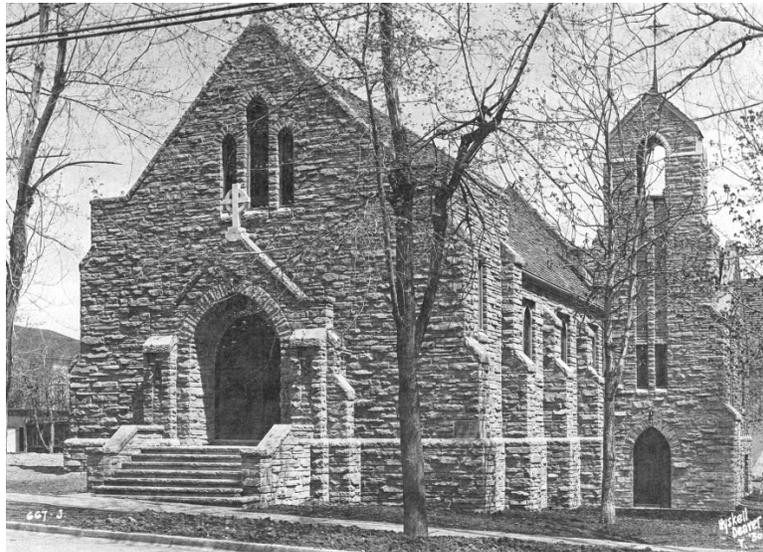


Figure 3. 2200 Broadway, 1930. Carnegie Branch Library for Local History.

The design of the church was the work of local architect Margaret Read, who is considered to be Boulder's first female architect. She worked in the firm of Glen H. Huntington. Born in 1892, she moved to Boulder as a teenager, then attended the University of Colorado College of Engineering in the mid-1910s before transferring to the University of California at Berkeley School of Architecture. She was one of five women in her class of twenty-five students.³ Upon her return to Boulder in the early 1920s, Read was an instructor at the University of Colorado where she taught classes in engineering drawing. By 1926, Read landed a second job in Glen Huntington's architectural firm.

Read designed many houses in the University Hill neighborhood, including her own Mediterranean-Revival house at 740 13th St. where she lived with her father. Over the span of her career, Read designed many single-family as well as, sorority, and fraternity houses in the

² "1896-1996: Trinity Lutheran Church." *Trinity Lutheran Church*, 1996.

³ Barker, Jane Valentine. *Historic Homes of Boulder County*, 131.

University Hill neighborhood. She is credited with the design of the Boulder County Court House and on several buildings at the University of Colorado. Read served on the city planning and parks commission in the 1930s, taught drafting to women at Lowry Field during World War II, spent time in the 1950s designing houses and ski lodges in Aspen, and even remodeled Bob Hope's Beverly Hills house late in her career.⁴ Read worked well into her 70s, dying at age 90 in 1982.

As a result of substantial growth in church membership after WWII, the Trinity Lutheran Church expanded its facilities by constructing a one-story addition with a basement directly north of the church in 1959. This building held the Sunday school classrooms. In 1966, local architect Hobart D. Wagener was hired to design a new sanctuary to accommodate 375 people and provide classroom space. Wagener's addition is attached to the north side of the original 1929 church. Although contemporary in design, Wagener continued the use of the coursed sandstone to compliment Read's original design. The 1929 sanctuary was retained as a small chapel for private devotions, funerals, and weddings, and also holds the church offices and library. In 1989, a second addition was constructed at the west side of the building, obscuring the 1966 Wagener addition and referencing the Gothic Revival design of the original church. The diagram in Figure 4 illustrates the evolution of the building over time.

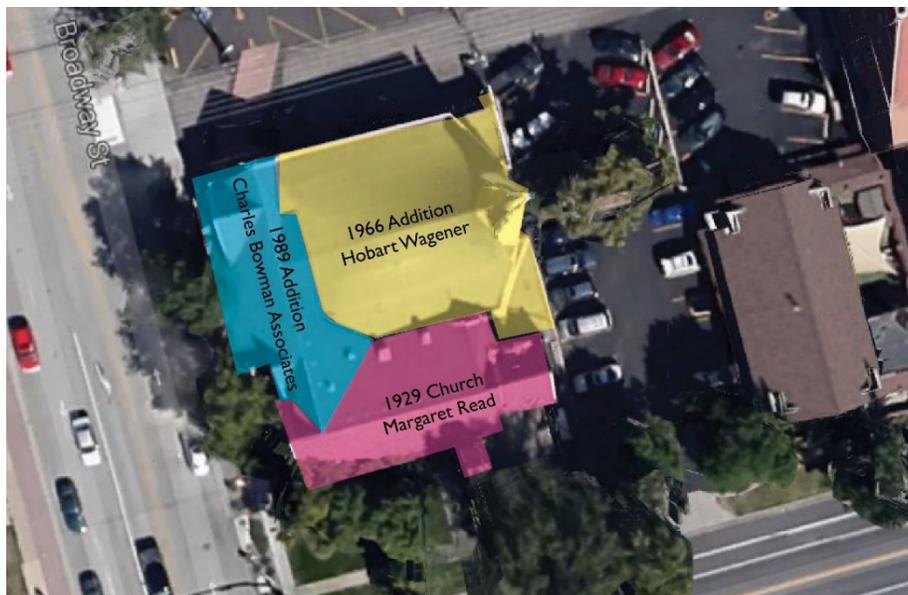


Figure 4. Aerial of 2200 Broadway, showing 1929 church (pink), 1966 addition (yellow) and 1989 addition (blue).

Site Review Approval

On May 1, 2014, Site and Use Review approval was granted to redevelop the existing surface parking lot to the north of the church. The project includes 24 permanently affordable senior housing units; open space for the Trinity Lutheran Church and other non-profit organizations; and partially below grade parking. Redevelopment is proposed on the lots to the north of the church, and will not impact the historic character of the existing church. The design of the new

⁴ "Margaret Read was first female architect in Boulder," *Daily Camera* (Boulder, Colorado), March 25, 2012.

building references the original Gothic Revival church in a contemporary fashion through the use of gabled roof forms, gothic arches, and the use of stone.

According to the Planning Board memo dated May 1, 2014, the proposal to landmark the historic (1929) portion of the church was offered as one of several community benefits of the proposed ordinance. Other community benefits include provision of permanently affordable housing for seniors in the downtown near transit; providing slightly larger amount of additional community meeting and office space for the church and other non-profit organizations; and a project that will allow the church congregation to remain within the downtown area as it has for over 100 years.

Condition 6 of the Site Review approval reads: *Prior to a building permit application, the Applicant shall submit to the City an application for and pursue in good faith an **Individual Landmark designation** of the historic portion of the church building located at 2200 Broadway with a designation boundary as shown on sheet A1.00 of the approved plans dated Feb. 3, 2014.*

In their deliberations, some members of Planning Board expressed concern that only a portion of a building would be included in the landmark boundary. To address these concerns, the Planning Board agreed to make a note to the Landmarks Board that the Site Review approval would not define the Landmark Boundary. At the Nov. 4, 2015 meeting, this information was presented and the Landmarks Board voted to recommend to City Council the boundary supported by the applicant that encompasses only the 1929 portion of the church. The Landmarks Board asked the applicant if the church would be open to expanding the landmark boundary follow the property lines. The applicant responded that it had taken a year for the congregation to agree to support of the designation of the original portion of the church and at this time, the congregation is not interested in expanding the landmark boundary. He added that the church does not have plans to alter or demolish any portion of the church. The Landmarks Board encouraged the congregation to consider landmark designation of the 1966 Hobart Wagener addition as it reaches 50 years in age, but found the current proposal to landmark the 1929 portion of the church to be consistent with the criteria for landmark designation. See the Boundary Analysis section (end of memo) for additional information.

ANALYSIS:

Criteria for Review

Section 9-11-6(b), B.R.C. 1981, specifies that during the review for an application for local landmark designation, the council must consider “whether the designation meets the purposes and standards in subsection 9-11-1(a) and section 9-11-2, “City Council May Designate or Amend Landmarks and Historic Districts,” B.R.C. 1981, in balance with the goals and policies of the Boulder Valley Comprehensive Plan” and provides that the City Council “shall approve by ordinance, modify and approve by ordinance, or disapprove the proposed designation.”

Historic, Architectural, and Environmental Significance

Staff finds that the proposed application to landmark a portion of the property at 2200 Broadway Street will protect, enhance, and perpetuate a property important in local history and preserve an important example of Boulder’s historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

ANALYSIS OF LANDMARK CRITERIA:

- A. *Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past?*

Staff finds that the designation of a portion of the building at 2200 Broadway will protect, enhance, and perpetuate a building reminiscent of a past era important in local history and preserve an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE:

Summary: The building located at 2200 Broadway Street has historic significance under criteria 1, 2, and 3.

1. Date of Construction: 1929

Elaboration: The cornerstone on the building, architectural blueprints, and *Daily Camera* newspaper articles date the building to 1929.

2. Association with Persons or Events: the Trinity Lutheran Congregation

Elaboration: The Trinity Lutheran Congregation was established in Boulder in 1896 with 31 charter members. In 1899, the congregation purchased the property at the southeast corner of Broadway and Pine, then expanded its property in 1927 by purchasing the lot directly south across the alley. Construction of a new church at this location designed by local architect Margaret Read was completed in 1929, at which point the congregation, "became firmly established as one of the city's formidable congregations when it contributed to Boulder's skyline an authentic neo-Gothic building."⁵

The Trinity Lutheran Congregation continues to use this church and offer its services to Boulder as it has for the past 119 years.

3. Development of the Community: This building reflects the development of Boulder's religious community.

4. Recognition by Authorities: Historic Building Inventory Form

Elaboration: The 1986 Historic Building Inventory Form found the property to be in excellent condition with minor alterations (the survey was recorded prior to the 1989 addition). The form notes that "this building is significant for its association with the history of the development of the religious community in Boulder."

⁵ Rev. Jack W. Lundin, "The City's Churches: Trinity Lutheran." *Focus Magazine* (Boulder, Colorado), July 5, 1964.

ARCHITECTURAL SIGNIFICANCE:

Summary: The building at 2200 Broadway Street has architectural significance under criteria 1, 2, 3, and 5.

1. Recognized Period or Style: Gothic-Revival

Elaboration: The Gothic-Revival was popular for ecclesiastical buildings in the nineteenth and early twentieth centuries. The building's use of towers, buttresses, recessed openings, pointed arches, and masonry construction are all characteristic of the Gothic-Revival.

2. Architect or Builder of Prominence: Margaret Read

Elaboration: Margaret Read is considered to be Boulder's first female architect. She moved to Boulder with her parents in 1910. After attending the University of Colorado, Read transferred to University of California at Berkeley where she received a degree in architecture. Upon her return to Boulder in the 1920s, Read was hired as an instructor at the University of Colorado and was also employed in Glen H. Huntington's architectural firm. Read's first solo project was her 1928 house at 740 13th St., where she lived with her father. Over the span of her career, Read designed many single-family as well as, sorority, and fraternity houses in the University Hill neighborhood. \. She is also credited with the design of the Boulder County Court House and several buildings at the University of Colorado. Read served on the city planning and parks commission in the 1930s, taught drafting to women at Lowry Field during World War II, spent time in the 1950s designing residences and ski lodges in Aspen, and even remodeled Bob Hope's Beverly Hills house late in her career. Read worked well into her 70s, dying at age 90 in 1982.

3. Artistic Merit: The 1929 church is skillfully designed, with a notable integration of design, material and craftsmanship.

4. Example of the Uncommon: None observed

5. Indigenous Qualities: The building's use of native stone is notable.

A. Does the proposed application develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City's living heritage?

Staff finds that the proposed designation maintains an appropriate setting for the historic resource at 2200 Broadway and enhances property values, promotes tourist trade and interest, and fosters knowledge of the City's living heritage. Staff considers that the application meets the environmental significance criteria for individual landmark designation as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The building at 2200 Broadway has environmental significance under criteria 1, 2, 4, and 5.

1. Site Characteristics:

Elaboration: The church is prominently located on the northeast corner of Broadway and Pine Streets. It is located within the boundaries of the identified potential Whittier Historic District. Despite the construction of additions in 1966 and 1989, the church retains its historic character.

2. Compatibility with Site: Downtown historic character

Elaboration: The building is representative of the Gothic Revival style and contributes to the character of the neighborhood. The property retains its historic relationship to its lot and surrounding neighborhood.

3. Geographic Importance: The building is a familiar visual feature on the 2200 block of Broadway.

4. Environmental Appropriateness:

Elaboration: The building and its surroundings are complementary and carefully integrated.

5. Area Integrity: Potential Whittier Historic District

Elaboration: The 2200 block of Broadway is located in the identified Potential Whittier Historic District and retains a large degree of historic integrity to the original development of that neighborhood.

C. Does the proposed application draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives?(See Subsection 9-11-1(b), B.R.C. 1981).

Staff finds this application draws a reasonable balance between private property rights and the public's interest in preserving the city's cultural, historic, and architectural heritage. The proposal is unusual in that it proposes designation of a portion of the building, however, staff considers that proposal is appropriate in that the original 1929 church retains a high degree of architectural and historic integrity and the additions do not compromise its significance. The property owner supports the designation.

Landmark Name:

Staff considers that the landmark should be named the **Trinity Lutheran Church**, given its association with the Trinity Lutheran congregation, which has been active in Boulder since the late 1890s. This is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites (1988)* and the *National Register of Historic Places Guidelines for Designation*.

Boundary Analysis:

Staff recommends that the boundary be established to encompass the footprint of the original 1929 church, as proposed by the applicant and recommended by Planning Board and the Landmarks Board. This proposed boundary is somewhat unusual in that it proposes designation of a portion of the building, however, staff considers that it is appropriate in that the original

1929 church retains a high degree of architectural and historic integrity and the additions do not compromise its significance. The application for designation of the historic portion of the church also fulfills the condition of approval of Planning Board's Site and Use Review approval.

At the Nov. 4, 2015 Landmarks Board hearing, the board asked the applicant if the church would be open to expanding the landmark boundary follow the property lines. The applicant responded that it had taken a year for the congregation to vote in The Landmarks Board encouraged the congregation to consider landmark designation of the 1966 Hobart Wagener addition as it reaches 50 years in age, but found the current proposal to landmark the 1929 portion of the church to be consistent with the criteria for landmark designation.

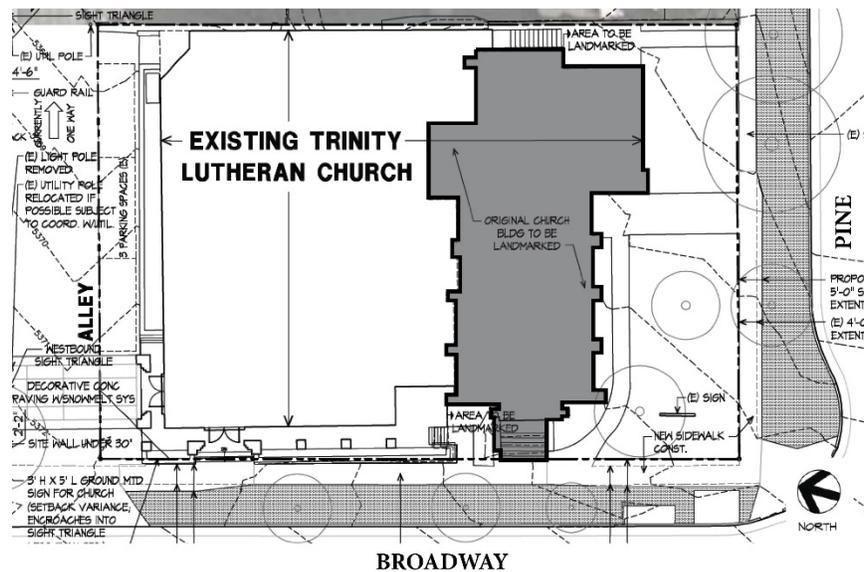


Figure 5. Proposed Landmark Boundary (shaded area).

OPTIONS:

City Council may approve, modify or not approve the ordinance.

Approved By:

 Jane S. Brautigam,
 City Manager

ATTACHMENTS:

- A: Ordinance No. 8100
- B: Sections 9-11-1 and 9-11-2, "Purposes and Intent," B.R.C., 1981
- C: Significance Criteria for Individual Landmarks

ORDINANCE NO. 8100

AN ORDINANCE DESIGNATING A PORTION OF THE BUILDING AND THE PROPERTY AT 2200 BROADWAY, CITY OF BOULDER, COLORADO, ALSO KNOWN AS THE TRINITY LUTHERAN CHURCH, A LANDMARK UNDER CHAPTER 9-11, "HISTORIC PRESERVATION" B.R.C. 1981, AND SETTING FORTH DETAILS IN RELATION THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. The City Council enacts this ordinance pursuant to its authority under Chapter 9-11, "Historic Preservation," B.R.C. 1981, to designate as a landmark a property having a special character or special historic, architectural, or aesthetic interest or value.

Section 2. The City Council finds that: 1) on or about June 26, 2015, property owner Trinity Lutheran Church applied to the City of Boulder to designate a portion of the building and property at said property as a landmark; 2) the Landmarks Board held a public hearing on the proposed designation on November 4, 2015; and 3) on November 4, 2015, the Board recommended that the City Council approve the proposed designation.

Section 3. The City Council also finds that upon public notice required by law, the council held a public hearing on the proposed designation on January 19, 2016 and upon the basis of the presentations at that hearing finds that the building and the property at 2200 Broadway possesses a special character and special historic, architectural, or aesthetic interest or value warranting its designation as a landmark.

Section 4. The characteristics of the subject property that justify its designation as a landmark are: 1) its historic significance is relevant to its construction in 1929, for its association with the Trinity Lutheran Congregation, and for its association with the development of Boulder's religious community; and 2) its architectural significance as an example of the Gothic Revival

1 style, its association with Margaret Read, considered to be Boulder’s first female architect, and
2 for its artistic merit evidence through its skillful integration of design, material and
3 craftsmanship, and; 3) its environmental significance for its prominent location on the northeast
4 corner of Broadway and Pine St., for its contribution to the character of downtown Boulder, and
5 as a familiar visual feature along Broadway.

6 Section 5. The City Council further finds that the foregoing landmark designation is
7 necessary to promote the public health, safety, and welfare of the residents of the city.

8 Section 6. There is hereby created as a landmark the 1929 portion of the Trinity Lutheran
9 Church building and property, located at 2200 Broadway, which address is also known as:

10 LOT 4 LESS N 88 FT & LOT 6 & LOT 7 & W 45 FT LOT 8 BLK 149 BOULDER OT.

11 The portion of the building and property to be designated as a landmark is identified on
12 the proposed landmark boundary map, attached hereto as Exhibit A, as “ORIGINAL
13 CHURCH BLDG TO BE LANDMARKED.”

14 Section 7. The City Council directs that the department of Community Planning and
15 Sustainability give prompt notice of this designation to the property owner and cause a copy of
16 this ordinance to be recorded as described in Subsection 9-11-6(d), B.R.C. 1981.

17 Section 8. The City Council deems it appropriate that this ordinance be published by title
18 only and orders that copies of this ordinance be made available in the office of the City Clerk for
19 public inspection and acquisition.

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INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY TITLE ONLY THIS 5TH DAY OF JANUARY 2016.

Mayor

Attest:

City Clerk

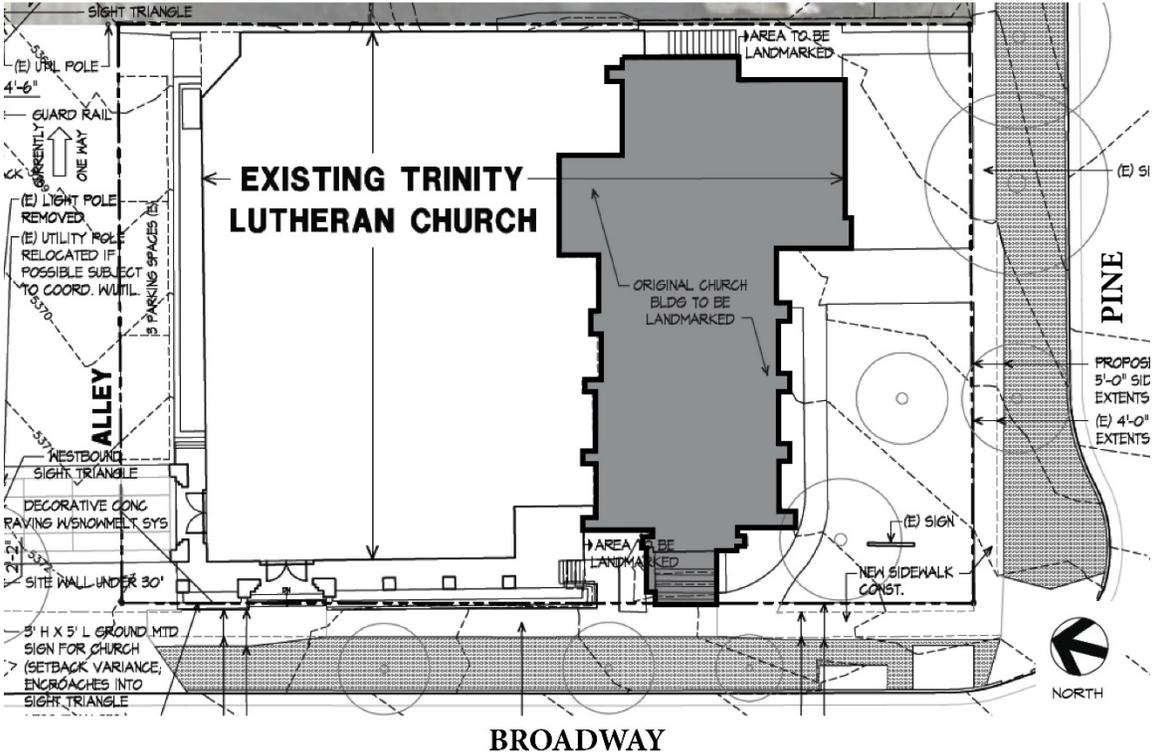
READ ON SECOND READING, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY THIS 19TH DAY OF JANUARY, 2016.

Mayor

Attest:

City Clerk

Exhibit A – Landmark Boundary Map for 2200 Broadway



Landmark boundary shown in black outline and labeled “Original Church Bldg To Be Landmarked”.
LOT 4 LESS N 88 FT & LOT 6 & LOT 7 & W 45 FT LOT 8 BLK 149 BOULDER OT

**9-11-1 & 9-11-2 Purposes and Intent
Boulder Revised Code, 1981**

9-11-1: *Purpose and Legislative Intent* states:

- (a) The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city's living heritage.
- (b) The City Council does not intend by this chapter to preserve every old building in the city but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives and that alterations to such buildings and structures and new construction will respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them.
- (c) The City Council intends that in reviewing applications for alterations to and new construction on landmarks or structures in a historic district, the Landmarks Board shall follow relevant city policies, including, without limitation, energy-efficient design, access for the disabled and creative approaches to renovation.

9-11-2: *City Council may Designate or Amend Landmarks and Historic Districts* states:

- (a) Pursuant to the procedures in this chapter the City Council may by ordinance:
 - (1) Designate as a landmark an individual building or other feature or an integrated group of structures or features on a single lot or site having a special character and historical, architectural, or aesthetic interest or value and designate a landmark site for each landmark;
 - (2) Designate as a historic district a contiguous area containing a number of sites, buildings, structures or features having a special character and historical, architectural, or aesthetic interest or value and constituting a distinct section of the city;
 - (3) Designate as a discontinuous historic district a collection of sites, buildings, structures, or features which are contained in two or more geographically separate areas, having a special character and historical, architectural, or aesthetic interest or value that are united together by historical, architectural, or aesthetic characteristics; and
 - (4) Amend designations to add features or property to or from the site or district.
- (b) Upon designation, the property included in any such designation is subject to all the requirements of this code and other ordinances of the city.

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, *Gingerbread Age* (Maass), *76 Boulder Homes* (Barkar), *The History of Architectural Style* (Marcus/Wiffin), *Architecture in San Francisco* (Gebhard et al), *History of Architecture* (Fletcher), *Architecture/Colorado*, and any other published source of universal or local analysis of a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: January 19, 2016

AGENDA TITLE:

Second reading and consideration of a motion to order published by title only Ordinance No. 8102 designating the building and property at 1900 King Ave., to be known as the **Sampson-Wood House**, as a local historic landmark per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00173).

Owner/Applicant: Applicant/Owner: Dr. William Wood

PRESENTERS:

Jane S. Brautigam, City Manager
Susan Richstone, Deputy Director of Planning, Housing & Sustainability
Debra Kalish, Senior Assistant City Attorney
Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner

EXECUTIVE SUMMARY:

The purpose of this item is to allow the City Council to determine whether the proposed individual landmark designation of the building at 1900 King Ave. meets the purposes and standards of the Historic Preservation Ordinance (*Sections 9-11-1 and 9-11-2, B.R.C. 1981*). The property owner is in support of the designation.

If approved, this ordinance (see **Attachment A**) would result in the designation of the building and property as an individual landmark. The findings are included in the ordinance. This landmark designation application was submitted by the property owner on June 20, 2015, and was heard by the Landmarks Board on Nov. 4, 2015. The board voted 5-0 to recommend the designation to City Council. The City Council approved the first reading ordinance at its Jan. 5, 2016 meeting. No comments from the public have been received on the proposed designation. The second reading for this designation is a quasi-judicial public hearing.

STAFF RECOMMENDATION:

Suggested Motion Language:

Staff requests council consideration of this matter and action in the form of the following motion:

Motion to adopt Ordinance No. 8102, designating the building at 1900 King Ave., to be known as the **Sampson-Wood House**, as an individual landmark under the City of Boulder’s Historic Preservation Ordinance.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS:

Economic: Owners of locally designated landmarked properties are eligible for state and local tax credits for approved rehabilitations and repairs, and studies have found that historic preservation adds to economic vitality and tourism. Exterior changes to individually landmarked buildings require a Landmark Alteration Certificate, issued by the Planning, Housing and Sustainability Department at no charge. The additional review process for landmarked buildings may, however, add time and design expense to a project.

Environmental: The preservation of historic buildings is inherently sustainable. Owners of individually landmarked buildings are encouraged to reuse and repair as much of the original building as possible when making exterior alterations, thereby reducing the amount of building material waste deposited in landfills. City staff can assist architects, contractors and homeowners with design and material selections and sources that are environmentally friendly. Also, the Historic Preservation website provides information on improving the energy efficiency of older buildings.

Social: The Historic Preservation Ordinance was adopted to “...enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city’s living heritage.” Section 9-11-1 (a), B.R.C., 1981. The primary beneficiaries of historic designation are the property owners of a historic landmark and adjacent neighbors, who are ensured that the character of the immediate area will be protected through the design review process. The greater community also benefits from the preservation of the community’s character and history.

OTHER IMPACTS:

Fiscal: The designation of individual historic landmarks is an anticipated and ongoing function of the Historic Preservation Program.

Staff Time: This designation application is within the staff work plan.

LANDMARKS BOARD ACTION:

On Nov., 4, 2015 the Landmarks Board voted 5-0 to recommend to City Council that the property at 1900 King Ave. be designated as a local historic landmark, finding that it meets the standards for individual landmark designations in sections 9-11-1 and 9-11-2, B.R.C. 1981, and is consistent with the criteria specified in section 9-11-5(c), B.R.C. 1981.

PROPERTY DESCRIPTION:

The property at 1900 King Ave., constructed in 1958, is located at the southwest corner of King Avenue and Camden Court. The property is not located in a designated or potential historic district but was found to be potentially eligible for local designation and listing on the State Register of Historic Places when it was surveyed as part of the *Modern Architectural Structures in Boulder 1947-1977 Survey* in 2000. The property was recognized as a Structure of Merit by the Landmarks Board in 2014.

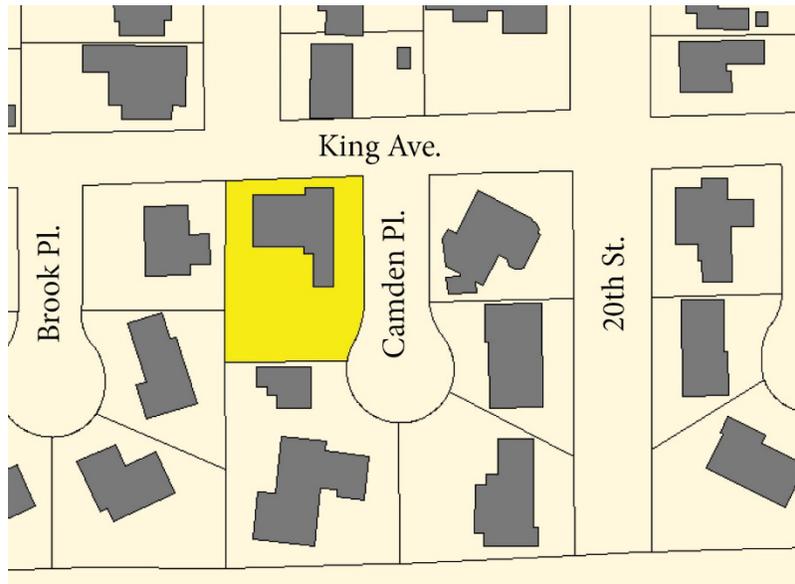


Figure 1. Location Map, 1900 King Ave.



Figure 2. North Elevation (façade), 1900 King Ave., 2015.

Designed by architect Tician Papachristou, the house was commissioned by Edward Sampson Jr. and his wife June and completed in 1958. Stylistically, the house embodies characteristics of Usonian architecture, evidenced through its horizontal orientation and cubist conception of the building’s volumes. Traditional materials are used inside and out, creating an organic integration of the building into the topography of the lot. The straight-stacked concrete block walls reflect

the structural composition of the building and extend along the north and east elevations, with mortar joints raked both vertically and horizontally. The tilted wall and roof planes intersect at the north entrance, creating a dynamic composition of form. Steel elements of the roof are painted bright yellow further accentuating the building's structural system.

In 1961, the house was featured in an article in the *Rocky Mountain News*, and which noted in response to constraints including budget, size of the land, "and the desire by Mrs. Sampson for a house easy to maintain," Papachristou designed an imaginative and contemporary house to express the casual and informal Sampson family.²

Tician Papachristou was born in Athens, Greece, in 1928.³ He earned both an undergraduate degree and a Master of Fine Arts degree at Princeton University. He first worked for a time in New York, moving to Boulder with his wife Judith in 1954 to work in the architectural office of James Hunter. In 1956, he opened his own office and a year later was joined by Charles Haertling. The two shared an office until 1960. Papachristou taught at the University of Colorado from 1958 until 1962. In a 2013 interview, Papachristou noted that "All of my clients in Boulder were so wonderful. Boulder was a place that was ready to accept new ideas and fresh things."⁴

In 1977, Dr. William Wood, the current owner, purchased the property from the Sampsons where he and his wife, Renate, raised their sons Oliver and Chris. Dr. Wood received his Ph.D. in biology from Stanford University. Beginning in 1977, he taught as a professor at the University of Colorado, where he continues to teach. Renate, a well-known independent poet within Colorado, published two collections, *The Patience of Ice* and the *Raised Underground*. She passed away in 2007. The Woods have been careful stewards of the property for over 40 years.



Figure 3. 1900 King Ave., c.1958. Carnegie Branch Library for Local History.

In the 1990s, a rear addition designed by local architect Kristin Lewis was constructed. It continues the modern language of the house and increases the natural light into the house while strengthening the connection between the interior and exterior spaces. It was recognized by

² Barrett, Marjorie, "This House Grows on You," *Rocky Mountain News* (Denver, CO), Oct. 14, 1961.

³ Taylor, Carol, "Architect left his mark on Boulder," *Daily Camera* (Boulder, CO), Oct. 19, 2012.

http://www.dailycamera.com/ci_21809826/architect-left-his-mark-boulder

⁴ Ibid.

Historic Boulder, Inc. in 1997 and was featured in a panel discussion on compatible additions as part of the 2015 Landmarks Board Lecture Series.

ANALYSIS:

Criteria for Review

Section 9-11-6(b), B.R.C. 1981, specifies that during the review for an application for local landmark designation, the council must consider “whether the designation meets the purposes and standards in subsection 9-11-1(a) and section 9-11-2, “City Council May Designate or Amend Landmarks and Historic Districts,” B.R.C. 1981, in balance with the goals and policies of the Boulder Valley Comprehensive Plan” and provides that the City Council “shall approve by ordinance, modify and approve by ordinance, or disapprove the proposed designation.”

Historic, Architectural, and Environmental Significance

Staff finds that the proposed application to landmark the property at 1900 King Ave. will protect, enhance, and perpetuate a property important in local history and preserve an important example of Boulder’s historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

ANALYSIS OF LANDMARK CRITERIA:

- A. *Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past?*

Staff finds that the designation of the house at 1900 King Ave. will protect, enhance, and perpetuate a building reminiscent of a past era important in local history and preserve an important example of Boulder’s historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE:

Summary: The house located at 1900 King Ave. has historic significance under criteria 1, 2, 3 and 4.

1. Date of Construction: 1958

Elaboration: Rocky Mountain News Article, Architectural Inventory Form, 2000.

2. Association with Persons or Events: Edward & June Sampson, William & Renate Wood, Oliver and Chris Wood of the Wood Brothers.

Elaboration: The house was constructed for Edward and June Sampson in 1958. Edward was a professor of civil engineering at the University of Colorado for nearly 30 years, retiring as a professor emeritus in the 1980s.

William and Renate Wood purchased the house in 1977. William received his Ph.D. in biology from Stanford University. Beginning in 1977, he taught as a professor at the University of Colorado, where he continues to teach. Renate is a well-known independent poet within Colorado with two published collections, *The Patience of Ice* and the *Raised Underground*. Renate died in 2007.

3. Development of the Community: Modernist Architectural Movement

Elaboration: The building is associated with the development of the local Modernist architectural movement and survives as an excellent example of Usonian design from the post-WWII period in Boulder.

4. Recognition by Authorities: Modern Architecture Survey

Elaboration: In the 2000 survey of Boulder Modernism the house at 1900 King Ave. was recommended as being eligible for listing in the Local and State levels. It is significant as an example of Tician Papachristou, an acknowledged master of Boulder architecture and as an example of Usonian design, utilizing horizontal forms, cubist conception of building volumes, clerestory windows, the use of same materials inside and out, structural forms, overhanging eaves, and the use of the cantilever.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house at 1900 King Ave. has architectural significance under criteria 1, 2, 3, and 4.

1. Recognized Period or Style: Usonian

Elaboration: The house embodies characteristics of the Usonian style through its horizontal orientation, and cubist conception of the building's volumes. Traditional materials are used inside and out, creating a highly organic integration of the building into the topography of the lot. Frank Lloyd Wright is credited with developing the Usonian ideology to refer to his natural vision for the American landscape including the planning of cities and construction of affordable buildings for the middle class. Wright proposed the use of the adjective Usonian in place of American to describe the particular "new world" character of the American landscape as distinct and free of previous architectural conventions. The Usonian variant of modern architecture became the alternative to the "International Style" in the United States during the 1950s. The Usonian found relatively widespread acceptance in Boulder where at least 25 examples of this type were built including 1836 Baseline Road (Hampton, 1951), 896 17th St. (Hampton, 1951), the Greenshield Insurance Building (Wagener, 1959) and the Willard House at 125 Bellevue Avenue (Haertling, 1962). The house at 1900 King Ave. retains a very high degree of historic integrity.

2. Architect or Builder of Prominence: Tician Papachristou

Elaboration: Tician Papachristou is an acknowledged master of Boulder Modernist architectural design. Papachristou was born in Athens, Greece, in 1928.⁵ He earned both an undergraduate degree and a Master of Fine Arts degree at Princeton University. He first worked for a time in New York, moving to Boulder with his wife Judith in 1954 to work in the architectural office of James Hunter. In 1956, he opened his own office and a year later was joined by Charles Haertling. The two shared an office until 1960. Papachristou taught at the University of Colorado from 1958 until 1962. He currently resides in New York.

3. Artistic Merit: Sculptural roof, high standard of construction and craftsmanship.

⁵ Taylor, Carol, "Architect left his mark on Boulder," *Daily Camera* (Boulder, CO), Oct. 19, 2012. http://www.dailycamera.com/ci_21809826/architect-left-his-mark-boulder

Elaboration: Unique and remarkable example of Usonian design exemplified by strong sculptural forms paired with non-traditional structural elements. The building is horizontal structure comprised of a pair of cantilevered roof planes that intersect above the main entrance to the house. The building is notable for its unique roof form and its use of traditional materials found on both the interior and exterior of the house. The building exhibits a high level of attention to detail of intersecting roof forms, concrete brickwork, and windows, exterior wall, and associated landscaping.

4. Example of the Uncommon: Usonian

Elaboration: Unique and remarkable example of Tician Papachristou’s architectural design in Boulder. The Usonian is a post-war variant of Modernism in the United States, which found fairly wide acceptance in Boulder where a number of buildings of this type were built. The 2000 survey of Modern Architecture identifies this building as “one of the finest Modernist houses built in the 1950s” and notes that it its “significant in that embodies the characteristics of the Usonian style.”

5. Indigenous Qualities: None observed

- A. *Does the proposed application develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City’s living heritage?*

Staff finds that the proposed application would maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City’s living heritage. Staff believes that the application meets the environmental significance criteria for individual landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The building at 1900 King Ave. has environmental significance under criteria 1, 2, and 3.

1. Site Characteristics: High quality of planned and natural vegetation

Elaboration: The house is carefully integrated into its site. The 2000 Modernism survey noted that “the landscaping featuring white gravel and specimen trees and bushes is every bit as unconventional as is the house itself.

2. Compatibility with Site: Integration into site

Elaboration: House is consciously sited on the southwest corner of King Ave. and Camden Pl. and is carefully integrated into its site.

3. Geographic Importance: Familiar visual feature

Elaboration: The unique placement, orientation, and form of the house makes it an established and familiar feature of the King Avenue streetscape, the Bellevue Heights neighborhood, and the city as a whole.

4. **Environmental Appropriateness:** None observed.

5. **Area Integrity:** Residential character

Elaboration: The property is not in an identified potential historic district. The Bellevue Heights neighborhood retains its residential character and has an eclectic variety of building styles and eras.

C. *Does the proposed application draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives?(See Subsection 9-11-1(b), B.R.C. 1981).*

Staff finds this application draws a reasonable balance between private property rights and the public's interest in preserving the city's cultural, historic, and architectural heritage. The property owner supports the designation.

Landmark Name:

Staff considers that the landmark should be named the **Sampson-Wood House**, given its association with Edward and June Sampson, who commissioned Tician Papachristou to design the house in 1958 and for Dr. William and Renate Wood, who cared for the house for nearly 40 years. This is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites (1988)* and the *National Register of Historic Places Guidelines for Designation*.

Boundary Analysis:

The building sits on a residential lot measuring approximately 15,000 sq. ft. in size. Staff recommends that the boundary be established as proposed to follow the property lines of the lot, which is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

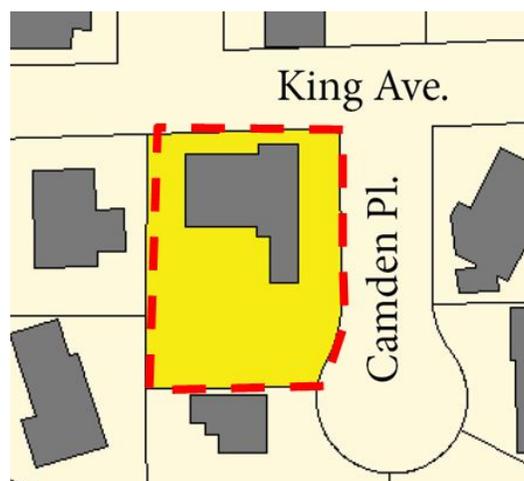


Figure 4. Proposed Landmark Boundary (dashed line).

OPTIONS:

City Council may approve, modify or not approve the ordinance.

Approved By:

Jane S. Brautigam,
City Manager

ATTACHMENTS:

- A: Ordinance No. 8102
- B: Sections 9-11-1 and 9-11-2, "Purposes and Intent," B.R.C., 1981
- C: Significance Criteria for Individual Landmarks

ORDINANCE NO. 8102

AN ORDINANCE DESIGNATING THE BUILDING AND THE PROPERTY AT 1900 KING AVE., CITY OF BOULDER, COLORADO, ALSO KNOWN AS THE SAMPSON-WOOD HOUSE, A LANDMARK UNDER CHAPTER 9-11, "HISTORIC PRESERVATION" B.R.C. 1981, AND SETTING FORTH DETAILS IN RELATION THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. The City Council enacts this ordinance pursuant to its authority under Chapter 9-11, "Historic Preservation," B.R.C. 1981, to designate as a landmark a property having a special character or special historic, architectural, or aesthetic interest or value.

Section 2. The City Council finds that: 1) on or about June 20, 2015, property owner William Wood applied to the City of Boulder to designate the building and property at said property as a landmark; 2) the Landmarks Board held a public hearing on the proposed designation on November 4, 2015; and 3) on November 4, 2015, the Board recommended that the City Council approve the proposed designation.

Section 3. The City Council also finds that upon public notice required by law, the council held a public hearing on the proposed designation on January 19, 2016 and upon the basis of the presentations at that hearing finds that the building and the property at 1900 King Ave. possesses a special character and special historic, architectural, or aesthetic interest or value warranting its designation as a landmark.

Section 4. The characteristics of the subject property that justify its designation as a landmark are: 1) its historic significance is relevant to its construction in 1958, for its association with Edward and June Sampson, and for its association with the local Modernist architectural movement; and 2) its architectural significance as an example of the Usonian style designed by

1 Tician Papachristou, and for its artistic merit evident in its sculptural roof, high standard of
2 construction and craftsmanship and; 3) its environmental significance for its high quality of
3 planned and natural vegetation, its integration into its corner site, and as a familiar visual feature
4 on the King Avenue streetscape.

5 Section 5. The City Council further finds that the foregoing landmark designation is
6 necessary to promote the public health, safety, and welfare of the residents of the city.

7 Section 6. There is hereby created as a landmark the building and property located at
8 1900 King Ave., also known as the Sampson-Wood House, whose legal landmark boundary
9 encompasses a portion of the legal lots upon which it sits:

10 LOT 6 & NLY PT LOT 5 BLK 4 GREENBRIAR

11 as depicted in the proposed landmark boundary map, attached hereto as Exhibit A.

12 Section 7. The City Council directs that the department of Community Planning and
13 Sustainability give prompt notice of this designation to the property owner and cause a copy of
14 this ordinance to be recorded as described in Subsection 9-11-6(d), B.R.C. 1981.

15 Section 8. The City Council deems it appropriate that this ordinance be published by title
16 only and orders that copies of this ordinance be made available in the office of the City Clerk for
17 public inspection and acquisition.
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1 INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY TITLE
2 ONLY THIS 5TH DAY OF JANUARY, 2016.

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Mayor

Attest:

City Clerk

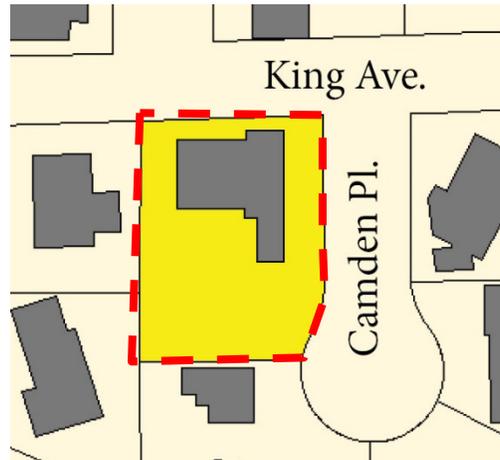
READ ON SECOND READING, PASSED, ADOPTED, AND ORDERED PUBLISHED BY
TITLE ONLY THIS 19TH DAY OF JANUARY, 2016.

Mayor

Attest:

City Clerk

Exhibit A – Landmark Boundary Map for 1900 King Ave.



LOT 6 & NLY PT LOT 5 BLK 4 GREENBRIAR

**9-11-1 & 9-11-2 Purposes and Intent
Boulder Revised Code, 1981**

9-11-1: *Purpose and Legislative Intent* states:

- (a) The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city's living heritage.
- (b) The City Council does not intend by this chapter to preserve every old building in the city but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives and that alterations to such buildings and structures and new construction will respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them.
- (c) The City Council intends that in reviewing applications for alterations to and new construction on landmarks or structures in a historic district, the Landmarks Board shall follow relevant city policies, including, without limitation, energy-efficient design, access for the disabled and creative approaches to renovation.

9-11-2: *City Council may Designate or Amend Landmarks and Historic Districts* states:

- (a) Pursuant to the procedures in this chapter the City Council may by ordinance:
 - (1) Designate as a landmark an individual building or other feature or an integrated group of structures or features on a single lot or site having a special character and historical, architectural, or aesthetic interest or value and designate a landmark site for each landmark;
 - (2) Designate as a historic district a contiguous area containing a number of sites, buildings, structures or features having a special character and historical, architectural, or aesthetic interest or value and constituting a distinct section of the city;
 - (3) Designate as a discontinuous historic district a collection of sites, buildings, structures, or features which are contained in two or more geographically separate areas, having a special character and historical, architectural, or aesthetic interest or value that are united together by historical, architectural, or aesthetic characteristics; and
 - (4) Amend designations to add features or property to or from the site or district.
- (b) Upon designation, the property included in any such designation is subject to all the requirements of this code and other ordinances of the city.

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, *Gingerbread Age* (Maass), *76 Boulder Homes* (Barkar), *The History of Architectural Style* (Marcus/Wiffin), *Architecture in San Francisco* (Gebhard et al), *History of Architecture* (Fletcher), *Architecture/Colorado*, and any other published source of universal or local analysis of a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: Jan. 19, 2016

AGENDA TITLE

An Update on the Transportation Master Plan Implementation – Complete Streets and Living Lab Phase I Projects

PRESENTERS:

Jane Brautigam, City Manager
Maureen Rait, Executive Director of Public Works
Michael Gardner-Sweeney, Interim Director of Public Works for Transportation
Bill Cowern, Transportation Operations Engineer
Kathleen Bracke, GO Boulder Manager
Marni Ratzel, Senior Transportation Planner
David Kemp, Senior Transportation Planner

EXECUTIVE SUMMARY

The purpose of this item is to update City Council about Phase I of the Complete Streets Living Lab program and to receive council feedback. The memo includes background information about Phase I; a technical evaluation; feedback collected from the community and the Transportation Advisory Board (TAB); the current status for each of the initial set of Phase I projects, including proposed next steps for 2016; and suggested refinements to several of the Phase I pilot projects. The proposed next steps are informed by ongoing evaluation of each pilot project, including input from the community and TAB.

As part of the Transportation Master Plan (TMP) update, the Living Lab program began in 2013 to test and seek community feedback regarding innovative street design treatments to improve safety and access for all roadway users. Living Lab projects support a vision to create a more complete transportation system that provides a variety of travel options for everyone, is well connected with regional transit options and is environmentally sustainable. The initial set of Phase I projects include: buffered bike lanes on Spruce Street, back-in angle parking on University Avenue, and protected bike lanes on University Avenue and on Baseline Road.

Summary of Staff Recommendation:

Staff recommendations for each of the initial Phase I projects are highlighted below, and each recommendation is informed by ongoing evaluation and feedback from the community and TAB. More detailed information; including primary evaluation criteria, key findings and a more thorough recommendation for each of the following initial Phase I projects can be found in the Analysis section of this memo.

Buffered bike lanes:

- **Spruce Street (15th to Folsom streets):** Maintain as-is. Designate this bike facility as part of the city's transportation network.

Protected bike lanes:

- **Baseline Road (30th to 37th streets):** Remove concrete parking blocks along existing pilot project segment. Extend this modified treatment east to Mohawk Drive. Continue pilot project evaluation to monitor modified treatment through 2016.
- **University Avenue (9th Street to Broadway):** Convert parking protected bike lanes back to buffered bike lane configuration. Formally establish this facility as part of the city's transportation network.

Back-in angle parking:

- **University Avenue (Broadway to 17th Street):** Maintain as-is and continue to monitor.

Pending feedback from council, staff is prepared to move forward with proposed changes to the projects and will provide another update to council in the second quarter of 2016.

BACKGROUND

The vision of the city's Transportation Master Plan (TMP) is to create and maintain a safe and efficient multimodal transportation system that meets the sustainability goals of the community. A focus area of the TMP is to provide "Complete Streets," that offer safe and comfortable access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. This approach emphasizes the value of a balanced and complete multimodal transportation system to enhance safety and increase access, while shifting trips away from single-occupant vehicles. The TMP Complete Streets vision includes developing streets that encourage walk and bike trips for women, older adults and families.

The Living Lab program is a Complete Streets action item that installs pilot projects to test new street designs and community engagement processes. The projects are experimental and allow city staff to gather technical, observational and community feedback as part of an ongoing evaluation process that assesses whether a pilot project treatment achieves the intended benefits of complete streets and is a good fit for Boulder. It is envisioned that the results will inform the development of a network of low-stress bicycle routes, enhance transit access and create a more pedestrian-friendly community.

The following Phase I projects include:

1. Buffered bike lanes:

- Spruce Street (15th Street to Folsom Street)
- University Avenue (9th Street to Broadway)
 - In October 2014, the University Avenue buffered bike lanes were removed and replaced with parking protected bike lanes.

2. Protected bike lanes:

- Baseline Road (30th to 37th streets)
- University Avenue (9th Street to Broadway)

3. Back-in angle parking adjacent to a bike lane:

- University Avenue (Broadway to 17th Street)

4. Dashed (advisory) bike lanes:

- Harvard Lane (Dartmouth Avenue to the Broadway path at Table Mesa Drive)

5. Bike Box:

- Folsom Street at Arapahoe Avenue

6. Multiway Boulevard:

- Pearl Parkway (30th to the BNSF Railroad tracks)

7. Shared Street:

- Junction Place (Pearl Parkway to Goose Creek greenway path)

Please see **Attachment A** for Phase I project map and description of facilities.

This update is focused on next steps for initial set of Phase I projects, including buffered bike lanes, protected bike lanes, and back-in angle parking. The additional projects, including, dashed bike lanes, bike box, a multiway boulevard, and shared street have recently been installed and the evaluation process for these projects will run through mid-2016.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

Economic

The Living Lab pilot projects are a cost-effective strategy to test transportation designs and roadway treatments to evaluate safety, increase comfort and decrease collisions on city streets.

Environmental

The Living Lab pilot projects are intended to help achieve the city's TMP objectives of reducing single-occupancy vehicle (SOV) travel, managing traffic congestion, and reducing air pollution emissions, including greenhouse gases (GHGs). Biking and walking are zero-emission transportation options that reduce GHG pollution, and transit

and transportation demand management (TDM) programs are key to reducing the number of trips made by SOVs.

Social

The Living Lab pilot projects will further the city's social sustainability goals by increasing transportation mobility, access and safety for all members of the community, including expanding transportation choices for low income, older adults and children.

Other Impacts

Fiscal

The Living Lab program and Phase I projects are supported by the FY 2015-2016 transportation budget.

Staff Time

Staff resources for this project are included in the FY 2015-2016 transportation budget.

BOARD AND COMMISSION FEEDBACK

TAB (Dec. 14)

In addition to frequent staff briefings to the Transportation Advisory Board (TAB), TAB held a public hearing regarding the staff recommendations for the Living Lab Phase I projects on Dec. 14, 2015. No members of the community were present to provide comment. TAB members expressed interest in understanding collision trends at specific locations and the communications strategy for implementing the proposed next steps. TAB requested staff be more explicit when describing the decision making process that was used for each of the Phase I projects recommendations. TAB encouraged staff to continue applying the lessons learned from Living Lab Phase II (Folsom Street).

TAB Motion: "Motion to recommend to council retention of buffered bike lanes on Spruce Street, extension of protected bike lanes on Baseline Road, conversion of protected bike lanes on University Avenue to buffered bike lanes, retention of back-in angle parking on University Avenue, and continued monitoring and evaluation of remaining Phase I projects." Motion: Bilich, Seconded: Selvans; Vote: 4-0-1, Rigler abstained, Motion Passes

For more detailed information, please refer to **Attachment B** (Dec. 14, TAB draft meeting minutes).

PUBLIC FEEDBACK

An important component of the ongoing evaluation of Living Lab pilot projects is community and user feedback. Since installation, the city has hosted a number of opportunities for community input including bike audits (guided community bike rides), online surveys, in-person feedback at public events, and social media and Inspire Boulder posts. In November 2015, staff hosted a public open house to present key findings of the ongoing evaluation and gather additional community input on the initial set of Phase I pilot projects. For each project, community members were asked to provide comments under three topic headings: continue it, refine it, or remove it.

A [summary of public comments](#) received since 2013 and throughout the duration of the evaluation period of Phase I pilot projects demonstrates that prior to the open house in November 2015, qualitative feedback from the community primarily focused on the University Avenue parking protected bike lanes and back-in angle parking.

Key themes of community feedback for the initial set of Phase I projects, organized by treatment, can be viewed in the following Analysis section of the memo.

PHASE I PILOT PROJECT ANALYSIS

A majority of the Phase I projects are considered opportunistic and involve very few tradeoffs. Staff selected the current project locations as they provided an available canvas for the experiment and not because they were necessarily the most appropriate long-term treatments for the location. The proposed next steps for the projects are based on a holistic evaluation process, including the technical and observational data, and community feedback. However, the decision-making process for each project is different due to unique characteristics and context of each project. A common thread consistent through all of the projects is the objective to improve safety for all road users while fostering an environment that is comfortable for vulnerable users, such as pedestrians and bicyclists.

The evaluation process of the Living Lab Phase I pilot projects includes community feedback, field observations, and “before” and “after” comparison for both quantitative and qualitative measures. The Fox Tuttle Hernandez Transportation Group (FTH) has been assisting city staff with field observations and data analysis for all projects implemented to date. FTH has prepared [a detailed analysis](#) of the Phase I projects currently under consideration: buffered bike lanes, protected bike lanes, and back-in angle parking.

Technical and observational “after” data was collected in April 2015 to coincide with the start of the peak cycling season and to ensure University of Colorado (CU) travel patterns are reflected. The qualitative analysis focuses on public input and informs an iterative review and response process to address community comments and concerns.

Additional Phase I projects have been recently constructed and are currently being evaluated through mid-2016. These projects include, dashed (advisory) bike lanes, bike box, a multi-way boulevard, and shared street. Staff will return to council in second quarter 2016 with the results from the evaluation process and proposed next steps.

The following section describes the primary evaluation criteria, key findings, and proposed next steps for the Phase I projects currently under consideration.

Buffered Bike Lanes (Spruce Street and University Avenue)

Primary Evaluation Criteria:

- Before and after bicycle ridership along the corridor;
- Positioning of bicycles and vehicles on the street;
- Number and type of collisions;
- Maintenance practices; and
- Community feedback

Key Findings:

Spruce Street

- The number of bicycles observed was higher during the summer observation period than during the fall observation period, likely due to seasonal conditions. However, 18 percent more bicyclists were observed riding the corridor during August 2015 (after installed) when compared to the August 2013 (before installed) period.
- Only 2 to 3 percent of the motor vehicles encroached into the buffer area in the after condition. Prior to the installation of the buffered bike lanes, no bicycle facilities existed on this corridor.
- In the three years prior to the installation of the buffered bike lanes, two bicyclists were involved in a “dooring” type of collision. Since the installation, this type of collision has not occurred.

Community feedback expresses support for the buffered bike lane treatment.

University Avenue

- During the buffered bike lane pilot project, 93 percent of motor vehicles were observed traveling within the travel lane while six percent encroached into the bike buffer and one percent traveled with a wheel across the centerline.
- Observations during a winter storm event indicated that motor vehicle drivers stay within the travel lane. Snowplow practices windrow the snow toward the middle of University Avenue, which may result in drivers encroaching into the buffered bike lane area.
- Vehicle speeds remained approximately the same in the before and after condition with the buffered bike lanes, which was to be expected as the buffering had limited effect of narrowing the perceived motor vehicle travel lane.
- In the two years prior to the installation of buffered bike lanes, the most common collisions were u-turn related, parking-related, side street rear-end collisions and right angle collisions. These collision trends continued after the installation of buffered bike lanes, though fewer collisions per year occurred in the after period. In the two years prior to installation of buffered bike lanes there were 14 crashes in this corridor. During the 16 months in which the buffered bike lane was striped there were only five crashes.
- Community feedback expresses support for the buffered bike lane treatment.

Staff Recommendation:

Staff recommends keeping the buffered bike lanes in place along Spruce Street and re-installation of buffered bike lanes along University Avenue. When and where appropriate, staff will consider this tool for future projects and for inclusion in the street facility design guide.

In both of the tested areas, buffered bike lanes worked successfully to provide separation for bicyclists between the bike lane and the travel lane, or the parking lane (door zone). Buffered bike lanes can also have the added effect of narrowing wider travel lanes and increasing comfort level for cyclists, as well as providing social queues for both motor vehicle drivers and cyclists as to where each user should be traveling along the corridor.

Protected Bike Lanes (Baseline and University)

Primary Evaluation Criteria:

- Aesthetic aspects of protected bike lanes;
- Encroachment of vehicles into the crosswalk and bike lane from side streets;
- Maintenance practices;
- Vehicle speeds on University Avenue;
- Number and types of collisions;
- Wrong way bicycle riding; and
- Community feedback

Key Findings:

Baseline Road

- An average of 42 percent of vehicles accessing Baseline from side streets roll through the stop bars. The visibility and sight lines at intersections within the study area are generally good, and may contribute to this level of stop bar non-compliance.
- Speed data was not collected on Baseline prior to implementation. Comparative speed data is being collected in sections of Baseline with and without the protected bike lanes. However, the adjacent travel lanes are 13 feet-wide, so there is little expectation of speed reduction from this treatment.
- Observations during a winter storm event indicate that existing snowplow vehicles used along the corridor are able to effectively remove snow.
- Community feedback expresses support for continuing or refining the protected bike lane treatment.

- Public feedback expresses concern regarding the use of concrete blocks due to aesthetic reasons and the inability for bicyclists to move from the protected bike lane when executing left turns near the intersection.

University Avenue

- Bicyclists traveling in the wrong direction in the protected bike lanes account for approximately six percent of the bike lane users. Skateboarders account for another six percent of the users in the protected bike lanes. This activity was not observed on Baseline Road protected bike lanes.
- The 85th percentile speed was reduced from 29 (mph) to 26 (mph) with the installation of the protected bike lanes and the narrowing of the travel lanes, which effectively moved parking closer to the moving traffic. The speed limit on this section of University Avenue is 30 mph. Since there was not a documented speeding problem on this street prior to implementation, it was not the purpose of this project to reduce speeds in the corridor. However, the demonstration results do suggest that parking protected bike lanes can reduce vehicle speeds.
- 22 percent of the motorists approaching University Avenue on a stop sign controlled side-street stopped before entering the protected bike lane. Another 26 percent of the motorists stopped within the bike lane. 27 percent of the motorists stopped in the parking lane or vehicular travel lane, and 25 percent of the side street vehicles rolled through the intersection without stopping at all.
- Parking-related and left-turn collisions were more common with the parking protected bike lane configuration, compared to the buffered and standard bike lanes. The total numbers of reported collisions per year also increased after the protected bike lanes were installed. In the two years prior to implementing pilot projects in this section of University there were 14 crashes in this corridor. During the 12 months in which the parking protected bike lane was present there were 13 crashes.
- Winter maintenance practices are extremely challenging despite the city's effort to improve parking enforcement and increase attention to snow and ice removal. The ongoing freeze/thaw cycles, drainage, vehicles parked incorrectly, and low-angle sun are major factors working against the parking protected bike lane installation.
- User feedback expresses support for the removing the protected bike lane treatment. Community members have shared observations of cyclists riding within the travel lanes, particularly during and after winter storm events.
- Comments also express concern for the narrow street design, winter maintenance challenges, and inappropriate use of the bike lane by pedestrians, skateboarders and wrong way cyclists. Drivers express concerns with lack of visibility of bicyclists, pedestrians, and cars when entering University from a side street. Feedback in support of the University Avenue protected bike lanes includes design encourages new and diverse riders, people feel more safe and comfortable to ride separated from auto traffic and slower vehicle speed.

Staff Recommendation:

Baseline Road

Keep the protected bike lanes in place, but remove the concrete blocks. The removal of the concrete blocks will improve maintenance access and address some of the aesthetic concerns while also improving cyclists turning maneuverability at intersections. Next steps also include extending the refined design of the protected bike lanes to Mohawk Drive. The extension of the protected bike lanes to Mohawk Drive will improve connectivity to an existing north/south bike route.

University Avenue

Convert the parking protected bike lanes between Broadway and 9th Street back to the buffered bike lane configuration. Safety concerns resulting from lack of sight distance from side streets and the encroachment of vehicles into the crosswalk and protected bike lanes are the primary reasons behind this recommendation. Year round maintenance of the parking protected bike lanes is challenging, particularly during the winter months with snow/ice conditions. Finally, parking irregularities by drivers of private and commercial vehicles continue to exist, which present additional safety and maintenance issues along the corridor.

Staff believes that the parking protected bike lane treatment is generally a good tool when applied in the right context; however, the University Avenue is not the right street for this type of treatment due to the concerns mentioned above. Staff will consider this treatment for future projects, and the street facility design guidelines for future potential applications, if appropriate.

Back in Angle Parking (University Avenue - Broadway to 17th Street)

This treatment changes front-in angle parking to back-in angle parking adjacent to a bike lane in an effort to reduce the potential for conflict and documented collisions between cyclists or motor vehicles on the street and vehicles backing out blindly into their path. In August 2013, back-in angle parking was installed along University Avenue between Broadway and Macky Drive.

Primary Evaluation Criteria:

- Rate of parking compliance and conformity since the installation of the project;
- Number and types collisions;
- Maintenance practices; and
- Community feedback

Key Findings:

- Citations related to back in angle parking have decreased from year one (August 2013 to August 2014) to year two (August 2014 to August 2015) by approximately 48 percent.

- Between five and 10 percent of the parked vehicles continue to park across the stall lines, but the latest after data (August 2015) shows that no parked vehicles encroached into the bike lane.
- Observations during a snow event indicate that some vehicles did not back all the way to the curb, and some were parked encroaching into the bike lane area.
- Based on observations, vehicles exiting the parking stall yielded to bicyclists before pulling out into traffic on University Avenue.
- In the three years before the back-in angled parking, there were four parking related crashes, two of these involving bikes. In the two years following the installation, there have been three parking related crashes, none of these involving bikes.
- User feedback ranges from continuing to refining or removing the back-in angle parking treatment.

Staff Recommendation:

Continue the back-in angle parking in place in order to further evaluate the installation. The reduction of crashes that are more prone to injury, including bicycle related crashes is the primary reason for keeping the demonstration in place. It is recommended that this treatment be maintained through 2016 so that sufficient data is available to inform any additional conclusions.

NEXT STEPS

Pending feedback from council, staff is prepared to proceed with the proposed modifications to the initial set of Living Lab Phase I projects, as soon as weather permits and in conjunction with ongoing community engagement. In summary, staff proposes to:

- Retain buffered bike lanes on Spruce Street
- Retain and modify protected bike lanes on Baseline Road.
- Remove protected bike lanes and re-install buffered bike lanes on University Avenue (9th Street to Broadway)
- Retain back-in angle parking and continue to monitor on University Avenue (Broadway to 17th Street)

Staff will also continue to monitor and evaluate the remaining Phase I projects and will return to council in second quarter 2016 (May) with an update regarding overall Living Lab program as part of the TMP update.

More information on the Living Lab program, Phase I projects, and community feedback is available at <https://bouldercolorado.gov/goboulder/living-lab>.

ATTACHMENT

Attachment A: Description and map of Phase I projects

Attachment B: Dec. 14, TAB draft meeting minutes

LIVING LAB PHASE I PROJECTS - FACILITY DESCRIPTIONS

Attachment A: Description and map of Phase I projects

1. BUFFERED BIKE LANES - SPRUCE STREET

Buffered bike lanes are conventional bicycle lanes paired with a designated buffer space separating the bicycle lane from the adjacent motor vehicle travel lane and/or parking lane. In August 2013, the city installed buffered bike lanes along Spruce Street from 15th Street to Folsom and along University Avenue from 9th Street to Broadway. In October 2014, the University Avenue buffered bike lanes were removed and replaced with parking protected bike lanes.

2./2.A PROTECTED BIKE LANES - UNIVERSITY AVENUE AND BASELINE ROAD

A protected bike lane is an on-street buffered bicycle lane that is physically separated from vehicle traffic by flexible posts, parked vehicles, planters, or a curb. In August 2013, the city installed protected bike lanes along Baseline Road from 30th to 37th Street. In October 2014, parking protected bike lanes were installed along University Avenue from 9th Street to Broadway.

3. BACK IN ANGLE PARKING - UNIVERSITY AVENUE

This treatment changes front-in angled parking to back-in angled parking adjacent to a bike lane in an effort to reduce the potential for conflict and documented collisions between cyclists or motor vehicles on the street and vehicles backing out blindly into their path. In August 2013, back-in angle parking was installed along University Avenue between Broadway and Macky Drive.

4. DASHED BIKE LANES - HARVARD LANE

Used on low volume streets that are too narrow for traditional bike lanes, this treatment is marked with a skip stripe pattern (not a solid stripe) between the travel lane and bike lane. No centerline is striped on the two-way street. The vehicle travel lanes are narrowed to accommodate a minimum standard width of five feet for each bike lane. This bike lane treatment prioritizes space for bicyclists while allowing motorists to encroach into the bike lane if needed to pass oncoming motor vehicles. In October 2014, dashed bike lanes were installed along Harvard Lane between Darmouth Avenue and the Broadway multi-use path north of Table Mesa Drive.

5. BIKE BOX - FOLSOM STREET

A bike box is a designated area in front of a traffic lane at a signalized intersection that provides bicyclists with a safe and visible place to wait during the red signal phase. Bike boxes help prevent 'right-hook' conflicts with turning vehicles at the start of the green signal phase. Motor vehicles are prohibited from making right turns during red signal phase and must yield to bicyclists within the bike box. The bike box was installed in the southbound lane on Folsom Street at Arapahoe Avenue in July 2015.

6. MULTIWAY BOULEVARD - PEARL PARKWAY

A multi-way boulevard provides center through lanes and parallel local access lanes separated from one another with tree-landscaped medians. The purpose is to provide buffered pedestrian spaces, bicycle access, and parking areas that are separated from through traffic and create a more attractive and inviting boulevard environment. As part of the Boulder Junction area, the city completed construction of a multi-way Boulevard along Pearl Parkway from 30th Street to the BNSF railroad tracks in July 2015.

7. SHARED STREET - JUNCTION PLACE

A shared street allows pedestrians and bicyclists to utilize roadway space along with motor vehicles. Shared street design techniques remove curbs, roadway markings and traffic signs. It is designed with distinctive streetscape features that minimize separation among transportation users. As part of the Boulder Junction area improvements, the city completed construction of a shared street along Junction Place from north of the transit station at Depot Square to Goose Creek.

LIVING LAB PHASE I BIKEWAY PROJECTS

Attachment A: Description and map of Phase I projects



1 Spruce Street Buffered Bike Lanes

2 University Ave. Parking-Protected Bike Lanes

3 University Ave. Back-in-Angle Parking
University of Colorado Boulder

5 Folsom St. Bike Box

6 Pearl Parkway Multiway Boulevard

7 Junction Place Shared Street

2.A Baseline Rd. Protected Bike Lanes

4 Harvard Ln. Dashed Bike Lanes

- 1** Spruce Street Buffered bike lanes
- 2** University Avenue Protected bike lanes
- 2.A** Baseline Road Protected bike lanes
- 3** University Avenue Back-in angle parking
- 4** Harvard Lane Dashed (advisory) bike lanes
- 5** Folsom Street Bike box
- 6** Pearl Parkway Multiway Boulevard
- 7** Junction Place Shared Street

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

| | |
|--|--------------------|
| Name of Board/ Commission: Transportation Advisory Board | |
| Date of Meeting: 12 December, 2015 | |
| Contact Information Preparing Summary: Meredith Schleske 303.441.3204 | |
| Board Members Present: Zane Selvans, Chair; Dom Nozzi, Daniel Stellar, Bill Rigler, Andria Bilich | |
| Board Members Absent: | |
| Staff Present: Michael Gardner-Sweeney, Interim Director of Public Works for Transportation Bill Cowern, Transportation Operations Engineer Kathleen Bracke, GO Boulder Manager Marni Ratzel, Senior Transportation Planner Dave “DK” Kemp, Senior Transportation Planner Meredith Schleske, Board Secretary | |
| Type of Meeting: Advisory/ Regular | |
| Agenda Item 1: Call to Order | [6:04 p.m.] |
| The meeting was called to order at 6:04 p.m. | |
| Agenda Item 2: Approval of minutes from 12 October and 9 November 2015 | [6:04 p.m.] |
| Move to approve 12 October and 9 November, 2015 minutes as presented. | |
| Motion: Rigler Second: Stellar | |
| 4:0:0 Motion Passes (Bilich absent, arriving at the meeting @ 6:15 p.m.) | |
| Agenda Item 3: Public Participation | [6:04 p.m.] |
| <ul style="list-style-type: none"> • None. Public participation closed. | |
| Agenda Item 4: Public hearing and consideration of a recommendation regarding Living Lab Phase I) | [6:04 p.m.] |
| Dave Kemp and Marni Ratzel gave the presentation to the board. | |
| Executive Summary from Packet Materials: | |
| The purpose of this item is to provide a Living Lab Phase I update and recommendations for consideration to the Transportation Advisory Board (TAB). Staff last briefed TAB on the Phase I pilot projects at the Sept. 15, 2015 meeting. Based on TAB feedback, staff conducted additional outreach and hosted an open house to seek additional feedback. This update includes the community feedback from the open house, project evaluation highlights, and staff recommendations for the Phase I projects. | |
| Phase I of the Living Lab program provides a forum for testing new, innovative facilities and contemporary treatments to improve Boulder’s existing bicycle infrastructure. Phase I projects began in 2013 as part of the community engagement process for the Transportation Master Plan (TMP) update and have been opportunistic and primarily bicycle related. User feedback is an integral element of the evaluation process coupled with technical data and field “before and after” behavior observations. The Phase I analysis process is also being informed by the lessons learned from the Living Lab Phase II experience related to Folsom Street. | |
| Requested Action from TAB: | |
| Staff requests Transportation Advisory Board consideration of this matter and approval of recommendations as summarized below: | |
| <ol style="list-style-type: none"> 1. Buffered bike lanes - Spruce Street (15th to Folsom streets) – Keep as-is. Refine buffered bike lane design when Spruce is re-striped. 2. Protected bike lanes - Baseline Road (30th to 37th streets) – Extend to Mohawk Dr. and remove concrete parking stops. 3. Protected bike lanes - University Avenue (9th Street to Broadway) – Convert back to buffered bike lane configuration. 4. Back-in angle parking - University Avenue (Broadway to 17th Street) – Keep as-is and continue to monitor. 5. Continue monitoring and evaluating the remaining Phase I projects. | |

Board member Andria Bilich arrived at 6:15 p.m.

Public Comment: None. Public comment closed.

Board discussion and comments included: [6:23 p.m.]

- Questions about refinement of buffered bike lanes on Spruce Street. They will be restriped, signage made consistent with other locations, and a decision made on which style of buffered bike lane to use.
- Expressions of broad support for the program.
- Questions regarding criteria, and validity thereof, by which decisions were made.
- Comments supporting narrowing of traffic lanes and reduced car speed. Recognize the scope and goals of the project.
- Discussion regarding crash data and trends at specific locations.
- Concerns regarding tone and reactive or proactive messaging to the community and Council.
- Encouragement to identify and benefit from lessons learned, filtered through the Folsom experience.

Motion: Motion to recommend to City Council retention of buffered bike lanes on Spruce Street, extension of protected bike lanes on Baseline Road, conversion of protected bike lanes on University Avenue to buffered bike lanes, retention of back-in angle parking on University Avenue, and continued monitoring and evaluation of remaining Phase I projects. Motion including concerns regarding communications, data, and decision-making.

Motion: Bilich Seconded: Selvans

Vote: 4-0-1, Rigler abstained, Motion Passes

Bill Cowern, Marni Ratzel, and Dave “DK” Kemp were excused.

[7:26 p.m.]

Agenda Item 5: Matters

[7:26 p.m.]

A. Matters from the Board

- **Updates re: collaboration with other city boards** – there was none.
- **TAB input for Council retreat**
 - In response to public feedback, Council requests annual input to their planning process and priority setting via Board letters to Council, due December 21st. TAB was provided with the letter they wrote to Council last year.
 - General agreement that TAB urges Council to remain committed to, and work directly with RTD to improve, Flatiron Flyer.
 - Access Management and Parking Strategy (AMPS), community rider bypass, wellbeing of cyclists, continued bicycle treatments such as protected bike lanes, renewed vision for transit and corridor studies were discussed as important focal points.
 - Feedback to Council should align the Transportation Master Plan (TMP) and Boulder Valley Comprehensive Plan (BPCP).
 - Request TAB involvement or input to the BVCP.
 - TAB would like Council to “stay the course” and move forward with the TMP and BVCP in alignment with values and vision of our community.
 - Refer to lessons learned.
 - More effective communication with the community and subgroups such as concerned cyclists is desirable.
 - Look at notes from TAB’s 2015 retreat.

Other discussion included educational opportunities including a 2016 retreat and community experts. Staff can arrange an update to TAB regarding the BVCP.

Action: Chair Selvans appointed Board members Bilich and Rigler to draft the TAB letter to Council and directed staff to follow up on any potential to extend the letter due date past 12/21/2015.

Andria Bilich was excused at 7:48 p.m.

Board member Rigler brought up the below matter(s):

- Requested an update on the search for a new Transportation Director for Public Works – Interviews are intended to be conducted in January/February. An informal public reception is likely and the candidate to possibly be on the job in March. Board member Stellar is interested in being involved in the process in some manner; Interim Director Sweeney will relay the request.
- **ACTION: Staff will poll TAB members for a date to debrief Living Labs phase II.**

B.) Matters from staff/Non Agenda:

[7:53 p.m.]

- **Living Lab phase II updates:** – transitioning from weekly to monthly on the website. City Council requested a map of crashes, also on the website. Travel time is now comparable to before implementation, slight increase in travel volume over a month, car speed reduced 2-3 mph than before, crashes increased.

Action: Staff will ensure that relevant transportation statistics are posted on Facebook and Twitter.

- A transportation report on transportation from 2012 to 2015 for each TMP focus area using the nine measurable objectives will illustrate accomplishments. Anticipated completion by 2015 year-end.
- Community-wide Eco Pass report – Technical Advisory Committee continuing to work, evaluating pricing models, working with RTD. RTD’s new director is committed to working with Boulder.
- Flatirons Flyer – staff is trying to engage RTD in communication with the public and clarifying changes to the public. RTD is reducing number of buses serving the route and service stops to three inbound; eight outbound. Will make service faster but rider feedback to date has been negative. Staff recommended not eliminating stops at locations with greatest ridership. RTD states they intend to monitor. Service is scheduled to begin January 3, 2016 with an opening celebration January 7.

Action: Staff will prepare talking points for TAB members wishing to attend the opening celebration, with emphasis on longstanding ridership. City priorities in this area are to maximize existing and new ridership and strategic access.

- **Safe Route to School** – Two grant applications due in January. The programmatic section will be education in schools; infrastructure focus will be sidewalk improvements 19th Street from Norwood to Sumac. These federal grants are for five years.
- Board member Stellar inquired if there was any report from the Paris Climate Conference or resulting updates to the TMP. Staff understanding is that former mayor Appelbaum will make a presentation.

Agenda Item 9: Adjournment

[8:10 p.m.]

There being no further business to come before the board at this time, by motion regularly adopted, the meeting was adjourned at 8:10 p.m.

Motion: moved to adjourn; Nozzi, seconded by: Rigler

Motion passes 4:0

Date, Time, and Location of Next Meeting:

The next meeting will be a regular meeting on Monday, 11 January, 2016 in the Council Chambers, 2nd floor of the Municipal Building, at 6 p.m.; unless otherwise decided by staff and the Board.

APPROVED BY:

ATTESTED:

Board Chair

Board Secretary

Date

Date

An audio recording of the full meeting for which these minutes are a summary is available on the Transportation Advisory Board web page.



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: January 19, 2016

AGENDA TITLE: Band Shell Update - Follow up on a statement from a member of the public regarding the Oct. 7, 2015 memo for the Landmark Alteration Certificate Application for the Glen Huntington Band Shell (1236 Canyon Blvd.)

PRESENTER/S

Jane S. Brautigam, City Manager

David Driskell, Executive Director of Planning, Housing & Sustainability

Susan Richstone, Deputy Director for Planning

James Hewat, Senior Historic Preservation Planner

EXECUTIVE SUMMARY

Attached please find a memo that responds to the statement from a member of the public suggesting that staff intentionally left out information in its Oct. 7, 2015 memo to the Landmarks Board regarding the significance of the Glen Huntington Band Shell. In addition, an update on the pending Landmark Alteration Certificate for the band shell is included.

January 13, 2016

TO: Jane S. Brautigam, City Manager

FROM: Susan Richstone, Deputy Director, Planning, Housing & Sustainability
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Joanna Crean, Civic Area Project Manager

SUBJECT: Follow up on a statement from a member of the public regarding the Oct. 7, 2015 memo for the Landmark Alteration Certificate Application for the Glen Huntington Band Shell (1236 Canyon Blvd.)

The purpose of this memo is to respond to a statement from a member of the public suggesting that staff intentionally left out information in its Oct. 7, 2015 memo to the Landmarks Board regarding the significance of the Glen Huntington Band Shell. In addition, an update on the pending Landmark Alteration Certificate for the band shell is included.

Statement by Member of the Public

In an email to City Council on Dec. 2, 2015 (*Attachment A*), Karl Anuta, a member of the public had several comments about staff's October 7, 2015 memo to the Landmarks Board recommending changes in the band shell landmark boundary. In referring to the memo, Mr. Anuta references a 1995 memo to the Landmarks Board (then known as the LPAB) during the designation process for the Band Shell. Mr. Anuta writes:

"I found that the 2015 Staff memo relied, to a large extent, on the 1995 memo. Many statements in the 1995 memo were actually included verbatim in the 2015 memo.

I was especially interested to note that the 2015 memo, in the last paragraph on page 4, stated :

The Bandshell is also environmentally significant for its planned and natural site characteristics; as a component of the central urban park; and as an established, familiar, and prominent visual landmark with its arched design and its location near major thoroughfares.

I was shocked and astounded, however, to see that the original paragraph on page 3 of the Staff memo of September 5, 1995, which recommended designation, reads:

The Band Shell is environmentally significant for its planned and natural site characteristics; as a component of the central urban park; and as an established, familiar, and prominent visual landmark for Boulder citizens due to its arched design, its location near major thoroughfares, and its amphitheater seating. The Band Shell and its open air seating have long served as the focus of Central Park and as a civic center for social and cultural events in Boulder.

The two paragraphs are identical except for the underlined portions which were deleted in the Oct. 7, 2015 memo. The deletion is significant. Although the question before the Landmarks

Board in October 2015 concerned the significance of the seating, the Staff copied the paragraph from 1995 deleting entirely all references to the seating!”

Staff response:

The information presented in the October 7, 2015 memo is not a direct quote from the Sept. 5, 1995 City Council memo. While staff referred to the 1995 memos to both the Landmarks Board and the City Council, as well as minutes from public hearings during the 1995 designation process, staff relied on the designating ordinance itself for its description of significance in the October 7th memo and included it both in the body of the memo and as an attachment to it.

Designating ordinances are legislative documents that identify “characteristics of the subject property that justify its designation as a landmark” in terms of architectural, historic and environmental significance.¹ It is staff’s practice to rely on the designation ordinance to determine the appropriateness of proposed alterations to a landmarked site. Section (5) of the designation ordinance (*Attachment B*), reads:

The characteristics of the subject property that justify its designation as a landmark are (1) its historical significance it has played in the social and cultural life of the city; for its importance of the history of park development; and for its association with the Boulder Lions Club; (2)its architectural significance as a rare representative of Art Deco style as reflected in its streamlined composition, compound arch, and simplified design; as Boulder’s only example of park band shell construction and one of few such examples in the state; and as representative of the work of Saco De Boer and Glen Huntington, noted landscape architect and architect; and: (3)its environmental significance for its planned and natural site characteristics; as a component of the central urban park; and as an established, familiar and prominent visual landmark.

The section of the 1995 City Council memo referenced by Mr. Anuta also contains additional detail about the bandshell’s architectural and historic significance that is not included in either the designation ordinance or the October 7 staff memo.

It should also be noted that the Oct. 7, 2015 Landmarks Board memo devotes several pages to the history of the band shell and Saco De Boer, and also presents additional information including a 1940 aerial photograph of the band shell and its associated landscaping, as well as a 1950 photograph of the benches being constructed that appears not to have been available during the 1995 review. Additionally, historic preservation staff visited the Western History Collection at the Denver Public Library and accessed the Saco R. DeBoer papers which included two renderings of the park that show the band shell with two paths crossing in front. The current seating configuration of concrete and wood benches, is not shown in either rendering.

Based on the 1995 designation ordinance, the 1950 photographs showing the installation of the concrete and wood benches, and the 1940s renderings by Saco DeBoer, staff recommended that the Landmarks Board approve the removal of the seating and regrading of the berm in front of the band shell. This was based in part on the consideration that because the benches were not part

¹ Standard designation ordinance language: “Section 5: The characteristics of the subject property that justify its designation as a landmark are:...”

of DeBoer’s landscape plans and the benches were not called out as a contributing feature in the ordinance, their removal would not have an adverse effect on the character of the landmarked site.

Attached please find the following additional information to provide a complete record of the referenced documents:

Attachment C: Chronology of Review

Attachment D: October 7, 2015 memo to the Landmarks Board

Attachment E: September 5, 1995 memo to City Council

Attachment F: Binder Presented by Kathryn Barth to the Landmarks Board Dec. 2, 2015

Update on the pending Landmark Alteration Certificate

The Landmark Alteration Certificate approved for removal of seating has a number of conditions that require the review of detailed plans by the Landmarks Board Design Review Committee (Ldrs). Staff does not plan to move forward in the near term to the Ldrc since other projects and improvements in 2016 have a relationship to the Band Shell and the current plan is to consider these comprehensively. These include:

1. The corridor study for Canyon Boulevard (Complete Streets) and other design options for the 1300 Block or “East Bookend.”
2. The Market Hall Feasibility Study, which also considers opportunities in both the short and long-term to better integrate the Farmers’ Market into the Civic Area. The results of the study, along with the recent flood analysis, will be discussed at a council study session on March 29, 2016.

As part of Canyon Complete Streets, design options will be discussed, including the Band Shell, at a council study session on June 14, 2016. Once a comprehensive design has been determined for the current projects adjacent to the Band Shell, staff will bring forward a new application to the Landmarks Board if alterations are considered within the Landmark Boundary. In the near-term, staff continues to highlight the opportunities of the Band Shell and encourage more use with the following initiatives:

- Parks and Recreation will host a variety of events throughout 2016 to re-introduce the Band Shell as a versatile event venue. As part of the holiday “Snow Much Fun” event, the Band Shell was lit with LED lights and supported activities including two free community events in December and an autograph signing with the Denver Broncos in November. Due to the popularity of the lighting display, the lighting of the Band Shell’s arches will remain.
- An updated application and Park Event Planning Guide will be developed to simplify the process of obtaining a permit to use the facility for public gatherings.



- The Civic Area Governance team will evaluate current Park Use restrictions to determine the best way forward in successfully activating the Band Shell, including evaluation of the current fee structure of the Band Shell

Additionally, attached please find a letter from Historic Boulder about the pending designation application for the Atrium Building at 1300 Canyon (*Attachment G*).

Attachments:

- A: Email from Karl Anuta to the City Council on Dec. 2, 2015
- B: Ordinance No. 5751
- C: Chronology of Review
- D: Oct. 7, 2015 Landmarks Board Memo
- E: Sept. 5, 1995 City Council Memo
- F: Binder Presented by Kathryn Barth to the Landmarks Board Dec. 2, 2015
- G: Historic Boulder Letter Dec. 16, 2015

From: "Karl F. Anuta"

Date: December 2, 2015 at 9:46:30 PM MST

To: City Council <council@bouldercolorado.gov>

Subject: Seating at Landmarked Bandshell - Landmarks Bd. 12.3.15

I and several others spoke to Landmarks Board this evening. I suggested they delay a decision as only 4 board members were present and there was a lot of information to review. Their discussion was circuitous and ended in an agreement to "report the discussion" to Council. They also agreed to pass on to you a loose-leaf folder which Kathryn Barth provided. The folder contains copies of several documents relating to the seating and the overall significance of the site. I encourage you to review it. A copy of the Table of Contents is attached.

I am compelled to bring a specific issue to your attention. A critical document is the Oct. 7, 2015 memo to the Landmarks Board from the Staff. The memo provided the background information to the Board supporting Staff's recommendation that the removal of the seating is "generally consistent" with the Landmarks Ordinance and that an Alteration Certificate should be issued. As one would hope and expect the current Staff looked back to the documents before the Landmarks Board in 1995 when the Bandshell was designated as a City Landmark. That was the proper thing to do and I commend them. Tom Carr stated on Dec.1 that he had always found the Historic Preservation Staff to be very "thorough and incredibly careful." As expected the 2015 memo uses many statements and some full paragraphs from the 1995 memo.

I found that the 2015 Staff memo relied, to a large extent, on the 1995 memo. Many statements in the 1995 memo were actually included verbatim in the 2015 memo.

I was especially interested to note that the 2015 memo, in the last paragraph on page 4, stated :

The Bandshell is also environmentally significant for its planned and natural site characteristics; as a component of the central urban park; and as an established, familiar, and prominent visual landmark with its arched design and its location near major thoroughfares.

I was shocked and astounded, however, to see that the original paragraph on page 3 of the Staff memo of September 5, 1995, which recommended designation, reads:

The Band Shell is environmentally significant for its planned and natural site characteristics; as a component of the central urban park; and as an established, familiar, and prominent visual landmark for Boulder citizens due to its arched design, its location near major thoroughfares, and its amphitheater seating. The Band Shell and its open air seating have long served as the focus of Central Park and as a civic center for social and cultural events in Boulder.

The two paragraphs are identical except for the underlined portions which were deleted in the Oct. 7, 2015 memo. The deletion is significant. Although the question before the Landmarks Board in October 2015 concerned the significance of the seating, the Staff copied the paragraph from 1995 deleting entirely all references to the seating!

In 1995 Staff remarked on the significance of the seating. But in 2015 Staff deliberately engaged in creative editing, apparently in order to convince the Board that seating was no longer significant. If the Board had been advised in 2015 that the seating was considered significant in 1995 at the time of designation would they have still agreed to allow its removal? Did the Staff deliberately misinform the Board? Did the Staff manipulate the facts presented to the Board? The conclusion seems obvious.

Last night Tom Carr stated clearly that he had always found the Historic Preservation Staff to be very “thorough and incredibly careful.” The attached list reveals that there are a number of documents which were not in the record when the Alteration Certificate was issued. The City Attorney may have been wrong in his statement.

However it may be that the City Attorney was correct. In that case the only conclusion is that Staff was well aware of all the facts and all the documents and all prior reports and failed to provide them to the Board, and that they edited them to fit the desired outcome. If so, then the failure to provide the Board with that material on October 7 was clearly intentional manipulation.

Similarly, the documents disclose and the Staff certainly knew that the Bandshell was and is eligible for listing on the National Register of Historic Places. Why did Staff fail to consult with History Colorado before the October 7, 2015 meeting? Why was there no phone call? Mr. Hewett stated tonight that the Oct. 28 letter from History Colorado came as a complete surprise. Why did they wait to contact the leading preservation organization in the state until Council asked on November 10?

If this demolition of a designated landmark, eligible for listing on the National Register of Historic Places, goes forward it will certainly impact relations between the City and History Colorado. Surely the agency which funded major renovations to City owned buildings at Chautauqua Park, to the City owned Harbeck House, to the City owned Carnegie Library, to City owned Columbia Cemetery, and to other private entities in Boulder, can not and should not be ignored.

I urge Council to direct the City Manager to withdraw her application for an alteration certificate and to allow the Bandshell seating to remain a part of the City landmark.

Karl Anuta
4840 Thunderbird Drive, # 89
303-588-9267

ATTACHMENT A

ORDINANCE NO. 5751

AN ORDINANCE DESIGNATING THE STRUCTURE AND ITS SITE, LOCATED ON THE NORTHERN 170 FEET OF BLOCK 13, ORIGINAL TOWNSITE TO THE CITY OF BOULDER, COLORADO, ALSO KNOWN AS THE BOULDER BAND SHELL, A LANDMARK UNDER CHAPTER 10-13 OF THE REVISED CODE OF THE CITY OF BOULDER, COLORADO 1981 AND SETTING FORTH DETAILS IN RELATION THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO, THAT:

Section 1. The council enacts this ordinance pursuant to its authority under Chapter 10-13 of the Revised Code of the City of Boulder, Colorado, 1981 to designate as a landmark a structure having a special character or special historical, architectural, or aesthetic interest or value.

Section 2. The council finds that: 1) on or about May 3, 1995 the applicant, Modern Architecture Preservation League, applied to the City of Boulder Landmarks Preservation Advisory Board to designate said property as a landmark; 2) the board held a public hearing on the proposed designation on July 25, 1995; and 3) on July 25, 1995 the board recommended that the council approve the proposed designation.

Section 3. The council also finds that upon public notice required by law, the council held a public hearing on the proposed designation on September 19, 1995 and upon the basis of the presentations at that hearing finds that the structure and its site, located on the northern 170 feet of Block 13, Original Townsite to the City of Boulder, does possess a special character and special historical, architectural, or aesthetic interest or value warranting its designation as a landmark.

Section 4. There is hereby created as a landmark the structure and its site, located on the northern 170 feet of Block 13, Original Townsite to the City of Boulder,

County of Boulder, State of Colorado, also known as the Boulder Band Shell, whose legal description is shown on Attachment B.

Section 5. The characteristics of the subject property that justify its designation as a landmark are: 1) its historical significance for the role it has played in the social and cultural life of the city; for its importance in the history of park development; and for its association with the Boulder Lions Club; 2) its architectural significance as a rare representative of Art Deco style as reflected in its streamlined composition, compound arch, and simplified design; as Boulder's only example of park band shell construction and one of few such examples in the state; and as representative of the work of Saco DeBoer and Glen Huntington, noted landscape architect and architect; and, (3) its environmental significance for its planned and natural site characteristics; as a component of the central urban park; and as an established, familiar and prominent visual landmark.

Section 6. The council further finds that the foregoing landmark designation is necessary to promote the public health, safety, and welfare of the residents of the city.

Section 7. The council directs that the planning department give prompt notice of this designation to the property owner and cause a copy of this ordinance to be recorded as required by Section 10-13-6 (d) of the Revised Code of the City of Boulder, Colorado 1981.

Chronology:

- October 7, 2015, the Landmarks Board conditionally approved (4-1, Fran Sheets opposed) a landmark alteration certificate (LAC) to make changes within the Glen Huntington Band Shell landmark boundary, including removal of the 1950 benches, modifications to the bermed area in front of the stage, the introduction of new pathways, and the removal of non-significant trees and vegetation.
- The staff memorandum recommended approval of the proposal, based on the determination that removal of the 1950 bench seating would not have an adverse effect on the landmarked property.
- On November 2, 2015, historic preservation staff received a letter dated October 28, 2015 from History Colorado stating their opinion that the Band Shell site, including amphitheater seating is individually eligible for listing in the National Register of Historic Places.
- November 10, 2015, during the Civic Area update to the City Council, the October 28 History Colorado letter is presented by members of Historic Boulder during the open public comment portion of the meeting. The City Council discussed the letter in the context of the Civic Area and requested that the Landmarks Board weigh in on the letter at its next meeting.
- November 13th, 2015 historic preservation staff requested clarification from History Colorado as to whether changes approved in the October 7 LAC (including removal of the 1950 seating) would affect the National Register eligibility of the Band Shell.
- November 20, 2015 historic preservation staff received a second letter from History Colorado stating that removal of the seating would jeopardize the Band Shell's eligibility for listing in the National Register and suggested that moving the band shell would also jeopardize the site's eligibility.
- December 1, 2015, in response to statements made during open public comment of the City Council meeting, the Council clarified that it would like the Landmarks Board to advise the City Council whether the October 28 and November 19 letters from History Colorado would have affected its October 7 conditional LAC approval.
- December 2, 2015, per City Council direction, the Landmarks Board discussed whether the History Colorado letters would have changed their vote, had they been available prior to the Oct. 7 hearing. Three of the board members said they would not have changed their votes. One member said she did not know if the new information would have changed her vote.
- At the December 2, 2015 meeting, Kathryn Barth presented the Landmarks Board with a binder of information on the Glen Huntington Bands Shell. These documents are included as *Attachment X: Band Shell Binder.*
- At the same meeting under public comment, Karl Anuta stated that the Oct. 7, 2015 staff memorandum did not fully quote a sentence from the Sept. 5, 1995 City Council memo. This point was reiterated in a letter sent to the City Council Hotline on December 3, 2015.

M E M O R A N D U M

October 7, 2015

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Debra Kalish, Senior Assistant City Attorney
Marcy Cameron, Historic Preservation Planner
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of an application for the removal of outdoor seating at the landmark Glen Huntington Bandshell in Central Park per Section 9-11-18 of the Boulder Revised Code, 1981 (HIS2015-00237).

STATISTICS:

1. Site: 1236 Canyon Blvd.
2. Designation: Individual Landmark
3. Historic Name: Glen Huntington Bandshell
4. Date of Construction: 1938
5. Zoning: P (Public)
6. Lot size: 88,695 sq. ft.
7. Applicant/Owner: Parks and Recreation Department, City of Boulder

STAFF RECOMMENDATION:

If the applicant complies with the conditions listed below, staff considers the proposed removal of outdoor seating at the Glen Huntington Bandshell to be generally consistent with the conditions specified in Section 9-11-18, B.R.C. 1981, and the *General Design Guidelines*. Staff recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board adopt the staff memorandum dated Oct. 7, 2015, as the findings of the board and approve a Landmark Alteration Certificate for the proposed removal of outdoor seating shown on plans dated September 2, 2015, finding that they generally meet the standards for issuance of a Landmark Alteration Certificate in Section 9-11-18, B.R.C. 1981, subject to the following conditions:

CONDITIONS OF APPROVAL

1. The applicant shall be responsible for the removal of outdoor seating, relocation of the bermed area and construction of a new path, all in compliance with the approved plans dated September 2, 2015, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following:
 - Revised plans showing the proposed new path to more closely match the course and permeable materiality of the path shown in the c.1940 photograph or the 1947 Saco DeBoer rendering.
 - Detailed photographs and dimensions of the seating prior to removal in the event that it is to be reinstalled in the future.

These design details shall be reviewed and approved by the Landmarks design review committee, prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the *General Design Guidelines*.

SUMMARY

- The application was referred to the full Landmarks Board by the Landmarks design review committee.
- Based upon review of the designating ordinance and subsequent historic research, staff does not consider the bench seating to be part of DeBoer and Huntington's plan and is not an important, character-defining feature of the landmark site.
- Provided the listed conditions are met, staff recommends the Landmarks Board approve the proposal to remove the seating, move the bermed area and construct a new pathway to provide access to the bandshell.

PROPERTY HISTORY:

The Boulder Bandshell was erected in Central Park by the Boulder Lions Club in 1938 as an outdoor amphitheater for musical concerts and other forms of community entertainment. Architect Glen Huntington designed the structure and landscape architect and city planner Saco R. DeBoer selected the site and prepared the landscape plan. Huntington is credited with designing some of the most prominent buildings in Boulder, including the County Courthouse and Boulder High School, as well as many fraternities, sororities, and residential

buildings. DeBoer worked primarily in Denver, but consulted with the City of Boulder on a number of projects during the 1920s and 1930s.

In 1910, DeBoer was appointed as landscape architect for the City of Denver and during his tenure in this role completed several large projects there including the Sunken Gardens and Speer Boulevard. Aside from writing zoning recommendations for the City of Boulder, DeBoer's other Boulder works include his design for Beech Park in University, the Boulder High School grounds with Glen Huntington, the Flagstaff Amphitheater, and North Boulder Park. Having lived and worked in Denver for over sixty years, DeBoer is best remembered for his efforts at integrating the American City Beautiful movement into his city planning and park development work.



Figure 1. Glen Huntington Bandshell, 2015.

Central Park has occupied the block bounded by Broadway, Canyon Blvd., and 13th St. since the late 1800s, although it was initially called "Cigarette Park." When the Bandshell was constructed in 1939, railroad tracks ran along Water Street (Canyon Blvd.) and Broadway was a two-lane road with parking on either side. Train service to central Boulder was discontinued in 1957 and Canyon Boulevard was constructed in the 1960s. Today it functions as a major east-west thoroughfare through the city and is designated as a state highway.

Over the course of the last 77 years, the Glen Huntington Bandshell (named after its designer) has been the site of a variety of musical concerts, cultural programs, educational presentations, and civic gatherings in the heart of Boulder. In

response to a proposal to remove the structure from its current location in 1995, the Modern Architecture Preservation League submitted a landmark designation application. Later that year, the City Council designated the Bandshell as a local landmark, recognizing its historic, architectural and environmental significance to the city.

In designating the Bandshell in 1995, the Landmarks Board (then the Landmarks Preservation Advisory Board) and the City Council found the structure and its site to have historic significance for the role it has played in the social and cultural life of the city; its importance in the history of park development in Boulder; and for its association with the Boulder Lions Club and that organization's program of improving Boulder Parks.

Likewise, the 1995 designation documentation of the Bandshell found it to be architecturally significant as a rare representative of the Art Deco in Boulder and as the only example of park bandshell construction in the city and one of the few such examples in the state; and as a representative work of Saco R. DeBoer and Glen W. Huntington, noted landscape architect and architect, who are associated with the site design and the design of the structure.

The Bandshell is also environmentally significant for its planned and natural site characteristics; as a component of the central urban park; and as an established, familiar, and prominent visual landmark with its arched design and its location near major thoroughfares.



Figure 2. Aerial looking northwest over Central Park, c. 1940.

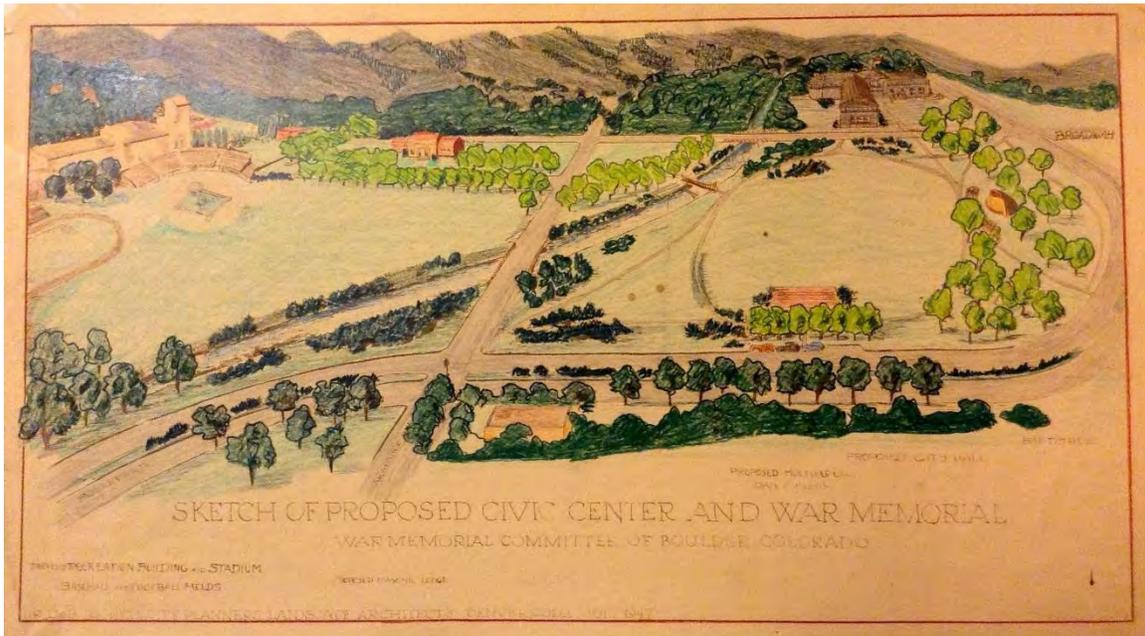


Figure 3. "Sketch of proposed civic center and war memorial by DeBoer, 1947.
Note Bandshell with no seating seen at right.

Figure 2 shows the landscaping around the Bandshell in 1940, with two paths crossing in front of the stage. Figure 3 shows a rendering prepared by Saco DeBoer in 1947 as part of the plan for a boulevard through Central Park and along Boulder Creek and for a new city building. Benches or other seating is not



The semi-elliptical Glen Huntington Bandshell is located on the south side of Canyon Boulevard between Broadway and 13th Street and faces southward towards a bermed area with amphitheater seating. Six concentric arches comprise the clamshell form of the Bandshell reflecting a simplified streamline Art Deco design, characteristic of many such structures constructed around the country during the 1930s and 1940s.



Figure 5. View of Bandshell seating, facing northwest, 2015.

The 1995 Landmark boundary is described as, “the northern 170 feet of Block 13, Original Townsite to the City of Boulder, County of Boulder, State of Colorado, also known as the Boulder Bandshell”.

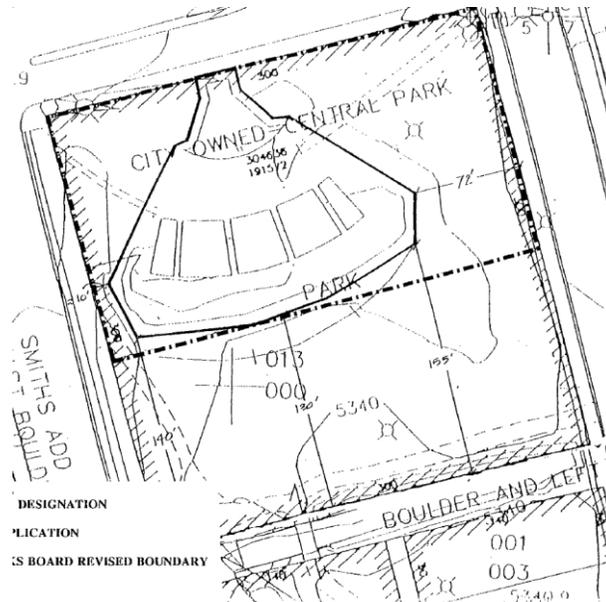


Figure 6. 1996 Landmark Designation Boundary (Hatched Line)

The seating directly facing the Bandshell consists of 15 rows of benches divided by aisles into five groups. There is a low stone retaining wall behind the seating. Photographs indicate that the seating was constructed in 1950, about 12 years after the Bandshell's construction. As shown on the landmark boundary map (see Figure 5), the extent of the landmark includes the bermed embankment and seating.



Figure 7. The installation of the seating and floodlights at the Bandshell, 1950.



Figure 8. View of Bandshell seating, 2015.

Today, much of the landscaping around the Bandshell amphitheater reflects the original plan including trees along the edges and to the rear and bushes behind

the seating area to the south. Photographs indicate that evergreen shrubs were located in front of the stage until the early 1980s.



Figure 9. View of low retaining wall and vegetation behind Bandshell seating, 2015.

PROPOSED REMOVAL OF OUTDOOR SEATING

The application proposes to remove the 1950 outdoor seating in front of the Bandshell to provide a more functional and multi-use lawn area to promote use of the Bandshell, coinciding with efforts to better integrate that area into the Central Park and the Civic Area as a whole. As proposed, this scheme seeks to improve the Bandshell as a performing arts facility integral to the functioning of the east end of the Civic Area. In an effort to achieve this goal, Parks and Recreation proposes to move the bermed area closer to the stage, reducing some of the flat gravelled area to bring spectators and performers closer together. The bermed area is shown to be a lawn seating area intended to improve spectator and performer experience. It is anticipated that this configuration will somewhat improve the acoustic experience for attendees, as they will be closer to the stage.

Parks and Recreation indicates that the removal of the seating and change in grading will coincide with other improvements within the landmark boundary area including improved lighting and increased programming for the Bandshell. A curved multi-use lane is proposed to curve across the southeast half of the landmarked area and a “tree grove” is to be planted at the southwest corner.



Figure 10. Proposed site plan with Bandshell seating removed. Blue dashed line shows the landmark boundary.



Figure 11. Proposed view looking northeast after removal of seating, 2015.



Figure 12. View of Central Park if the Bandshell seating were to remain.
Notice change in orientation of bike lane to the right, 2015

CRITERIA FOR THE BOARD'S DECISION

Sections 9-11-18, B.R.C. 1981, sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate.

- (a) The landmarks board and the city council shall not approve an application for a landmark alteration certificate unless each such agency finds that the proposed work is consistent with the purposes of this chapter.
- (b) Neither the Landmarks Board nor the City Council shall approve a Landmark Alteration Certificate unless it meets the following conditions:
 - (1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;
 - (2) The proposed work does not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark and its site or the district;
 - (3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed constructions are compatible with the character of the existing landmark and its site or the historic district;
 - (4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building

- meets the requirements of paragraphs (b)(2) and (3) above.
- (c) In determining whether to approve a Landmark Alteration Certificate, the Landmarks Board shall consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled.

ANALYSIS

1. Does the proposed application preserve, enhance, or restore, and not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district?

Staff considers that the existing seating is not character-defining as it does not appear in DeBoer and Huntington's plan for the Bandshell (*see Figure 3*). Its removal will not damage important features of the property provided the listed conditions are met and the bermed lawn area will enhance the Bandshell by making it a more viable performance space integral to the Central Park area of the Civic area. Likewise, constructing a new pathway will not damage the landmark provided the listed conditions are met. Staff recommends that the proposed path more closely follow the path show in the 1938 aerial photograph and DeBoer's c.1947 rendering.

2. Does the proposed application adversely affect the special character or special historic, architectural, or aesthetic interest or value of the district?

The proposal will not adversely affect the historic, architectural or aesthetic value of the landmark as outlined in (1), above.

3. Is the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures compatible with the character of the historic district?

Provided the listed conditions are met, the proposal will be compatible with the character of the Glen Huntington Bandshell Landmark.

4. Does the proposal to demolish the building within the Mapleton Hill Historic District and the proposed new construction to replace the proposed demolished building meet the requirements of paragraphs 9-11-18(b)(2), 9-11-18(b)(3) and 9-11-18(b)(4) of this section?

Staff does not consider the bench seating to be an important character-defining feature of the landmark and its removal will meet the above requirements.

DESIGN GUIDELINES ANALYSIS:

The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate. The Board has adopted the *General Design Guidelines* and the Mapleton Hill Historic District Design Guidelines to help interpret the historic preservation ordinance. The following is an analysis of the proposed new construction with respect to relevant guidelines. Design guidelines are intended to be used as an aid to appropriate design and not as a checklist of items for compliance.

The following is an analysis of the proposal’s compliance with the appropriate sections of the *General Design Guidelines*.

GENERAL DESIGN GUIDELINES

| 2.5 Sidewalks | | | |
|---------------|--|--|------------------|
| | Guideline | Analysis | Meets Guideline? |
| .1 | <i>New walkways should be designed to be compatible in location, pattern, spacing, dimensions, materials and color with existing walkways that contribute to the overall historic character of the landmark.</i> | The 1940 aerial photograph (<i>Figure 2</i>) show pathways crossing in front of the Bandshell. These pathways appear to have been eliminated sometime after 1950 when the concrete and wood plank benches were installed. The paths are visible in De Boer’s c.1947 rendering, and appear to have been consciously designed to provide access across the park as well as to the Bandshell. Staff considers that while the geometry of the proposed path differs from that on the 1940 photograph, it does recall the east curving path in that photograph. Steps might be taken to more closely a new path to more closely match the configuration of the 1940 path. | Maybe |

| 3.0 Alterations | | | |
|-----------------|--|---|------------------|
| | Guideline | Analysis | Meets Guideline? |
| | <i>. . . an alteration should preserve the historic (resource) . . .</i> | The proposal calls for the removal of seating installed in 1950. The concrete and plank benches do not appear to have been part of DeBoer and Huntington’s plan for the Bandshell. The 1995 designating ordinance for the landmark does not specifically call out the benches, but refers generally to the importance of the “planned and natural site characteristics.” While the seating has been in place for 65 years, staff does not consider this element a significant character-defining feature of the landmark. | Yes |

| 4.4 Compatibility with Historic Site and Setting | | | |
|---|--|--|------------------|
| <i>Additions should be designed and located so that significant site features, including mature trees, are not lost or obscured. The size of the addition should not overpower the site or dramatically alter its historic character.</i> | | | |
| | Guideline | Analysis | Meets Guideline? |
| .1 | <i>Design new additions so that the overall character of the site, site topography, character-defining site features and trees are retained.</i> | The addition of the proposed new pathway will retain the general character of the landmark provided steps are taken to ensure that its course and configuration match the historic (c. 1940 condition) as closely as possible. Likewise, staff does not consider the proposed concrete and plank bench seating or the relocation of the bermed area north on the site will significantly alter the character of the landmark. Consider using permeable paving material for path and provide for slightly more level area in front of | Maybe |

| | | | |
|----|---|---|-----|
| | | the stage. Review revisions at Ldrc. | |
| .3 | <i>Respect the established orientation of the original building and typical alignments in the area.</i> | The addition of the proposed new pathway will retain and relocation of bermed area will maintain the alignment and orientation of features to the Bandshell in the landmark area. Review details at Ldrc. | Yes |

| | | | |
|---|--|---|-------------------------|
| 8.7 Public Improvements | | | |
| <i>Public Improvement features such as street lighting, street and alley paving, tree planting, parks, and sidewalks all contribute to the historic character of a historic district or site.</i> | | | |
| | Guideline | Analysis | Meets Guideline? |
| .1 | <i>Any public improvement should maintain and reinforce the character of the landmark.</i> | Staff considers that the proposed removal of the benches, the relocation of the bermed area and the construction of a pathway will maintain and strengthen the character of the landmark. In addition, the proposed reconfiguration will enhance and improve the function of the Bandshell, its long-term viability as a vital component of the Civic area. Review details at the Ldrc. | Yes |

Staff considers that proposed conditions are met, the removal of seating, relocation of the bermed area and creation of a new pathway in the landmark boundary are all generally consistent with the *General Design Guidelines*. Keeping the Bandshell an active and vibrant part of Central Park has been a challenge since at least the mid-1970s and staff considers the proposed changes will open this historic asset for use and appreciation that will help ensure its long term viability. While not within the purview of the historic preservation program, the success of the Bandshell as a performing will also depend on consistent and accessible programming in coordination with Parks and Recreation to change negative perceptions of the place as underutilized and isolated.

Provided the outlined conditions are met, staff considers issuance of a Landmark Alteration Certificate for the proposed removal of the seating, relocation of the bermed area and location of a new pathway across the landmark will be generally consistent with the Historic Preservation Ordinance, the *General Design Guidelines*. As such, staff finds the application meets the standards in Section 9-11-18, B.R.C. 1981.

FINDINGS:

Provided the conditions outlined in the staff recommendation are met, staff recommends that the Landmarks Board approve the application and adopt the following findings:

1. The proposed new construction will meet the standards in Section 9-11-18 of the Boulder Revised Code 1981.
2. The proposed removal of the bench seating, relocation of the bermed area and construction of a new pathway will not have an adverse effect on the value of the landmark property, as it will be generally compatible in terms of mass, scale, or orientation with other buildings in the district.
3. In terms of mass, scale, and orientation, the proposal will be generally consistent with Section 9-11-18, B.R.C.1981, and the *General Design Guidelines*.

ATTACHMENTS:

- A: Current Photographs
- B: Historic Photographs & Maps
- C: Individual Landmark Designation Ordinance
- D: Proposed Plans

Attachment A: Current Photographs



Bandshell seating looking northwest, 2015.



Bandshell seating looking north, 2015.



Bandshell seating looking northeast, 2015.



Bandshell seating looking southwest, 2015.



Bandshell seating looking east toward 13th Street. 2015.



Close up view of benches, 2015.



Alternate close up view of Bandshell seating, 2015.



Landscaping behind Bandshell seating, 2015.



Bandshell looking north, 2015.

Attachment B: Historic Photographs & Maps



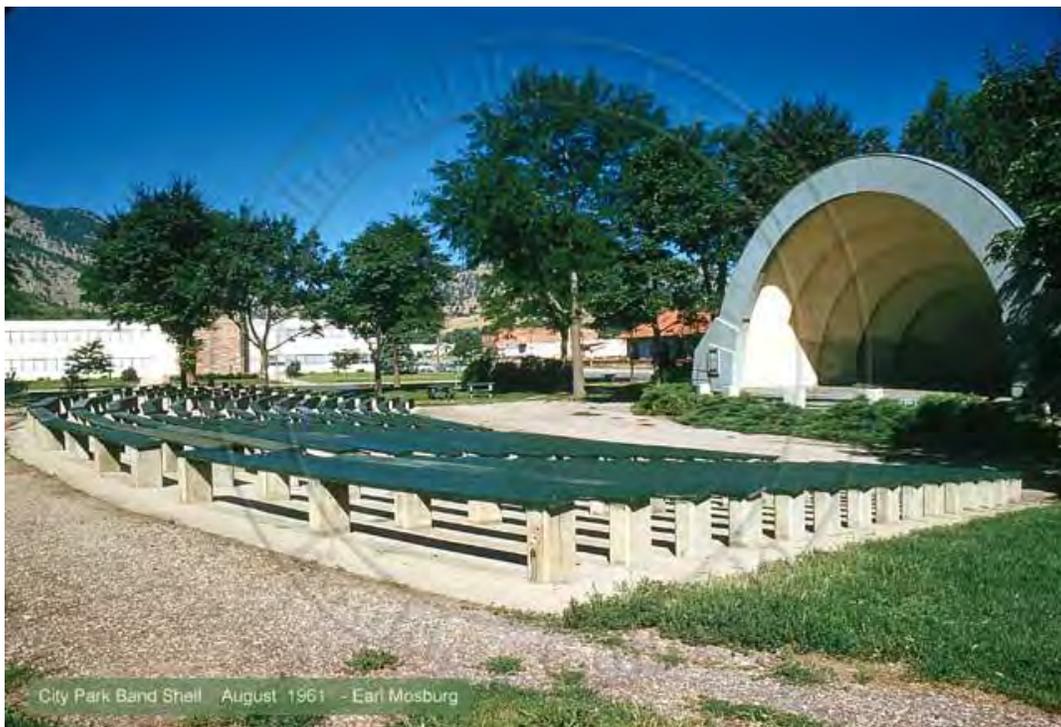
Aerial view of Central Park showing Bandshell (top center) with no seating, 1938.



Aerial view of Central Park after installation of seating, 1958.

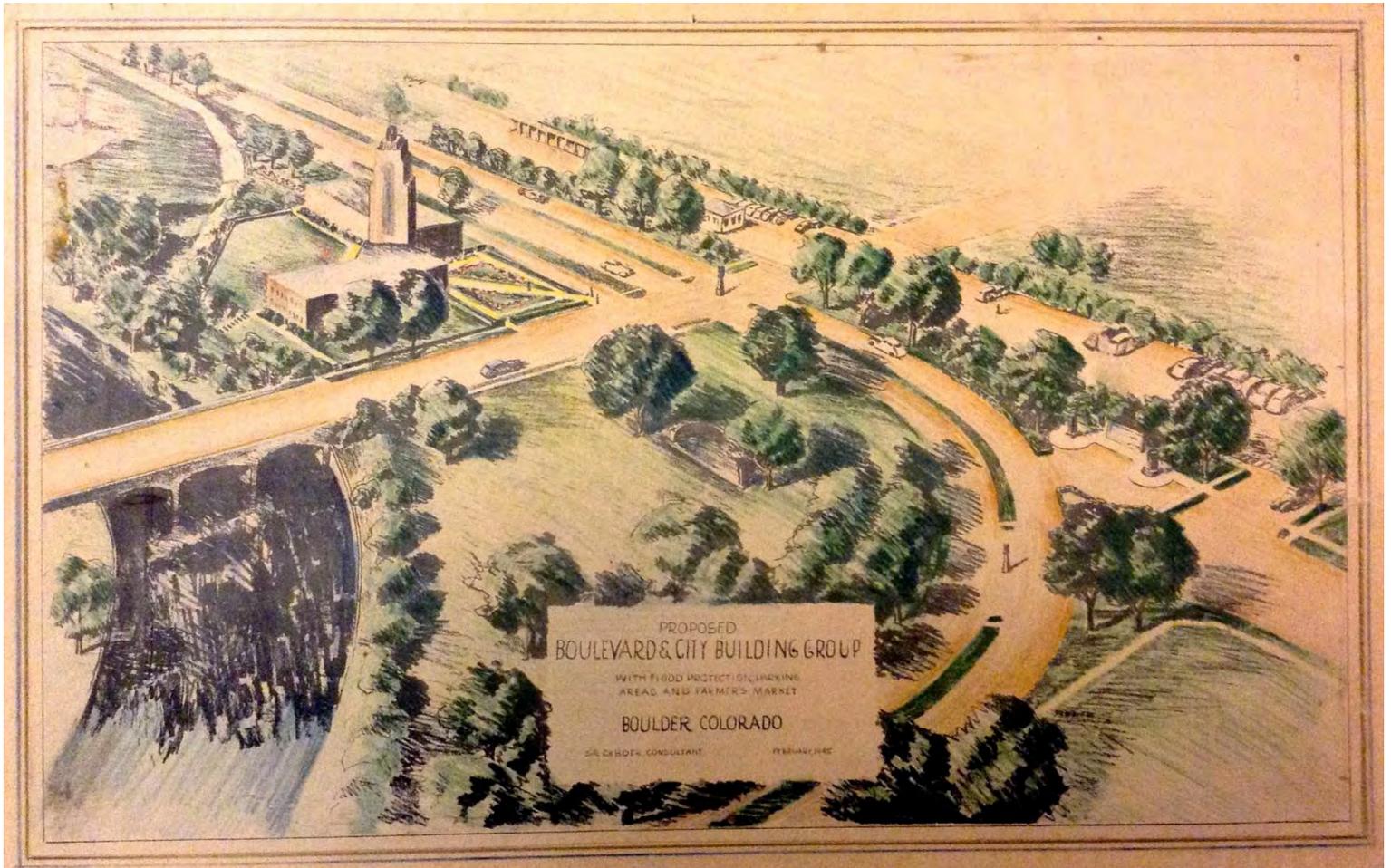


View of seating looking west towards Broadway shortly after installation (Municipal Building has not yet been constructed), 1950.

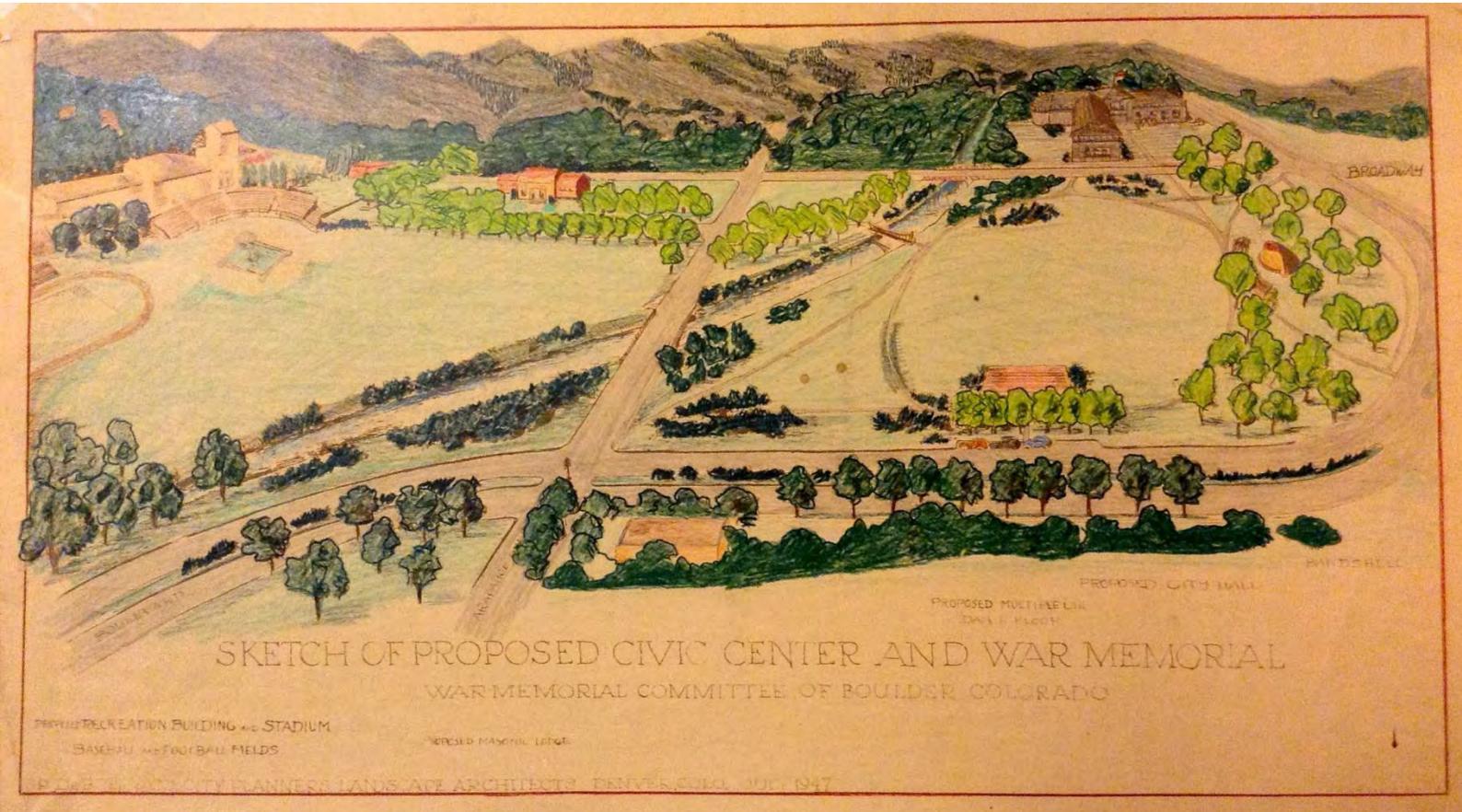


City Park Band Shell August 1961 - Earl Mosburg

View of Bandshell looking northwest, 1961.



"Proposed Boulevard & City Building Group," by Saco DeBoer & Co., 1945. Bandshell seen in center.



“Sketch of Proposed Civic Center and War Memorial,” by Saco DeBoer & Co., 1947. Bandshell seen at far right.



Close up view of Bandshell (red structure in center along crease) taken from "Boulder Creek Boulevard" by S.R. DeBoer & Co., undated.

Attachment C: Individual Landmark Designation Ordinance

ATTACHMENT A

ORDINANCE NO. 5751

AN ORDINANCE DESIGNATING THE STRUCTURE AND ITS SITE, LOCATED ON THE NORTHERN 170 FEET OF BLOCK 13, ORIGINAL TOWNSITE TO THE CITY OF BOULDER, COLORADO, ALSO KNOWN AS THE BOULDER BAND SHELL, A LANDMARK UNDER CHAPTER 10-13 OF THE REVISED CODE OF THE CITY OF BOULDER, COLORADO 1981 AND SETTING FORTH DETAILS IN RELATION THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO, THAT:

Section 1. The council enacts this ordinance pursuant to its authority under Chapter 10-13 of the Revised Code of the City of Boulder, Colorado, 1981 to designate as a landmark a structure having a special character or special historical, architectural, or aesthetic interest or value.

Section 2. The council finds that: 1) on or about May 3, 1995 the applicant, Modern Architecture Preservation League, applied to the City of Boulder Landmarks Preservation Advisory Board to designate said property as a landmark; 2) the board held a public hearing on the proposed designation on July 25, 1995; and 3) on July 25, 1995 the board recommended that the council approve the proposed designation.

Section 3. The council also finds that upon public notice required by law, the council held a public hearing on the proposed designation on September 19, 1995 and upon the basis of the presentations at that hearing finds that the structure and its site, located on the northern 170 feet of Block 13, Original Townsite to the City of Boulder, does possess a special character and special historical, architectural, or aesthetic interest or value warranting its designation as a landmark.

Section 4. There is hereby created as a landmark the structure and its site, located on the northern 170 feet of Block 13, Original Townsite to the City of Boulder,

AGENDA ITEM # _____ Page 4

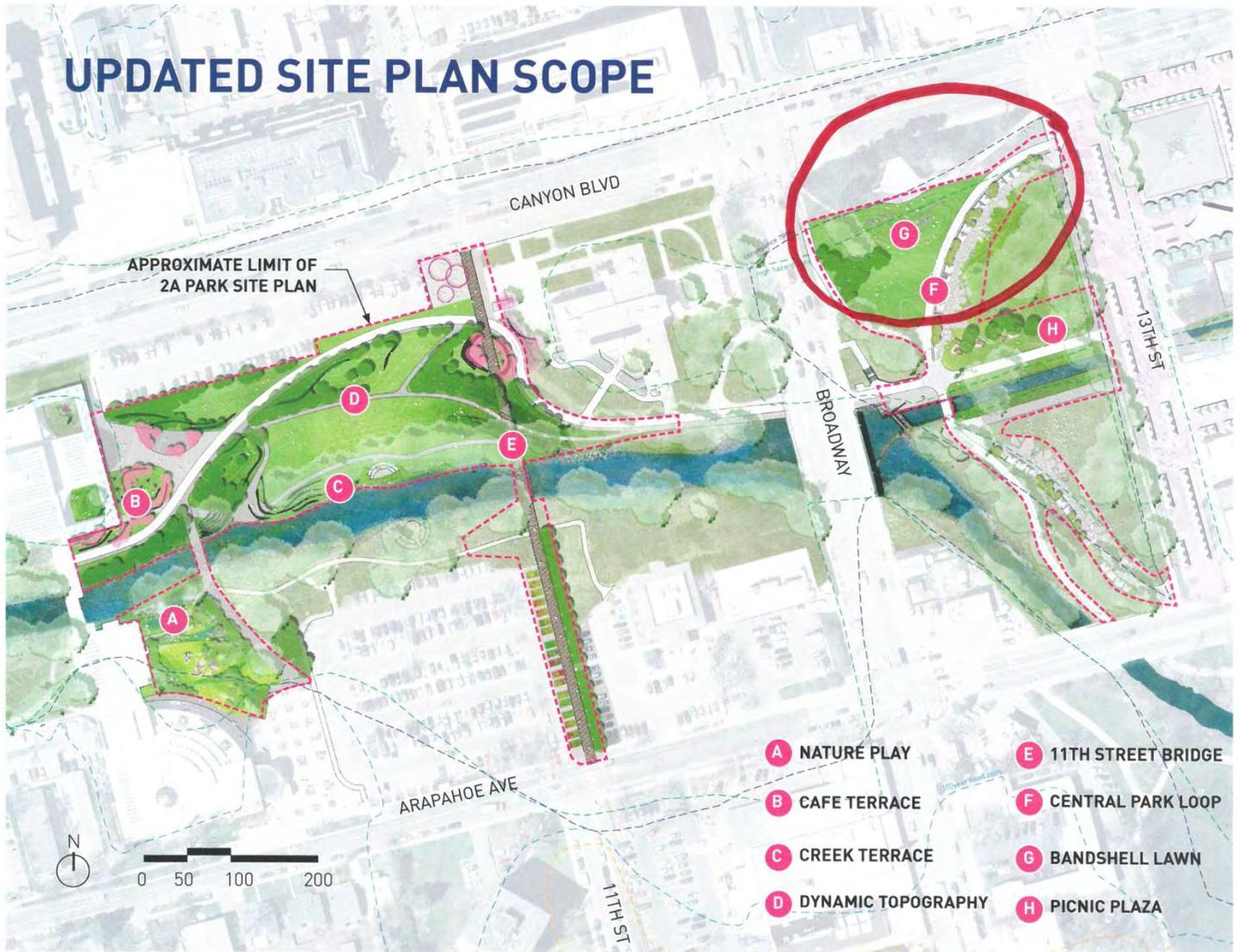
County of Boulder, State of Colorado, also known as the Boulder Band Shell, whose legal description is shown on Attachment B.

Section 5. The characteristics of the subject property that justify its designation as a landmark are: 1) its historical significance for the role it has played in the social and cultural life of the city; for its importance in the history of park development; and for its association with the Boulder Lions Club; 2) its architectural significance as a rare representative of Art Deco style as reflected in its streamlined composition, compound arch, and simplified design; as Boulder's only example of park band shell construction and one of few such examples in the state; and as representative of the work of Saco DeBoer and Glen Huntington, noted landscape architect and architect; and, (3) its environmental significance for its planned and natural site characteristics; as a component of the central urban park; and as an established, familiar and prominent visual landmark.

Section 6. The council further finds that the foregoing landmark designation is necessary to promote the public health, safety, and welfare of the residents of the city.

Section 7. The council directs that the planning department give prompt notice of this designation to the property owner and cause a copy of this ordinance to be recorded as required by Section 10-13-6 (d) of the Revised Code of the City of Boulder, Colorado 1981.

Attachment D: Proposed Plans



Updated Site Plan Scope, 2015. Bandshell area is circled in red.

FARMERS' MARKET LOOP - PREFERRED ALT



Proposed Plan for Farmers' Market Loop, 2015.

FARMERS' MARKET LOOP - ALT

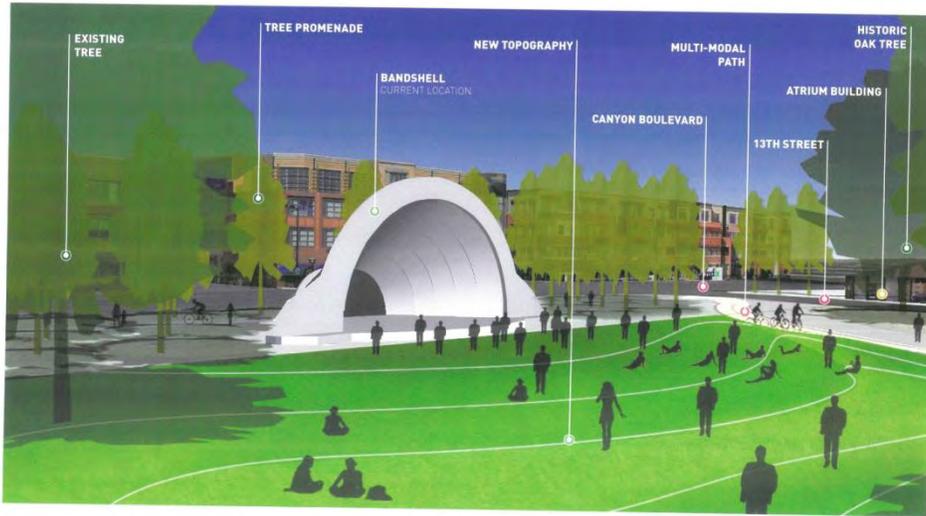


Alternate proposed plan for Farmers' Market Loop if seating were to remain, 2015.

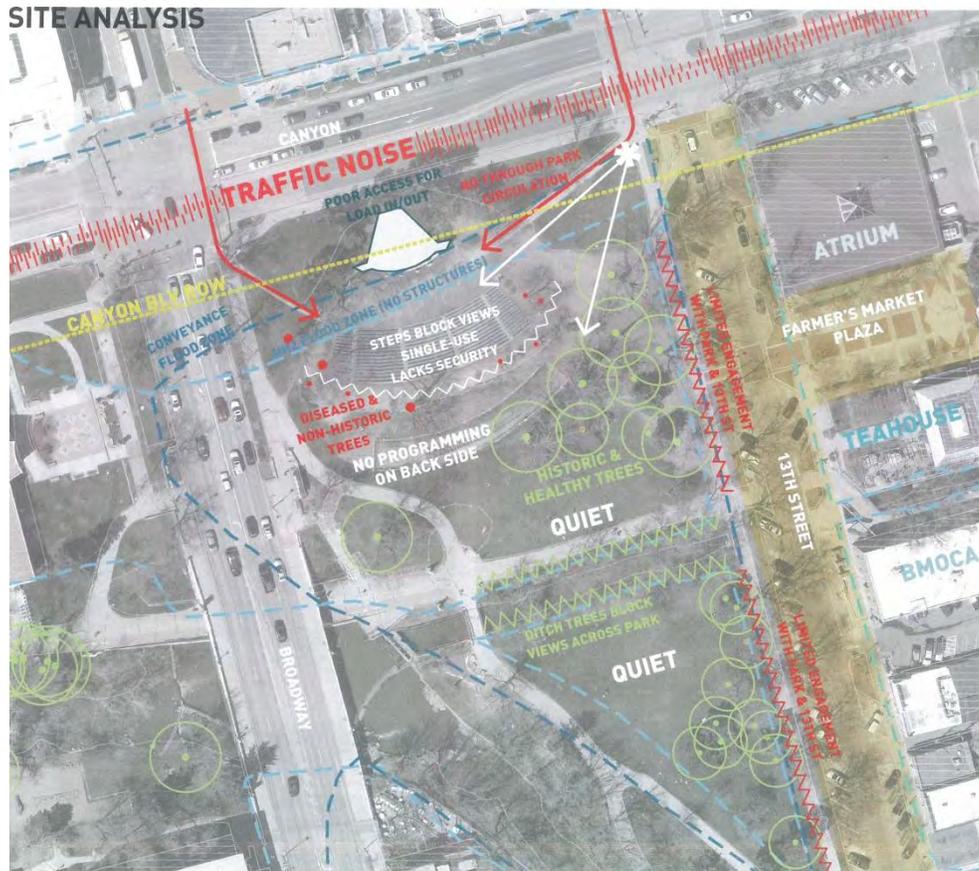


Enlargement Plan: Central Park, 2015.

“ALLEY” - EXISTING LOCATION



“Alley” – Existing Plan, 2015.



Site Analysis, 2015.

BOULDER CIVIC AREA PARK SITE PLAN BANDSHELL LOCATION OPTION 1

BANDSHELL IN ORIGINAL LOCATION

CRITERIA:

SITE CONTEXT

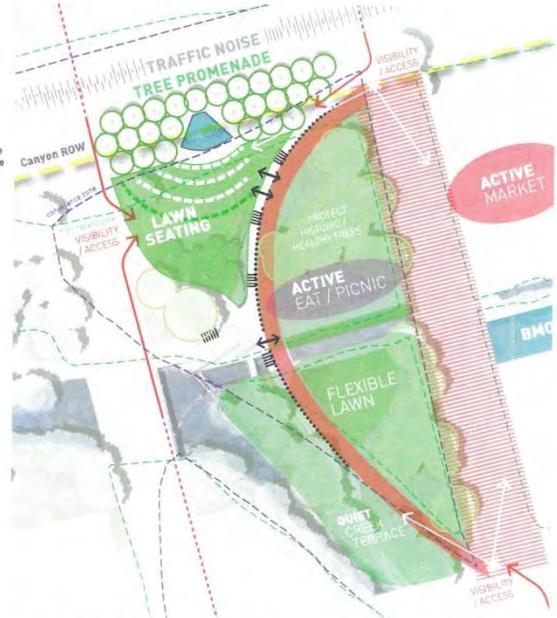
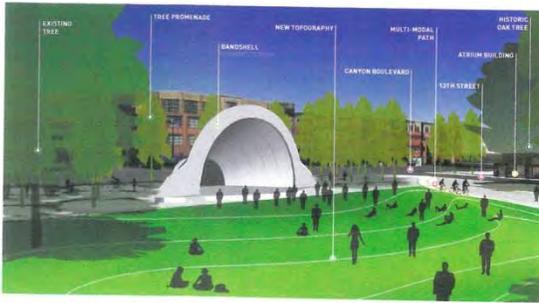
- Removes formal seating area and incorporates informal lawn seating.
- Added multi-modal park circulation through the park gives more "eyes on the park".
- Landscape along Canyon features Tree promenade with DG paving for open circulation and new high branching trees. Multi-Modal path runs along the back of the bandshell (assumes curb line stays the same).
- Back of bandshell and access issues remain.
- Canyon Boulevard ROW will likely result in potential conflicts with multi-modal circulation.
- Landscape or sound walls won't help mitigate traffic noise to significant level for comfort and performances.

PROGRAMMING

- Lawn seating area could fit around 700 people for an event (small to medium scale).
- Direct access to Farmer's Market for similar programming events.
- Informal lawn good for everyday park use and flexible programming that does or doesn't use the bandshell.
- Could re-purpose the bandshell for more art-based programming with performances limited by ambient noise.
- Site context and noise level limits the kind of performances. For example, acoustic performances will be severely limited by noise level.
- All performances will need to be amplified.

STRUCTURE

- Existing Bandshell location remains, saving cost and potential logistical complications from moving the structure.
- Minor additions to the structure can include lighting and painting.
- Structure located within the flood HHZ and Conveyance Zone and restricts opportunities to enhance the structure or move it slightly within the flood zone.
- No structure expansion or building additions because of location in HHZ flood zone.



**DALLAS, TX
FAIR PARK**

The bandshell is used for outdoor concerts as it has for many years, it also has a successful lighting display when the bandshell is in use for a performance.



**MEMPHIS, TN
LEVITT SHELL AT OVERTON PARK**

The Overton Park Shell was built in 1936 by the City of Memphis and depression-era WPA, WPA's Public Administration for \$1,350. The Shell was designed by architect Hans Purdom, who modeled it after shell-like structures in Chicago, New York and St. Louis. Over the years, there have been numerous efforts, some to rehabilitate the Shell, and some to destroy it. Over the past 20 years, Save Our Shell presented hundreds of live concerts in the Overton Park before having to end its programs.

In 2006, the Shell partnered with the City of Memphis and the Memphis 250 Main Street Foundation to renovate the Shell and present 50 live concerts every year. It was renamed Levitt Shell at Overton Park and renovation was begun in 2007. It opened again with live music for all on September 4, 2008.

The Shell previously had formal seating that it removed for an open lawn in addition to adding modern lighting and acoustical features to the structure.



**LINDSBORG, KS
SWENSSON PARK**

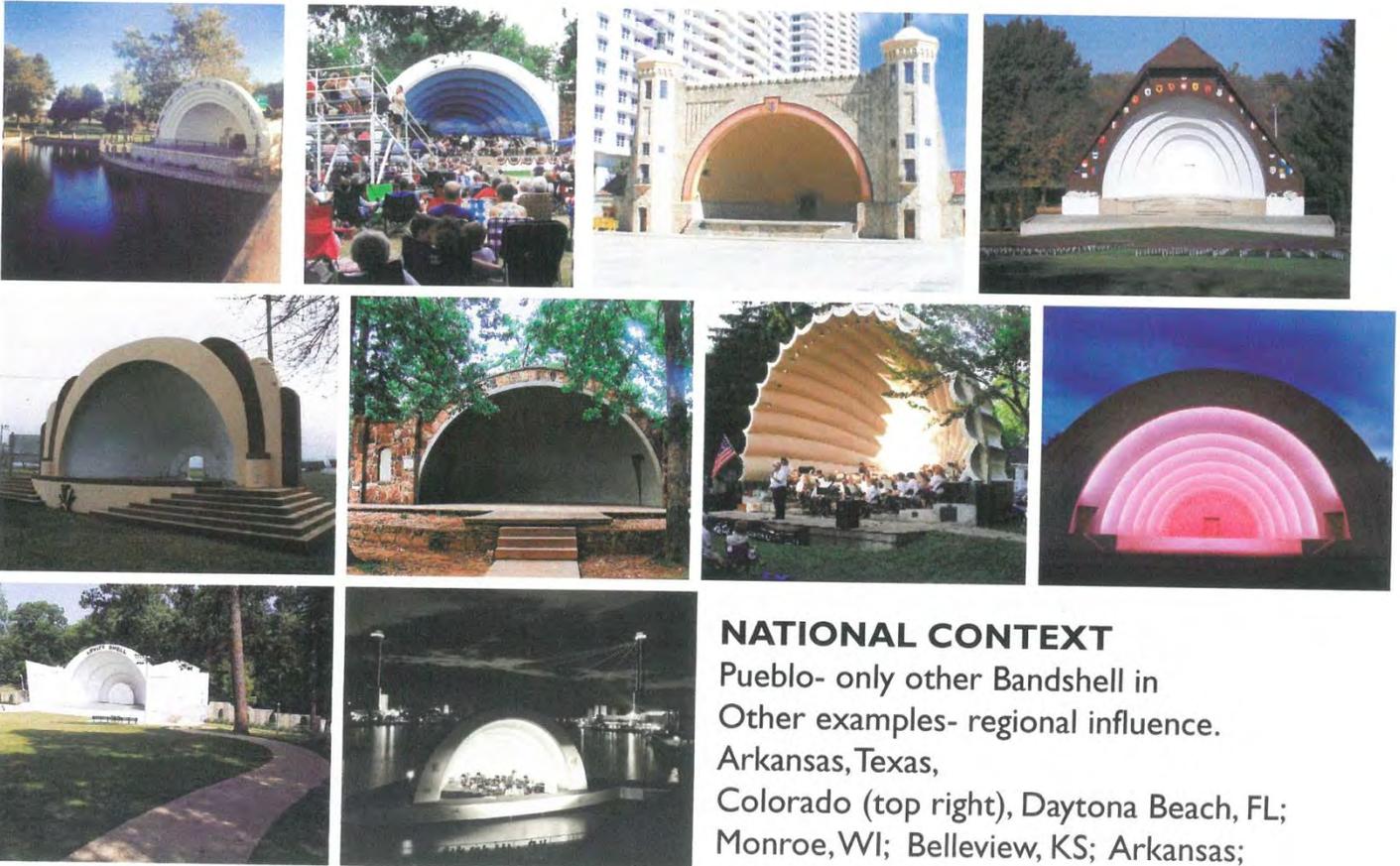
"A band shell built as a WPA project in 1936 was as a centerpiece on the east side of the park. Many times during the year, you can enjoy theatre productions, musical performances, and local Broadway RFD outdoor theatre productions. Considering the heavy use of the bandshell today, the city has done a good job of maintaining it over time. It is the oldest outdoor theatre in Kansas. Its original state is a reflection of its importance to the community and its history."



**HARLEM, NYC
JACKIE ROBINSON PARK**

Jackie Robinson Park is still used for musical programs and films in the summer. Its site in Harlem attracts numerous people. The bandshell is smaller so it can only accommodate smaller acts. The site and structure itself has been well maintained over the years.





NATIONAL CONTEXT

Pueblo- only other Bandshell in
Other examples- regional influence.
Arkansas, Texas,
Colorado (top right), Daytona Beach, FL;
Monroe, WI; Belleview, KS; Arkansas;
Ft. Atkinson, Fair Park, TX; Memphis,
TN; Chicago – Century of Progress,
1933.

**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: September 5, 1995

Agenda Item Preparation Date: August 29, 1995

AGENDA TITLE:

Introduction, first reading and consideration of a motion to order published by title only an ordinance designating the structure and its site, located on the northern 170 feet of Block 13, Original Townsite to the City of Boulder and further described in Attachment B, also known as the Boulder Band Shell, as an individual landmark under the City of Boulder Historic Preservation Code.

Owner: City of Boulder Parks & Recreation Department

Applicant: Modern Architecture Preservation League (MAPL)

REQUESTING DEPARTMENT:

Community Design, Planning and Development

Will Fleissig, Planning Director

Lara Ramsey, Presenter

FISCAL IMPACT:

Information pending.

PURPOSE:

The purpose of this item is to determine whether designating the Band Shell as a local landmark meets the purposes and standards in the Historic Preservation Ordinance (*Sections 10-13-1 and 10-13-3, B.R.C. 1981, see Attachment G*), in balance with the goals and policies of the Boulder Valley Comprehensive Plan. Council shall approve by ordinance, modify and approve by ordinance, or disapprove the proposed designation.

**When saving and converting the original 1995 Word document to PDF, an error occurred with the original spacing. This page has been intentionally left blank.*

BACKGROUND:

On May 3, 1995 the Planning Department received an application for individual landmark status for the Central Park Band Shell from the applicant, Modern Architecture Preservation League (*see Attachment D*).

On July 25, 1995, the Landmarks Preservation Advisory Board (Landmarks Board) held a public hearing in consideration of landmark designation of the Central Park Band Shell and voted 4-0 (Coburn absent) to recommend to City Council designation of the structure and its site a local landmark. At the public hearing, 10 members from the public spoke in support of the designation (*see Attachment I: 7/25/95 Landmarks Board Draft Minutes*).

ANALYSIS:

The City of Boulder Planning Department hired Front Range Research Associates, Inc. to perform a historical study of the Boulder band shell and prepare a Colorado Historical Society Historic Building Inventory Record form. The consultant surveyed the band shell to determine its eligibility for the National Register of Historic Places and for local landmark designation. The consultants determined that the structure and its site meet both the National Register and local landmark criteria (*see report in Attachment E*).

The City Planning Department requested that the Colorado Historical Society review and approve the report and its findings. Dale Heckendorn, National and State Register Coordinator with the Colorado Historical Society, concurred with the findings of the report (*see letter in Attachment F*).

SUMMARY OF SIGNIFICANCE

The findings of the Band Shell report are summarized below relative to the significance criteria for individual landmarks adopted by the Landmarks Board on September 17, 1975 (*see criteria in Attachment H*).

Historical Significance:

The Band Shell has historic significance for the role it has played in the social and cultural life of the city, having served as a setting for musical programs, cultural entertainment and civic celebrations for over fifty years; for its importance in the history of park development in Boulder; and for its association with the Boulder Lions Club and its program of improving Boulder Parks.

Architectural Significance:

The Band Shell is architecturally significant as a rare representative of the Art Deco style in Boulder, as reflected in its streamlined composition, compound arch, and simplified design; as Boulder's only example of park band shell construction and one of the few such examples in the state; and as representative work of Saco R. DeBoer and Glen W. Huntington, noted

landscape architect and architect, who are associated with the site design and the design of the structure.

Saco R. DeBoer's work on the Band Shell included recommending the site, assisting in the early plan preparation, and preparing the landscape plan for the grounds around the Band Shell. During the 1930's, DeBoer served as Boulder's consulting city planner to the Planning and Parks Commission. Saco R. DeBoer is noted for his work as a city planner and landscape architect in Denver where he planned for Sunken Gardens, Cherry Creek, Speer and Federal Boulevards, and major Denver parks and parkways. Having lived and worked in Denver for over sixty years, DeBoer is best remembered for his efforts at integrating the American City Beautiful movement into his city planning and park development work.

Glen Huntington, noted Boulder architect, designed many important buildings in Boulder, including the Boulder County Courthouse, Boulder High School, and Huntington Arms (local landmark). The Band Shell design, although based on other band shell designs, represents the variety of structures and architectural styles in which Huntington produced designs.

Environmental Significance:

The Band Shell is environmentally significant for its planned and natural site characteristics; as a component of the central urban park; and as an established, familiar, and prominent visual landmark for Boulder citizens due to its arched design, its location near major thoroughfares, and its amphitheater seating. The Band Shell and its open air seating have long served as the focus of Central Park and as a civic center for social and cultural events in Boulder.

Eligible Area:

The consultant determined that the eligible site includes the entire area embraced by the resource, including the Band Shell, the open area in front of the Band Shell, the seating area, and the bermed area to the south, including stone pathways and retaining walls.

At the Landmarks Board hearing, the Landmarks Board amended the boundaries of the site to include a larger portion of the park (*see map in Attachment B*). The Board's purpose for expanding the boundaries was to include features of the site associated with DeBoer, such as the pathways and planned vegetation screening the structure from Canyon Boulevard.

OTHER ISSUES:

City Council shall determine whether the proposed designation meets the purposes and standards in the Historic Preservation Ordinance (*Sections 10-13-1 and 10-13-3, B.R.C. 1981, see Attachment G*), in balance with the goals and policies of the Boulder Valley Comprehensive Plan.

Staff has identified the following issues that may require further discussion as part of Council's consideration of the band shell for landmark designation:

1. Boulder Valley Comprehensive Plan
2. Civic Center Master Plan
3. Central Park Program Plan
4. Floodplain Regulations
5. Structural/ Acoustical Analysis
6. Use
7. Restoration
8. Moving

Information related to issues #5, 6 and 7 is not currently available and would not be available until mid October, after second reading. If Council determines that this information is required in order to make a decision, staff recommends continuing this item to a date certain for third reading (staff will bring a proposed date to Council's September 19, 1995 meeting). To meet the requirements of the Preservation Ordinance, however, the applicant must consent to the extended timeline and Council must still hold the public hearing on second reading. Staff has spoken with a representative of MAPL who has agreed to a postponement if Council determines that additional information is necessary to make a final decision (*see Attachment J: Letter from MAPL*). If Council continues this item to a date certain, staff recommends that Council re-open the public hearing at third reading due to the introduction of new information.

1. Boulder Valley Comprehensive Plan

The Boulder Valley Comprehensive Plan provides a sketch plan of the desired land use pattern in the Boulder Valley. The land use designation for this area is "urban park" which serves a variety of functions. This land use designation does not preclude structures, buildings and/or facilities from being located in urban parks.

A number of locally landmarked structures are currently maintained by the Parks and Recreation Department, including the Harbeck-Bergheim House (leased to the Boulder History Museum), the Boulder Fire Station No. 2 (Pottery Lab), and a number of buildings in the Chautauqua Historic District (the shelter house/trolley stop at Baseline Road, the picnic arbor near the Auditorium, and the Ranger Cottage).

Staff believes that landmark designation of the band shell complies with the Boulder Valley Comprehensive Plan in that it supports both parks and preservation goals in terms of providing a community facility and preserving a significant historic resource.

2. Civic Center Master Plan

The Boulder Civic Center Master Plan was adopted by City Council in January 1993, addressing municipal facilities and public places in the downtown. The plan "places a premium on open space within the downtown area and maintains a focus on

Central Park and Boulder Creek which is consistent with historic planning in this area." The plan recommends relocation of the band shell and bleachers to help mitigate potential flood hazards in the Civic Center, and suggests moving the band shell possibly adjacent to the Arboretum, east of Broadway and south of Arapahoe.

While preservation of the band shell in its current location does not comply with the adopted Civic Center Master Plan, adoption of the plan occurred prior to knowledge regarding the historic significance of the band shell and its site.

3. Central Park Program Plan

Over the last year, staff from Parks and Recreation and Planning have been coordinating a Program Plan for Central Park. This plan is intended to provide more detail to the uses and design of Central Park in accordance with the goals of the Civic Center Master Plan.

Prior to knowledge regarding the historic significance of the band shell, both the Parks and Recreation Advisory Board (March 27, 1995 meeting) and City Council (April 11, 1995 study session) reconfirmed that the band shell, berm and bleachers should be removed from their current location.

4. Floodplain Regulations

The band shell structure and its site are located within the 100 year floodplain, but outside high hazard and conveyance areas (*see Attachment K: Floodplain Map*). Under current interpretation, the band shell and seating are considered "not intended for human occupancy". Per City floodplain regulations, there are no restrictions for these structures; therefore, restoration or renovation of the band shell would not be subject to floodplain regulations. The main consideration of a restoration plan would be to ensure that the plan minimizes damages to the structure in case of a flood.

The Civic Center Master Plan recommendation to relocate the band shell did not result from the band shell itself posing a risk to the public, but rather provided the opportunity for improving the flood standards for the larger civic center campus by redirecting flows south of Canyon. If the band shell were to remain in its current location, staff would need to re-evaluate the potential for mitigation of flood issues associated with this portion of the civic center area.

5. Structural/ Acoustical Analysis

If Council determines this information is necessary to make a decision, a consultant will be hired by the City to conduct a structural and acoustical analysis of the band shell structure and its site; this analysis would probably not be completed until mid October. Costs to perform this analysis are currently unknown but will be available by first reading on September 5, 1995. The consultant would address the following issues:

- a. In addition to a structural analysis, the following issues would be addressed:

Existing Condition (what materials are original?)

Recommendations for Stabilization/ Cost Analysis

Ability to Restore/ Cost Analysis

Ability to Move/ Cost Analysis

Asbestos Analysis (recommendations for mitigation/ cost analysis)

b. Noise analysis of the site, including perimeter roads of Broadway, Canyon, Arapahoe and 13th Street.

What noise is permissible to accommodate an acoustical performance?

Does the band shell meet these required ranges?

What would need to happen to the site in order to meet required ranges (cost analysis)?

c. In addition to an acoustical analysis, the following questions would be addressed:

What specific improvements, if any, could permit acoustical performance given determined noise levels of site (cost analysis)?

6. Use

The attached list identifies users of the band shell from 1992-1994 (*see Attachment L: List of Band Shell Users*). An acoustical analysis should determine what needs to happen to the structure and the site in order to host acoustical performances. In the past, amplified performances were met by noise complaints from surrounding neighborhoods. If amplified performances are to be considered in the future, consideration should be given to the type of performance as well as the time for such performances. In addition, staff may need to identify non-musical venues which could utilize the structure (such as school programs, exhibits, special community functions, etc. . .)

7. Restoration

The Preservation Ordinance requires that any designated structure be maintained in its condition at the time at designation; therefore, designation of the band shell would not require restoration. However, restoration of the band shell may be necessary in order to utilize the structure as a performance facility. As mentioned, restoration of the band shell does not conflict with the City's floodplain regulations. Exact costs associated with the restoration/ renovation of the band shell would not be available until completion of the structural and acoustical analyses. Currently, the Parks and Recreation Department has approximately \$70,000 set aside for the band shell (this money, appropriated in 1988, was originally intended for dismantling of the band shell and purchase of a portable band shell).

If designated, the band shell would be eligible for State Historical Fund grant monies to assist with planning, stabilization and restoration costs. Grants are made primarily to public entities for designated buildings; those projects which produce visible results and directly benefit the public are given the highest priority. Although a dollar-for-dollar match is not required, applicants are expected to share in the cost of the project. City owned landmarks which have recently received funding for restoration include the Chautauqua Community House (\$97,000), Chautauqua Auditorium (\$62,550), and the Harbeck-Bergheim House (\$19,683).

If recommendations associated with the structural and acoustical analysis call for more than a restoration project, it is likely that the project would need to go through the Community Environmental Assessment Process (CEAP).

8. Moving

The consultant determined, and the Landmarks Board concurred, that the band shell structure is significant in its current context. However, if designated and City Council determines that the structure needs to be moved, a Landmark Alteration Certificate would be required to move the structure to another location; this would require a public hearing before the Landmarks Board with potential call-up by City Council. The Landmarks Board would look to Section 10-13-18 of the Preservation Ordinance, "Standards for Alteration Certificate Applications", in considering an application to move the structure (*see Attachment G: Preservation Ordinance*).

In addition, the Landmarks Board could look to the following criterion to consider other issues:

"(c) In determining whether to approve a landmark alteration certificate, the landmarks board shall consider the economic feasibility of alternatives, incorporation of energy efficient design, and enhanced access for the disabled."

While the Landmarks Board did not specifically discuss whether the band shell would still be significant if moved, the Board would need to know (1) the receiving location and (2) the replacement plan for the original site. As mentioned above, discussions in the past have suggested the Arboretum as a possible site for relocation of the band shell structure.

PARKS AND RECREATION ADVISORY BOARD COMMENTS:

At its August 28, 1995 meeting, the Parks and Recreation Advisory Board (Board) discussed the band shell to identify additional issues for City Council's consideration. Meeting minutes will be forwarded to Council in the second reading materials. The following is a brief summary of the Board's comments:

- The Board strongly urged Council to delay decision to third reading in order to obtain structural and acoustical analyses, allowing the Board time to review the analyses and provide additional feedback to Council.
- A performance venue is needed in the Civic Center area; concerned that band shell is no longer useful in providing that venue at its current location.
- Moving the structure is only one alternative to preserving the structure in current location; other alternatives, such as documentation of structure through Historic American Building Survey (HABS Documentation) and/ or placing an interpretive sign on the site should be considered.
- Reluctant to prioritize the structure and site for funding until Board has a better idea of the useability and costs associated with preserving the band shell; cannot determine support of leaving structure in current location without further analysis.
- The Board could support keeping the structure in its present location if it is a useable performance venue.
- The Board does not want to see the structure function solely as a monument; if it is not useable due to acoustical or other problems which interfere with its use as a performance venue, would like to see the structure removed and

Central Park returned to an open park.

PUBLIC COMMENT AND PROCESS:

On July 25, 1995, the Landmarks Preservation Advisory Board held a public hearing in consideration of landmark designation of the Central Park Band Shell and voted 4-0 (Coburn absent) to recommend to City Council designation of the structure and its site a local landmark (*see Attachment I: 7/25/95 Landmarks Board Draft Minutes*). The Landmarks Board made the following findings:

Based on the findings of the report, the Landmarks Board recommends to City Council that the Central Park Band Shell structure and its site, modifying the boundaries to include the northern 170 feet of Block 13, Original Townsite to the City of Boulder, be designated as an individual landmark under the City historic preservation code, adopting the evaluation report and the staff memorandum detailing the significance criteria as findings of the Board.

RECOMMENDATION:

The Landmarks Board recommends to City Council that the Central Park Band Shell structure and its site, located on the northern 170 feet of Block 13, Original Townsite to the City of Boulder and further described in Attachment B, be designated as an individual landmark under the City historic preservation code, adopting the evaluation report and the staff memorandum detailing the significance criteria as findings of the Board.

The Landmarks Board recommends that the structure and its site be named the Boulder Band Shell.

If Council determines to continue this item to third reading, staff recommends that:

1. Council hold a public hearing at second reading on September 19, 1995;
2. Council continue the item to a date certain for a public hearing and final consideration at third reading (staff will bring a proposed date to Council's September 19, 1995 meeting); and,
3. Council identify other issues which should be addressed prior to third reading.

Approved By:

Stephen T. Honey
City Manager

ATTACHMENTS:

Attachment E - September 5, 1995 City Council Memo

- Attachment A: Draft Ordinance
- Attachment B: Proposed Landmark Site
- Attachment C: Photo
- Attachment D: Landmark Application
- Attachment E: Boulder Band Shell Historical Study Report
- Attachment F: Letter from the Colorado Historical Society
- Attachment G: Historic Preservation Ordinance
- Attachment H: Significance Criteria
- Attachment I: 7/25/95 Landmarks Board Draft Minutes
- Attachment J: Letter from MAPL
- Attachment K: Floodplain Map
- Attachment L: List of Band Shell Users
- Attachment M: Letters from Public

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Items that are included in the binders are: numbered from the front (newest in front)

1. November 19, 2015, Office of Archaeology and Historic Preservation, Updated eligibility in regards to proposed changes to seating and landscape.
“... the landscape... contributes to its significance... removal would jeopardize the eligibility for the National Register of Historic Places by diminishing integrity.”
“Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of the historic features such as landscaping...”
October 28, 1995, Office of Archaeology and Historic Preservation. Update eligibility, Band Shell
“Boulder Band Shell continues to meet the criteria.... Additionally, the 1950 bench seating and Saco R, DeBoer landscape design surrounding the Bandshell have been determined as significant to the overall eligibility and as such considered contributing features to the property.”
2. Current Overview, Annotated Section: Comparing Proposed and Extent of Historic Boundaries.
Notice how proposed plan would compromise integrity of Historic Site
Current Overview, Annotated Plan showing extent of existing historic site. Notice how proposed incursions into site would compromise integrity of Historic Site.
3. October 17, 1995 Minutes of Continuation of a Public Hearing...
Motion adopted 8-0 “to adopt Ordinance No. 5751 designating the structure and its site, located on the northern 170 feet of Block 13, Original Townsite to the City of Boulder and further described in attachment B, also known as the Boulder Bandshell, as an individual landmark under the City of Boulder Historic Preservation Code amended to exclude any 12 foot barriers.”
4. October 17, 1995, City Council Agenda Item: Continuation of a Public Hearing, Second Reading and Consideration to adopt Ordinance No. 5751....
“The report maintains that moving the structure would be practically impossible and cost prohibitive. The structure could not be moved be intact (as the floor is not an integral part of the framing above) and dismantling the structure would destroy much of the historic fabric (members would be damaged through the dismantling process)”
5. September 5, 1995, City Council Agenda Item: Introduction, first reading and consideration of a motion..... to order.... The Boulder Band Shell, an individual landmark...
“The Bandshell is environmentally significant for its planned and natural characteristics: as a component of the central urban plan, and as an established, familiar, and prominent visual landmark for Boulder citizens due to its arched design, its location near major thoroughfares and its amphitheater seating. The Band Shell and its open air seating have long served as a civic center for social and cultural events in Boulder.”
September 5, 1995 Modern Architectural Preservation League letter to City Council regarding Landmarking of Bandshell.
6. July 25, 1995, Landmarks Preservation Advisory Board, Action Minutes
A complete discussion among the Landmarks Board which determined the boundaries. The whole park was considered for the site of the Bandshell, but concerns about the train led to it being the northernmost 170’
The following amendment passed by vote of three to one:
“To modify the sight boundary to the Northern most 170 feet so that the southern boundary of the sight would be 130 feet north of the Boulder and Lefthand Ditch.
The following motion passed unanimously:
“The Landmarks Preservation Board recommends to City Council that the Central Park Bandshell structure and its site, located on a portion of block 13, original Townsite City of Boulder, further described in Attachment A, be designated an individual landmark under the

City Historic preservation code adopting the evaluation report and staff memorandum detailing the significance criteria as findings of the Board. Recommending its structure and its site be named the Boulder Bandshell. "

7. July 17, 1995, Colorado Historic Society Dale Heckendorn, National and State Coordinator Letter concurring with Front Range historical study. "... The other elements of the setting, including the landscaping and associated seating, remain much as they did during the band shell's period of significance. The changes to the setting do not significantly impact the band shell's National Register Eligibility."
8. July 14, 1995, Boulder Bandshell Historical Study... complete historical analysis of Bandshell
"The boundary of the eligible site includes the entire area embraced by the resource, including the Band Shell, the open area in front of the Band Shell, the seating area, and bermed area to the south, including stone pathways and retaining
"The scale of the Band Shell and its associated seating area is in keeping with the size of the park and provides a comfortable gathering space for concerts and other cultural entertainment...
"The Band Shell and its open aire seating have long served as the focus of Central Park and as a civic center for social and cultural events in Boulder."
9. July 14, 1995, National Register of Historic Places Criteria
"Ordinarily....structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register"
July 1995, Historic Building Inventory Record Form
"Arched, bermed seating area slopes upward from front to rear and has fifteen rows of bench style seats with concrete bases ad board tops."
10. May 16, 1995, Update from Tim Honey, City Manager to Lara Ramsey, Preservation Planner, Direction to hire consultant to perform historic survey report and structural report...this kind of objective information will be important...
11. May 16, 1995, Update from Tim Honey, City Manager to Lara Ramsey, Preservation Planner, Direction to hire consultant to perform historic survey report and structural report...this kind of objective information will be important...
12. May 16, 1995, Update from Tim Honey, City Manager to Lara Ramsey, Preservation Planner, Direction to hire consultant to perform historic survey report and structural report...this kind of objective information will be important. "
13. May 3, 1995, Modern Architecture Preservation, Nomination for Landmarking the Boulder Band Shell
14. Feb. 19,1988, "Band shell won't budge", *Times-Call Boulder Bureau*
"It is three-quarter-sized replica of the band shell located on the shore of Lake Michigan in downtown Chicago" "Chronic asked the board of commissioners to assure the original plans for the Boulder version of the shell will be preserved, in the hope that eventually a replica can be built."
15. 1947, Annotated Saco R. DeBoer drawing, Enlarged portion of drawing.
arrow points to trees in trees to south of Bandshell
16. June 27, 1938, "Hundreds Gather for Dedication of New Band Shell"
Obligation of City or Community Groups to provide seating.
17. March 16, 1937, Planning and Parks Commission Minutes:
A plan for landscaping around the Band Shell in Central Park by S.R.DeBoer is discussed.
April 13, 1939, Planning and Parks Commission Minutes:
Revised DeBoer and discussion of plant materials.



 **OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION**

November 19, 2015

James M. Hewat
Senior Historic Preservation Planner
City of Boulder
P.O. Box 791
Boulder, CO 80306

Re: Updated determination of eligibility for the Glen Huntington Band Shell ~Boulder Band Shell property, Broadway & Canyon, Boulder (5BL.5680) in regards to proposed changes to the seating and landscape

Dear Mr. Hewat:

The Office of Archaeology and Historic Preservation has been asked to provide additional information regarding the eligibility of the Glen Huntington Band Shell (Boulder Band Shell) property with regards to two proposed scenarios for the property discussed below.

In its current state, our office has determined that the Boulder Band Shell property meets the criteria for nomination to the National Register of Historic Places and State Register of Historic Properties under Criteria A (in the areas of Entertainment/ Recreation, Social History) and C (Architecture, Landscape Architecture). The period of significance under Criterion A is from 1938, the date the Band Shell was placed into service, to 1965, in keeping with National Register guidelines. The period of significance for Architecture is 1938 and that of Landscape Architecture is 1937, the date of Saco R. DeBoer's first landscape sketches, to 1950, the date of the effective completion of the historic landscape design. As such, the 1950 bench seating as well as the DeBoer landscape design broadly are considered contributing to the overall eligibility of the Band Shell.

Specifically, under Criterion A the Band Shell property has played a central role in the social and cultural life of Boulder since 1938, serving as the site of numerous public concerts, performances, ceremonies, and celebrations. The Band Shell property is closely associated with park development and use in Boulder. Under Criterion C, the Band Shell property is eligible as a good intact example of the Art Deco style as applied to a rare type and is representative of the work of prominent architect Glen H. Huntington. The property is further significant as an intact example of a designed park landscape featuring an earthen berm, stone walkways, stone retaining walls, and landscaped plantings, all of which represent the work of prominent landscape architect DeBoer, and mid-twentieth century concrete and wood bench seating that facilitated enjoyment of the Band Shell.



 OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION

October 28, 2015

James M. Hewat
Senior Historic Preservation Planner
City of Boulder
P.O. Box 791
Boulder, CO 80306

Re: Updated determination of eligibility for the Boulder Band Shell property, Broadway & Canyon, Boulder (5BL.5680)

Dear Mr. Hewat:

Based on an updated review of the above referenced property by the Office of Archaeology and Historic Preservation, we have determined that the Boulder Band Shell continues to meet the criteria for evaluation and nomination to the National Register and State Register of Historic Properties under Criteria A and C. Additionally, the 1950 bench seating and Saco R. DeBoer landscape design surrounding the Band Shell have been determined as significant to the overall eligibility of the Band Shell and as such considered contributing features to the property.

Because a request for an official determination by the Keeper of the National Register was made in 1995 for the Band Shell, which was determined eligible by the Keeper, we would like to forward information and photos of the benches and landscape design to the Keeper as well. We do not believe these features were a part of the 1995 request. Review by the Keeper of the National Register for eligibility does take some time, possibly as long as three months or more. However, we will let you know as soon as we hear back from the Keeper.

In the event a nomination is pursued, I will be happy to provide the nomination forms, checklist, and a sample nomination to the preparer. Once the completed nomination form and the other required materials are submitted to our office, we will review the forms for completeness and may suggest revisions to clarify and strengthen the nomination before its consideration by the State Review Board. The board currently meets three times each year. If the board approves the nomination, the State Historic Preservation Officer will review the nomination and then forward it to the National Register in Washington, D.C. for final consideration for listing.

Feel free to contact me with any questions at heather.peterson@state.co.us or (303) 866-4684.

Best regards,

A handwritten signature in blue ink, appearing to read "Heather Peterson".

Heather Peterson
National and State Register Historian

CEAP Overview

Art & Entertainment



Proposed Bandshell Enhancements



4. Andy James, 425 N. Hoover - Property owner on the Hill for 37 years and a member of the UGHID Board, feels the Hill is heavily used and supports this project moving forward.
5. Evan Ravitz - Voiced continued support for removing cars from the Hill.

The public hearing was closed.

Bob Greenlee: Offered his support of the Plan. He noted there was a lot of general consensus on this project by everyone.

Tad Kline: Stated he felt this is generally a good plan with some concern regarding the transportation portion i.e. the one-waying of College. Requested additional traffic circulation studies. Would like to see additional work done on the corner of 13th and Pennsylvania.

B.J. Miller: Questioned Councilmember Havlick for clarification of the motion.

Spense Havlick: Stated that he supported the Sketch Plan with the Planning Board recommendations and wants to get it done as soon as possible. Does not want to re-study this issue.

Tad Kline: Noted he would like the traffic portion re-studied.

Allyn Feinberg: Stated she felt that re-studying this issue would not give any better information and that experimentation may provide more helpful information.

Mayor Durgin and B.J. Miller explained that these issues were covered in the Planning Board's recommendations in the Agenda packet.

Matt Appelbaum: Supports the Sketch Plan overall yet has some concerns with the transportation portion as well. He would like to see additional information on the one-waying and closing of the access to Circle K and amend the Plan to reflect this.

Allyn Feinberg: Stated that she was very excited to see the positive changes on the Hill and supported the Sketch Plan.

Gary Myre: Supported the project and would like to see the lighting portion completed as soon as possible.

Councilmember Havlick moved, seconded by Myre, to adopt the University Hill Sketch Plan as modified by the Planning Board and move up the Pleasant Street implementation and refer it back to the Planning Board for final approval. The motion carried: 9-0.

11. CONTINUATION OF A PUBLIC HEARING, SECOND READING AND CONSIDERATION OF A MOTION TO ADOPT ORDINANCE NO. 5751, DESIGNATING THE STRUCTURE AND ITS SITE, LOCATED ON THE

9. Don Hayes, P.O. Box 318 - Retired History teacher. Feels this structure blocks the view of Central Park and would support the landmarking if it were moved.
10. Monica Costello, 110 S. 33rd - Vice-Chair of the Landmarks Board. Board recommends landmarking and spoke in favor of this recommendation.

The public hearing was closed.

Allyn Feinberg: Stated she did not support moving the Bandshell and felt the noise barriers were an un-welcomed addition to the site. Suggested the Landmarks Board and the Parks and Recreation Board come to an agreement on the naming of the landmark.

B.J. Miller: Supported the landmarking and also does not want the barriers. Urged civic groups to utilize this area.

Bob Greenlee: Also supported the landmarking and offered suggestions to review landscaping solutions instead of the barriers by utilizing vegetation.

Matt Appelbaum: Did not feel the barrier was appropriate and would like to explore alternative ideas. Raised safety issues for discussion.

Gary Myre: Asked for clarification on landmarking the structure vs. landmarking the structure and site. Expressed his concern that there are safety issues at this location.

Laura Ramsey explained that typically historical landmarking includes the site to convey its sense of history and significance. She noted that safety alternatives are being considered and reviewed.

Mayor Durgin: Summarized Council concerns that there is no support for the 12' barriers and the need to address safety issues. Council could direct the various groups to work together to make this area function as a community resource and the landscaping for historical significance and public safety enhancement.

Allyn Feinberg: Noted all landscaping is not considered historic but landscaping could be modified to enhance public safety.

Spense Havlick: Asked staff for clarification regarding if the 100 year flood occurs, the safety of the Teahouse is not dependant of the Bandshell being removed.

City Clerk swore in the following individual testimony on this matter.

Karen Medde, City of Boulder Public Works explained the flood study was based on the Bandshell's present location.

Spense Havlick: Asked if flood storage capacity could be on this site.

Ms. Medde indicated it would allow the water to get back to the creek faster and that 13th and 14th Streets are the new routes.

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Matt Appelbaum: Expressed that he would like to keep the usage options open.

Spense Havlick: Spoke in agreement with Councilmember Appelbaum and said that the structures initial usage would be along the lines as it would be in Dushanbe. One options suggested was if some of the facility could be attached to the easterly side of the Arts Center building with a bridge so the Teahouse could stand on the pad alone. He indicated he was satisfied with staff's responses to the flooding issue.

Angela McCormick explained that with a certain number of customers, restroom facilities would have to be provided. Stan Zemler indicated the Arts Center may have some future plans to expand the building and that project would be separate from the Teahouse project.

Spense Havlick: Asked how interlocked are the decisions about the lease and the future operation and design elements?

Jane Greenfield said the lease agreement allows the proposal to move forward and the development of the sub-lease. It is allowed but not mandated. DDAB amendments strengthens the discretionary design review by the City Manager.

Matt Appelbaum: Asked if it changes the Manager's existing discretionary ability.

Mayor Durgin: Clarified that this is not the only criteria on which the Manager may exercise discretion.

Ms. Greenfield responded that there are provisions in the contract that allow for the Manager to review at several stages.

Matt Appelbaum: Noted there was a difference between having the finances to build the Teahouse vs. long term financial obligations under the lease.

Spense Havlick: Inquired what the ability was of the Trust or the City to deal with the changing of the wooden panels.

Staff responded that the Trust has explored the possibility of a preventative maintenance program and funds will be put into a maintenance reserve in an effort to maintain the wooden panels.

Spense Havlick: Questioned staff if Dushanbe has given Teahouses anywhere else and do they operate in a similar fashion?

Angela McCormick stated that staff does not believe there are any Dushanbe Teahouses in the United States.

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**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: October 17, 1995
(Agenda Item Preparation Date: October 10, 1995)

AGENDA TITLE:

Continuation of a public hearing, second reading and consideration of a motion to adopt Ordinance No. 5751, designating the structure and its site, located on the northern 170 feet of Block 13, Original Townsite to the City of Boulder and further described in Attachment B, also known as the Boulder Band Shell, as an individual landmark under the City of Boulder Historic Preservation Code. The hearing on this item will be held under the quasi-judicial procedures of Chapter 1-3, B.R.C., 1981.

Owner: City of Boulder Parks & Recreation Department
Applicant: Modern Architecture Preservation League (MAPL)

REQUESTING DEPARTMENT:

Community Design, Planning and Development
Will Fleissig, Director
Lara Ramsey, Presenter

FISCAL IMPACT:

Please refer to information in text of memorandum.

The public hearing and second reading on this item was continued from Council's September 19, 1995 meeting. Background information on this item can be found in the September 5, 1995 and the September 19, 1995 City Council packet materials.

Since Council's September 19, 1995 meeting, staff has received a structural and acoustical analysis of the Band Shell and its site which is summarized below (*see Attachment C: Band Shell Analysis Report*). This report should provide the answers to most of Council's first reading questions which are addressed below under "First Reading Questions".

Cost Comparison Options: Approximate costs were outlined in the report; these costs do not include other possible costs such as project administration, lighting, security, or continued maintenance.

- Stabilization (no hazardous material mitigation): **\$29,000**
- Restoration (includes hazardous material mitigation; does not include noise mitigation): **\$81,000**
- Restoration (includes hazardous material mitigation; includes noise mitigation: moving seating and construction of barrier around shell and seating): **\$172,000**
- Restoration (including noise mitigation: barrier along Canyon and Broadway): **\$138,000**
- Relocation (includes noise mitigation: construction of barrier around shell and seating): **\$213,000**

Staff is not prepared to recommend a course of action for either stabilization, restoration, or noise mitigation for the Band Shell. Staff recommends that this discussion be delegated to the Civic Center Task Force and the Parks and Recreation Advisory Board for further consideration and decision.

SECOND READING ISSUES

Landmark Name: At its September 19, 1995 meeting, Council asked about the proposed name for the landmark structure. The Landmarks Board recommended that the structure and its site be named the Boulder Band Shell; however, the Parks and Recreation Advisory Board has also adopted policies regarding the naming of park facilities (*see Attachment E: Landmarks Board's and Parks Board's Naming Guidelines/Policies*). If the Band Shell is designated a local landmark, staff recommends that City Council refer the naming of the Band Shell back to the Landmarks Board and the Parks Board for further consideration. Removing the name from the proposed ordinance would be considered a non-substantive change and would not require a third reading.

FIRST READING QUESTIONS

At Council's September 5, 1995 meeting, the following questions were asked:

1. How much will it cost to restore the band shell and the seating area? What are possible sources of funding?

The Band Shell can be either (1) stabilized or (2) restored. Stabilization of the Band Shell would include minor work such as (a) replacement of the floor framing; (b) replacement of roof and sheathing; (c) demolition of rear addition and/or rebuilding of rear addition; and, (d) rebuilding of rear wall. Stabilization of the Band Shell would cost approximately \$29,000 (*see pages 6 and 16 of the report*).

be considered acceptable. The current noise levels exceed the required limits for both unamplified and amplified performances (*see page 10 of the report*).

A few options exist to mitigate and reduce traffic noise levels at the Band Shell seating (*see pages 10-12 of the report*) including: (1) relocation with or without noise mitigation, depending on the setting; (2) moving seating closer to shell in its present location and construction of a 12' barrier around shell and seating; (3) construction of a 12' barrier along Broadway and Canyon; or, (4) leave Band Shell in its present location without any noise barriers or other modifications. Relocation of the Band Shell would cost approximately \$213,000 and as stated above, much of the original historic fabric would be lost. Noise barriers would cost approximately \$57-76,000 and would likely compromise the aesthetics of the park setting.

4. *Should the band shell be moved to another site in order to function?*

As stated in Question #2, it would be practically impossible and cost prohibitive to move the Band Shell; moving the Band Shell would require dismantling, resulting in an almost total loss of original historic materials.

FLOODPLAIN REGULATIONS

As mentioned in Council's September 5, 1995 packet materials, the Band Shell structure and its site are located within the 100 year floodplain but outside the high hazard and conveyance areas. Under current interpretation, the band shell and seating are considered "not intended for human occupancy". Per City floodplain regulations, there are no restrictions for these structures; therefore, restoration of the Band Shell would not be subject to floodplain regulations.

For further clarification, staff has already presumed that this portion of the park is an obstruction to water flows and consequently identified a conveyance zone which successfully directs flows back to the creek via 13th and 14th Streets. Any activity within the area of the Band Shell is acceptable, such as restoration or construction of a barrier. Thus, leaving the Band Shell and seating in its current location does not worsen the floodplain condition. If the Band Shell and seating were to be removed, the site would need to be further leveled, providing the opportunity to redirect water flows more quickly toward the creek.

RECOMMENDATION

The purpose of this item is to determine whether designating the Band Shell as a local landmark meets the purposes and standards in Subsections 10-13-1(a) and (d) and Section 10-13-3, B.R.C. 1981, in balance with the goals and policies of the Boulder Valley Comprehensive Plan. Council shall approve by ordinance, modify and approve by ordinance, or disapprove the proposed designation.

ATTACHMENT A

ORDINANCE NO. 5751

AN ORDINANCE DESIGNATING THE STRUCTURE AND ITS SITE, LOCATED ON THE NORTHERN 170 FEET OF BLOCK 13, ORIGINAL TOWNSITE TO THE CITY OF BOULDER, COLORADO, ALSO KNOWN AS THE BOULDER BAND SHELL, A LANDMARK UNDER CHAPTER 10-13 OF THE REVISED CODE OF THE CITY OF BOULDER, COLORADO 1981 AND SETTING FORTH DETAILS IN RELATION THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO, THAT:

Section 1. The council enacts this ordinance pursuant to its authority under Chapter 10-13 of the Revised Code of the City of Boulder, Colorado, 1981 to designate as a landmark a structure having a special character or special historical, architectural, or aesthetic interest or value.

Section 2. The council finds that: 1) on or about May 3, 1995 the applicant, Modern Architecture Preservation League, applied to the City of Boulder Landmarks Preservation Advisory Board to designate said property as a landmark; 2) the board held a public hearing on the proposed designation on July 25, 1995; and 3) on July 25, 1995 the board recommended that the council approve the proposed designation.

Section 3. The council also finds that upon public notice required by law, the council held a public hearing on the proposed designation on September 19, 1995 and upon the basis of the presentations at that hearing finds that the structure and its site, located on the northern 170 feet of Block 13, Original Townsite to the City of Boulder, does possess a special character and special historical, architectural, or aesthetic interest or value warranting its designation as a landmark. The designation meets the standards

INTRODUCED, READ AND ORDERED PUBLISHED BY TITLE ONLY this

_____ day of _____, 1995.

Mayor

Attest:

**Director of Finance & Record
Ex-officio City Clerk**

READ ON SECOND READING, PASSED, ADOPTED, AND ORDERED

PUBLISHED BY TITLE ONLY this _____ day of _____, 1995.

Mayor

Attest:

**Director of Finance & Record
Ex-officio City Clerk**

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**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

5.

MEETING DATE: September 5, 1995
Agenda Item Preparation Date: August 29, 1995

AGENDA TITLE:

Introduction, first reading and consideration of a motion to order published by title only an ordinance designating the structure and its site, located on the northern 170 feet of Block 13, Original Townsite to the City of Boulder and further described in Attachment B, also known as the Boulder Band Shell, as an individual landmark under the City of Boulder Historic Preservation Code.

Owner: City of Boulder Parks & Recreation Department
Applicant: Modern Architecture Preservation League (MAPL)

REQUESTING DEPARTMENT:

Community Design, Planning and Development
Will Fleissig, Planning Director
Lara Ramsey, Presenter

FISCAL IMPACT:

Information pending.

PURPOSE:

The purpose of this item is to determine whether designating the Band Shell as a local landmark meets the purposes and standards in the Historic Preservation Ordinance (*Sections 10-13-1 and 10-13-3, B.R.C. 1981, see Attachment G*), in balance with the goals and policies of the Boulder Valley Comprehensive Plan. Council shall approve by ordinance, modify and approve by ordinance, or disapprove the proposed designation.

landscape architect and architect, who are associated with the site design and the design of the structure.

Saco R. DeBoer's work on the Band Shell included recommending the site, assisting in the early plan preparation, and preparing the landscape plan for the grounds around the Band Shell. During the 1930's, DeBoer served as Boulder's consulting city planner to the Planning and Parks Commission. Saco R. DeBoer is noted for his work as a city planner and landscape architect in Denver where he planned for Sunken Gardens, Cherry Creek, Speer and Federal Boulevards, and major Denver parks and parkways. Having lived and worked in Denver for over sixty years, DeBoer is best remembered for his efforts at integrating the American City Beautiful movement into his city planning and park development work.

Glen Huntington, noted Boulder architect, designed many important buildings in Boulder, including the Boulder County Courthouse, Boulder High School, and Huntington Arms (local landmark). The Band Shell design, although based on other band shell designs, represents the variety of structures and architectural styles in which Huntington produced designs.

Environmental Significance:

The Band Shell is environmentally significant for its planned and natural site characteristics; as a component of the central urban park; and as an established, familiar, and prominent visual landmark for Boulder citizens due to its arched design, its location near major thoroughfares, and its amphitheater seating. The Band Shell and its open air seating have long served as the focus of Central Park and as a civic center for social and cultural events in Boulder.

Eligible Area:

The consultant determined that the eligible site includes the entire area embraced by the resource, including the Band Shell, the open area in front of the Band Shell, the seating area, and the bermed area to the south, including stone pathways and retaining walls.

At the Landmarks Board hearing, the Landmarks Board amended the boundaries of the site to include a larger portion of the park (*see map in Attachment B*) The Board's purpose for expanding the boundaries was to include features of the site associated with DeBoer, such as the pathways and planned vegetation screening the structure from Canyon Boulevard.

OTHER ISSUES:

City Council shall determine whether the proposed designation meets the purposes and standards in the Historic Preservation Ordinance (*Sections 10-13-1 and 10-13-3, B.R.C. 1981, see Attachment G*), in balance with the goals and policies of the Boulder Valley Comprehensive Plan.

Staff has identified the following issues that may require further discussion as part of Council's consideration of the band shell for landmark designation:

Broadway and south of Arapahoe.

While preservation of the band shell in its current location does not comply with the adopted Civic Center Master Plan, adoption of the plan occurred prior to knowledge regarding the historic significance of the band shell and its site.

3. Central Park Program Plan

Over the last year, staff from Parks and Recreation and Planning have been coordinating a Program Plan for Central Park. This plan is intended to provide more detail to the uses and design of Central Park in accordance with the goals of the Civic Center Master Plan.

Prior to knowledge regarding the historic significance of the band shell, both the Parks and Recreation Advisory Board (March 27, 1995 meeting) and City Council (April 11, 1995 study session) reconfirmed that the band shell, berm and bleachers should be removed from their current location.

4. Floodplain Regulations

The band shell structure and its site are located within the 100 year floodplain, but outside high hazard and conveyance areas (*see Attachment K: Floodplain Map*). Under current interpretation, the band shell and seating are considered "not intended for human occupancy". Per City floodplain regulations, there are no restrictions for these structures; therefore, restoration or renovation of the band shell would not be subject to floodplain regulations. The main consideration of a restoration plan would be to ensure that the plan minimizes damages to the structure in case of a flood.

The Civic Center Master Plan recommendation to relocate the band shell did not result from the band shell itself posing a risk to the public, but rather provided the opportunity for improving the flood standards for the larger civic center campus by redirecting flows south of Canyon. If the band shell were to remain in its current location, staff would need to re-evaluate the potential for mitigation of flood issues associated with this portion of the civic center area.

5. Structural/ Acoustical Analysis

If Council determines this information is necessary to make a decision, a consultant will be hired by the City to conduct a structural and acoustical analysis of the band shell structure and its site; this analysis would probably not be completed until mid October. Costs to perform this analysis are currently unknown but will be available by first reading on September 5, 1995. The consultant would address the following issues:

- a. In addition to a structural analysis, the following issues would be addressed:
 - Existing Condition (what materials are original?)
 - Recommendations for Stabilization/ Cost Analysis
 - Ability to Restore/ Cost Analysis

8. Moving

The consultant determined; and the Landmarks Board concurred, that the band shell structure is significant in its current context. However, if designated and City Council determines that the structure needs to be moved, a Landmark Alteration Certificate would be required to move the structure to another location; this would require a public hearing before the Landmarks Board with potential call-up by City Council. The Landmarks Board would look to Section 10-13-18 of the Preservation Ordinance, "Standards for Alteration Certificate Applications", in considering an application to move the structure (*see Attachment G: Preservation Ordinance*):

In addition, the Landmarks Board could look to the following criterion to consider other issues:

"(c) In determining whether to approve a landmark alteration certificate, the landmarks board shall consider the economic feasibility of alternatives, incorporation of energy efficient design, and enhanced access for the disabled."

While the Landmarks Board did not specifically discuss whether the band shell would still be significant if moved, the Board would need to know (1) the receiving location and (2) the replacement plan for the original site. As mentioned above, discussions in the past have suggested the Arboretum as a possible site for relocation of the band shell structure.

PARKS AND RECREATION ADVISORY BOARD COMMENTS:

At its August 28, 1995 meeting, the Parks and Recreation Advisory Board (Board) discussed the band shell to identify additional issues for City Council's consideration. Meeting minutes will be forwarded to Council in the second reading materials. The following is a brief summary of the Board's comments:

- The Board strongly urged Council to delay decision to third reading in order to obtain structural and acoustical analyses, allowing the Board time to review the analyses and provide additional feedback to Council.
- A performance venue is needed in the Civic Center area; concerned that band shell is no longer useful in providing that venue at its current location.
- Moving the structure is only one alternative to preserving the structure in current location; other alternatives, such as documentation of structure through Historic American Building Survey (HABS Documentation) and/ or placing an interpretive sign on the site should be considered.
- Reluctant to prioritize the structure and site for funding until Board has a better idea of the useability and costs associated with preserving the band shell; cannot determine support of leaving structure in current location without further analysis.
- The Board could support keeping the structure in its present location if it is a useable performance venue.
- The Board does not want to see the structure function solely as a monument; if it is not useable due to acoustical or other problems which interfere with its use as a performance venue, would like to see the structure removed and Central Park returned to an open park.

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SEP 22 1995

PLANNING
DEPARTMENT

modern architecture preservation league

5 September 1995

Boulder City Council
City of Boulder
P.O. Box 791
Boulder, CO 80306

Handwritten notes:
D. Lauren
Kausky, Planning
no response

Regarding the Landmarking of the Central Park Bandshell

Dear Councilperson:

We at the Modern Architecture Preservation League (MAPL) are requesting that the Council follow the recommendation of the Boulder Landmarks Preservation Advisory Board to landmark the Central Park Bandshell. MAPL is the organization that sponsored the application to get protective status for the Central Park Bandshell. We are a non-profit, volunteer, and statewide organization dedicated to preserving modern era buildings in Colorado. To this end we work with local groups to assist them in the survey, research, community education and landmarking necessary to protect significant examples of Modernism.

Boulder residents, from many segments of the population, who are concerned about the future of the Bandshell, contacted MAPL back in 1993 to help them determine if this structure might qualify as a City landmark. When it became apparent this past April that the Parks Department was likely to seek a demolition permit for the Bandshell, these concerned people asked MAPL, as a recognized preservation organization, to file an application for landmark protection. MAPL reviewed the Bandshell and found it met the criteria spelled out in the Boulder Historic Preservation ordinance. It was MAPL's intent to initiate an official investigation and discussion about the merits of the Bandshell in order to achieve its preservation.

Here is a summary of the arguments that strongly support preserving the Bandshell at its location in Central Park:

1. It meets local, as well as, National Register criteria for landmarks. This was born out by the study performed by Front Range Associates, on behalf of the Landmarks Board.
2. The Landmarks Board voted unanimously to support the nomination, in full knowledge of the issues impacting this prime site.
3. Now is the time to begin to officially recognize the merits of structures of our own time. The Bandshell is an acknowledged rare and excellent Art Deco/Moderne design. City officials in the past have shown foresight in Preserving Victorian-era architecture. This has contributed in making Boulder a pedestrian-scaled community of culture and distinction, not to mention the tourist dollar impact. Boulder is fortunate to also have a wealth of excellent Modern-era buildings which could contribute in the same way.

p.o. box 9782 Denver co 80209

4. The Bandshell has continued to be a useful venue for a wide spectrum of citizen groups. (According to the Parks Department records, from 1992 to 1994 there were 53 registered user groups doing everything from school concerts to church services.) The surprising numbers and variety of users indicates that neither noise, resulting from the increased traffic volume near the Bandshell, nor its neglected condition, has had a significant detrimental impact on the usability of the facility. Remember that the original environs were anything but bucolic. The Bandshell was located next to the Water Street (now Canyon Blvd.) train right-of-way and the Broadway street car line. Also, please recognize that building uses evolve over time. Many of the National Register landmarks are serving activities different from their original function.
5. A restored Bandshell, whose value is endorsed by the City Council, can only continue the rejuvenation of Central Park, especially in conjunction with the successful Farmer's Market.
6. The Bandshell was donated and entrusted to the City by the local Lions Club. The neglect of this facility by the City government, over the past several years, does not speak highly of official valuing of volunteer efforts and the stewardship of public property. In landmarking the Bandshell and restoring its maintenance, Council has an opportunity to reverse this negative public perception. At the same time, such an action will highlight the importance of the efforts of volunteer service groups in the making of our present day community.
7. The Central Park location is inexorably tied to the Bandshell structure.
 - * This highly visible site, which is passed by 35,000 motorists daily, shows off the Bandshell as perhaps the embodiment of Boulder's reputation as an open minded community.
 - * The Bandshell is the focal point of Central Park in the same way that Victorian gazebos function in turn-of-the-century, "City Beautiful" parks all across the Country.
 - * The banked seating and the Bandshell were designed together as one performance/audience facility, taking into consideration acoustical and sight line planning principles. In terms of site planning design, these two elements combine to create a discrete space within the larger Central Park area.
 - * The entire area constitutes the location of historic civic events, over the 57 year life, of the Bandshell
 - * The planting and path landscaping were designed, at the same time as the structure, as an integrated and complementary concept.

The members of the Modern Architecture Preservation League appeal to you to consider the remarkable historic, cultural, design, functional, community and symbolic attributes of the Central Park Bandshell in making your decision to preserve this facility for ours and future Boulder generations.

Respectfully;



Leonard Segel
Co-Chair, MAPL Boulder Sub-Committee

ATTACHMENT I

6.

**City of Boulder
LANDMARKS PRESERVATION ADVISORY BOARD
ACTION MINUTES
July 25, 1995
1:00 p.m.**

PRELIMINARY DRAFT

**City Council Chambers
Municipal Building
1777 Broadway**

Board Members Present: Estella Cole, Chair; Michael Holleran; Sharon Rosall; Monica Costello

Excused Absent Board Member: Bill Coburn

Staff Members Present: Lara Ramsey; David Gehr; Lindsey Washburn; MaryAnn Weideman

No Planning Board Member Present

Ms. Cole called the meeting to order at 1:15 p.m.

1. PUBLIC HEARING AND CONSIDERATION OF A RECOMMENDATION TO CITY COUNCIL CONCERNING A REQUEST FOR INDIVIDUAL LANDMARK STATUS FOR THE CENTRAL PARK BANDSHELL. APPLICANT: MODERN ARCHITECTURE PRESERVATION LEAGUE. OWNER: CITY OF BOULDER PARKS AND RECREATION DEPARTMENT.

Mr. Gehr reviewed the procedure for all three public hearing agenda items. He asked the Board to reveal any ex-parte contacts.

Ms. Rosall stated she had received a couple phone calls. She spoke with Mr. Holleran and Ms. Cole briefly over matters in the packet.

Mr. Holleran mentioned that he is a member of the Modern Architecture Preservation League but not a member of the board and had no role in the decision to make the nomination nor any advance notice of the nomination. He did not feel that being a member created any conflict. His ex-parte contacts included a couple of conversations with Len Segel at a previous meeting and elsewhere, most of which were about timing of which things were happening. He had a phone call this morning from Steve Gady urging him to vote to designate the Bandshell as a landmark. He had a conversation with Dale Heckendon of the Colorado Historical Society on how individual resource boundaries are drawn from the national historical register. His last ex-parte contact which he stated because it gave him information that was not available in the packet, to his fellow board members, was the 4th grade classes of the Flatirons Elementary School he met during preservation week. The students were shocked to think there was even

Landmarks Preservation Advisory Board
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Ms. Costello brought the issue back to the continuation suggestion. Her concern that other landmark applicants aren't usually given this kind of an opportunity. She stated the Board has a specific time table to go through. She understood that the applicant was willing to work with the Board. She stated her concern for the applicant due to the time consuming process that the acoustical and structural analysis would take. Ms. Ramsey stressed the point that staff is not asking the applicant to submit these studies. The City would be doing all the work.

Ms. Costello felt by continuing this item, it would put staff in a very awkward position by not following normal procedure. She wanted to discuss her concerns.

Ms. Costello asked when the Parks and Recreation Department stopped maintaining the Bandshell. Ms. Ramsey believed it was in 1988.

Tom Simmons, consultant working with staff, 3635 West 46th Avenue, Denver, stated that from the rather scanty records he found in Central Files, it appeared that three of the late 1980's files, the Bandshell received fairly regular maintenance. After that it seemed as though anything that might be a direct safety concern was addressed, but no major refurbishing or renovation was done.

Ms. Cole asked if there were any other questions for staff or Mr. Simmons. She asked if there was anyone from MAPL at the meeting who would like to address the Board as the applicant.

Leonard Segel living at 726 Pine Street in the Mapleton Hill Historic district, addressed the Board as the co-chair of the Boulder subcommittee of the Modern Architecture Preservation League, also know as MAPL. He gave a brief summary of MAPL's interest in preserving modern design in Colorado. MAPL reviewed the Bandshell and found it to be a worthy candidate for landmarking based on the Boulder Ordinances. He was very pleased that their findings had been corroborated by the independent research group hired by the Board. He urged the Board to officially recognize the unique qualities of the Central Park Bandshell and recommend to City Council that it be designated as a local city landmark. He asked that the Board consider this application in terms of landmark criteria and let others study the periphery related issues such as flood plains, maintenance, and park master plans, it was time to begin the process to reverse the affects of demolition by neglect. Landmarking would be the first step.

Mr. Holleran asked Mr. Segel who the other co-chairs were. Mr. Segel replied the other co-chair is Steve Chuckavitch.

Ms. Cole asked if there was anyone from the Parks and Recreation Department that wished to address the board. There was no response.

The public hearing was opened.

Betty Chronic, 4705 Shawnee Place, a long term resident of Boulder, gave a short presentation in favor of landmarking the Bandshell.

Landmarks Preservation Advisory Board
July 25, 1995

Preservation League if his organization, as the applicant, would consent to a continuance. Mr. Segel stated that MAPL would prefer not to consent, that the Board make a determination based on the landmark issues alone today and allow other bodies, perhaps City Council to handle the other issues.

Ms. Costello asked staff if this meant the Board could not discuss it because the applicant did not concur. Ms. Ramsey replied, yes and that it was no longer an issue.

The following motion was made by Mr. Holleran:

He moved to continue the item until the regular October meeting, with the intention of recommending landmark designation of the Bandshell and requested staff to arrange the studies of the structure and acoustics in order to bring a complete recommendation to Council.

Ms. Costello seconded the motion.

Mr. Holleran agreed with staff's suggestion for a continuance in order to specify a greater area. He wanted to expand the boundaries at this time. His concern was with the too tightly drawn boundaries. He wanted the board to be part of the discussion about what happens in the area around the Bandshell.

Ms. Cole stated that the Board could approve, deny, or modify its recommendation based on evidence presented. She asked if the Board could modify the boundary as part of its recommendation to Council. Mr. Gehr stated that the practice, in the past, has been to minimize the boundaries but not to expand it.

Ms. Cole asked specifically what the ordinance states. Mr. Gehr said that the problem would be that the Board may be doing things to affect real property and there is a notice issue. The fact that the City is the owner, he doubted that the City would object, but he had to defer to staff to object if they would so choose.

Ms. Cole stated that this would not be like expanding a district boundary where new property owners are incorporated.

Ms. Rosall supported moving forward today for a variety of reasons and at a later point to amend the designation if information is brought forward through further studies that a larger parcel should be included around the Bandshell. She stated that there are a lot of other possibilities but was very concerned in any delay particularly about the perception the public has of delaying tactics or matters that pull this off the table. She spoke to the other points of Mr. Holleran's motion. She felt the other issues of acoustical question, land use issues, and structural analysis are administrative items and that these are not in the Board's criteria. She felt very strongly that because of these items that this item should not be continue. They can be given the time and attention at a later point. She also is that the boundaries were fine and could later be amended as the Board received more information. She saw no reason for a delay.

Landmarks Preservation Advis. Board
July 25, 1995

Ms. Costello made the following motion:

She moved that the Landmarks Preservation Advisory Board recommend to City Council that the Central Park Bandshell structure and its site, located on a portion of block 13 original Townsite City of Boulder, further described in attachment A, be designated an individual landmark under the City Historic preservation code adopting the evaluation report and staff memorandum detailing the significance criteria as findings of the Board. Recommending its structure and its site be named the Boulder Bandshell.

Ms. Cole seconded the motion.

Ms. Cole stated that Ms. Costello, in her motion, has called out the site as described in attachment A. She asked Mr. Holleran if he had alternative boundaries that he would like to propose that the Board might be able to use instead.

Mr. Holleran made the following amendment:

He proposed that the northern most 250 feet of block 13 also be included and that would give a line that is roughly 50 feet north of Boulder and Left Hand Ditch. He thought it would more accurately outline the Bandshell and the site associated with it including the half which Mr. DeBoer sited to control the traffic pattern around it, the plantings that were intended to mitigate the acoustic interference from the roadways, and in general, all of the landscape issues.

Ms. Ramsey said that in looking back at the report and the justification of expanding the boundaries, based on the information in the report, she was not so certain the inclusion of the train is something that the Board ought to be including. She recommended a boundary that would be well outside of the bermed area but not so far that it includes the train.

Ms. Cole stated that someone needed to second the amendment.

Ms. Costello asked if it was supposed to be a friendly amendment. Mr. Holleran did not want to make it a friendly amendment.

Ms. Costello suggested that before continuing deliberation, she wanted to see what the proposed boundaries and what the extended boundaries would be. She said it is not very clear on attachment A.

Mr. Holleran tried to make the boundaries clear to Ms. Costello. He stated that as far as the train, he was perfectly happy to not call it out as a contributing feature. His intention was to deal with the area that is immediately relevant to the Bandshell that area happens to include where the train is.

Ms. Rosall asked if was alright if Mr. Holleran specified that the train would not be part of the

Landmarks Preservation Advisory Board
July 25, 1995

Mr. Gehr stated that the boundaries are already determined by the application submitted. However, the Board could change those boundaries if it so chose.

Ms. Cole stated that the Board would be willing to hear from the applicant on the issue.

Mr. Segel stated his concern would be that expanding the boundary to the extent that's been suggested, would open this discussion to scrutiny with the Parks and Recreation Department, the Planning Department, the master plan and perhaps step on more toes than they had in already done. His preference would be to keep to the smallest possible footprint that would include the majority of elements that make up this complex. He deferred to Mr. Simmons if there was more in his report that covers more area than he was aware of.

Mr. Simmons stated that their mandate was to look at the Bandshell. He did not look at the rest of the park or the train. The train was mentioned in the report in the context of when it was moved into the park in 1953. He thought there would be some rationale for including the areas to the rear of the Bandshell that includes some historic plantings. Since he did not look at the park as a whole which he would have to look at as a district. I did not think about how far South that boundary should extend beyond what he had already specified.

Ms. Rosall stated that if the amendment failed, she would offer another amendment that would include the boundaries suggested by staff. It would start at Canyon and end just before the train area.

Mr. Holleran stated that he would be happy to specifically exclude the train as a feature of his motion.

Ms. Rosall asked Mr. Holleran if he would take that as a friendly amendment. Mr. Holleran agreed and then asked if Ms. Rosall would please specify the area included the northern most 250 feet adding to the list of contributing features, the trees and walks and not the train or its tracks.

Ms. Costello stated that if the Board were to include this entire boundary, the focus would be taken off the Bandshell. She felt the application before the Board was for the Bandshell and the rest of the park could be designated a district at a later date. She would prefer that the Board stream line this to get what ever vote we have on the Bandshell.

Ms. Cole stated that she would like to take a vote on this motion and amendments.

Ms. Cole stated that after hearing from Mr. Segel, she thought that he raised a very good issue that if the Board drew the boundary too large, the focus of the need to landmark the Bandshell might be lost.

Mr. Gehr suggested that if the Board really wanted to look at the whole park, the proper process be to go ahead with the original application and then initiate a designation for the whole park as a district if it thought that the whole park needed to be included.

Landmarks Preservation Advisory Board
July 25, 1995

To modify the sight boundary to the Northern most 170 feet so that the southern boundary of the sight would be 130 feet north of the Boulder and Lefthand Ditch.

Mr. Holleran seconded the amendment.

Mr. Gehr asked the chair to restate the amendment.

Ms. Cole stated that the amendment to the motion was to modify the boundary to include the northern most 170 feet of Block 13, Boulder Original Townsite, to the City of Boulder.

The amendment passed by a vote of three to one with Ms. Costello voting nay.

The motion passed unanimously.

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COLORADO
HISTORICAL
SOCIETY

CITY OF BOULDER
PLANNING

JUL 21 1995

PLANNING
DEPARTMENT

The Colorado History Museum 1300 Broadway Denver, Colorado 80203-2137

July 17, 1995

Lara Ramsey
Department of Community Design, Planning and Development
City of Boulder
PO Box 791
Boulder, CO 80306

Re: Boulder Band Shell, 5BL5680

Dear Ms. Ramsey:

Thank you for the opportunity to review the historical study conducted by Front Range Research Associates, Inc. on the Boulder Band Shell. We find the report meets both the survey standards of the Colorado Historical Society and the Secretary of the Interior's Standards for Identification and Evaluation.

We concur with the report's assessment of the National Register eligibility of the Band Shell. The Band Shell is eligible under Criterion A for its role in the social and cultural life of Boulder since 1938, serving as the site of numerous public concerts, performances, ceremonies and celebrations. The Band Shell is closely associated with park development and use in Boulder.

The Band Shell is also eligible under Criterion C as a good, intact example of the Art Deco style in Boulder, as a rare example of band shell construction, and as representative of the work of prominent architects Glen H. Huntington and Saco R. DeBoer.

In your request for our review of the report, you asked that we address two specific questions:

1. Does the bandshell's eroded use, due to noise levels at its location, impact or effect its eligibility for the National Register?
2. Does the lack of knowledge regarding the originality of the structure's materials impact or effect its eligibility for the National Register?

OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION 303-866-3392 Fax 303-866-4464
The mission of the Office of Archaeology and Historic Preservation is to assist individuals, communities, and organizations to identify, protect, and preserve the state's cultural resources and to foster widespread appreciation of and respect for Colorado's cultural heritage.

8.

BOULDER BANDSHELL HISTORICAL STUDY

Prepared for:

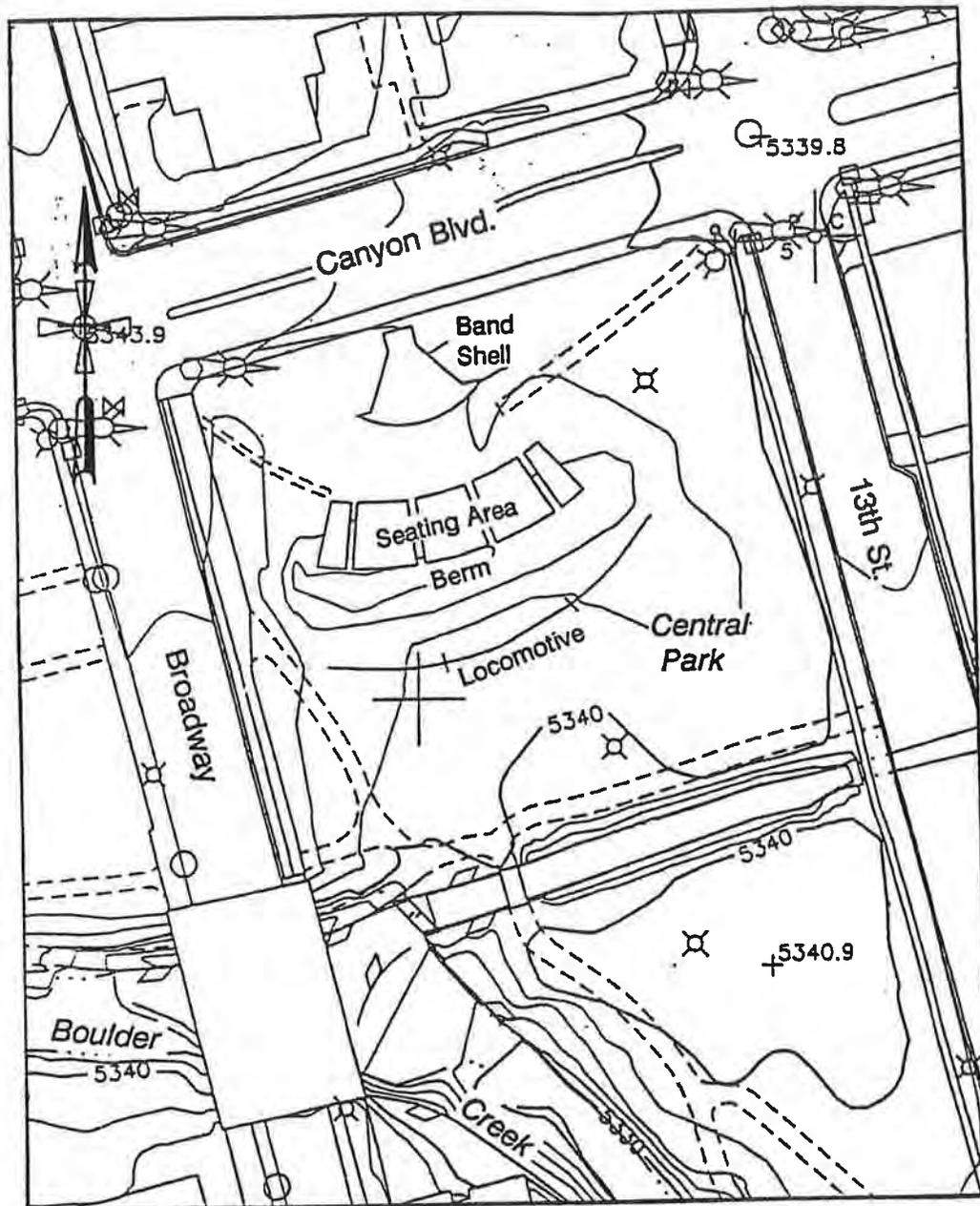
**City of Boulder
Department of Community Design,
Planning, and Development
P.O. Box 791
Boulder, Colorado 80306
(303) 441-3270**

Prepared by:

**R. Laurie Simmons, M.A.
and Thomas H. Simmons, M.A.
Front Range Research Associates, Inc.
3635 West 46th Avenue
Denver, Colorado 80211-1101
(303) 477-7597**

14 July 1995

**MAP 1
BOULDER BAND SHELL
LOCATION MAP**



SOURCE: Base map provided by City of Boulder, Department of Community Design, Planning, and Development.



FIGURE 1. View north of the facade and stage area of the Band Shell from the seating area. Thomas H. Simmons, Front Range Research Associates, Inc., June 1995.



FIGURE 2. View west northwest of the stage front, concrete piers, stairs, and part of the east elevation of the Band Shell. Thomas H. Simmons, Front Range Research Associates, Inc., June 1995.



FIGURE 3. View west southwest of the east elevation and rear of the Band Shell. Thomas H. Simmons, Front Range Research Associates, Inc., June 1995.



FIGURE 4. View south of the rear of the Band Shell. Thomas H. Simmons, Front Range Research Associates, Inc., June 1995.



FIGURE 7. View west of the seating area of the Band Shell from the eastern edge, providing a side view of the seats. Thomas H. Simmons, Front Range Research Associates, Inc., June 1995.



FIGURE 8. View southeast of the easternmost section of the seating area of the Band Shell, showing construction detail of the seats. Thomas H. Simmons, Front Range Research Associates, Inc., June 1995.

of the structure, and has been identified as a later addition, date unknown.⁶

City files indicate periodic maintenance was provided for the structure up to 1988, including the repair and replacement of wood flooring, replacement of some acoustic panels, and interior painting.⁷ In July 1961, City Engineer W.E. Korbitz reported to the City Manager that inspection of the Band Shell found that the structural arches were in excellent condition, while the wood flooring was practically all deteriorated. Korbitz judged that "the basic structure of the existing bandshell is in good condition" and he recommended that the structure be repaired and painted.⁸

The interior walls of the shell were originally covered with acoustic wallboard. Due to the reported presence of asbestos, the consultant did not attempt to examine the current wall panels although the paneled seams of the arches appear to compare favorably with those in historic photographs. In 1987, city workers found asbestos in fiber board in the shell. The **Boulder Daily Camera** reported that to keep the asbestos from becoming airborne it would be covered with plywood and sealed.⁹ No records regarding the completion of this mitigation were found in the course of this study.

The Lions Club logo was originally on the rear interior wall and is no longer extant. Four concrete piers were added in front of the structure at an unknown date and appear in photographs dating to 1956. The tops of the benches were originally unpainted wood and they now exhibit peeling paint.

The color scheme for the arches of the Band Shell has changed over the years and is currently painted in variegated colors for a rainbow affect. The original colors for the structure were "slightly mottled tan with a green roof."¹⁰ A 1960 document noted that the Band Shell's green and light beige color scheme was to be changed to gray and cream.¹¹

Landscaping around the Band Shell was completed in 1939.¹² Based on an examination of historic photographs, much of the landscaping appears unaltered, including the trees along the edges and to the rear of the Band Shell and seating area and the bushes behind the seating area on the south. Portions of the stone retaining wall behind the seating area are missing. Evergreen shrubs which appear in photographs as late as 1981 in front of the

⁶"Report of the Boulder Train Depot Task Force," March 1987; Ron Donahue, Boulder Parks and Recreation, Memorandum to Chris Dropinski, 23 March 1995.

⁷Boulder Central Files, Central Park, Boulder Band Shell.

⁸W.E. Korbitz, City Engineer, Memorandum to City Manager, 28 July 1961.

⁹**Boulder Daily Camera**, 16 April 1987.

¹⁰"Report of the Boulder Train Depot Task Force," March 1987.

¹¹E. Robert Turner, Boulder City Manager, Correspondence, 20 June 1960.

¹²Boulder Planning and Parks Commission, Minutes, 11 May 1939.

of the band stand and the grounds around it.¹⁸

Based on DeBoer's recommendation, the commission chose Central Park as the site for the new band shell. The structure was to be the first permanent place for outdoor band concerts in the city. When the site at Central Park was approved, there was discussion as to whether the structure would interfere with the erection of a new city hall in the park and participants decided that there would be room for both.¹⁹

The Boulder Lions Club

The Boulder Lions Club had been organized in the fall of 1917 and chartered on 20 June 1918 with twenty-five members. By 1938, the membership of the group had grown to seventy-four. One of the club's principal programs was the improvement of local parks, including the construction of shelter houses in Panorama Park, Blue Bell Canyon, and at the top of Flagstaff Mountain, and the erection of an electrically illuminated fountain designed by Glen Huntington on the courthouse lawn. By mid-1938, the Lions Club had spent over \$20,000 on such improvements.²⁰

Glen Huntington

Architect Glen H. Huntington designed the Band Shell. In April 1938, the *Boulder Daily Camera* reported that "the entire plans for the shell, which will be erected solely by the Lions club, have been drawn up by Huntington."²¹ Glen H. Huntington, the son of Denver architect Glen Wood Huntington, was born in Denver in 1890 and attended the University of Colorado, receiving a degree in civil engineering in 1912. Huntington worked for the Illinois Central Railroad for five years and enlisted in the army in 1917. After service in France during World War I, Huntington established a practice in Boulder which he operated for the next forty years. Huntington designed some of the most important buildings in the city, including the Boulder County Courthouse (1932), Boulder High School (1937), and, in conjunction with Charles Klauder, several buildings at the University of Colorado. In addition, Huntington designed many of the city's finest private homes and fraternity and sorority houses. From 1940 to 1945, Huntington served as chief architect for the Federal Housing Authority in Denver. In 1945, he affiliated with the firm of Huntington, Brelsford and Childress, which designed projects such as Writers Manor in Denver. Huntington died

¹⁸Boulder Planning and Parks Commission, Minutes, June 1937.

¹⁹Boulder Daily Camera, 11 June 1937.

²⁰Boulder Lions Club, "Major Activities or Building Program of Boulder Lions Club," 20 Jan. 1918-26 June 1938.

²¹Boulder Daily Camera, 13 April 1938.

the age of ninety-one.²⁹

DeBoer's first effort in Denver transformed a former dump on Cherry Creek into Sunken Gardens Park. Mayor Robert Speer, in the midst of converting Denver into a "City Beautiful," appointed DeBoer the city's landscape architect in 1910 and reappointed him in 1916. He became a member of Denver's first zoning commission in 1925, the first city planner in 1926, and co-authored the ten-volume *Denver Plan* (1929-1947). In 1926, he developed a master plan for Grand Junction which received widespread attention and resulted in his being hired to plan the new town of Boulder City, Nevada, in 1930. DeBoer died in Denver in 1974.³⁰

Design and Construction

The *Boulder Daily Camera* stated in June 1937 that Hugh E. McMillen, band director, and one of his friends in Chicago who was an expert on the construction of band shells were to examine the detailed plans for the structure.³¹ In July 1937, the city manager presented to the Planning and Parks Commission preliminary sketches of the Band Shell prepared by Lloyd Lear of Chicago, who had been retained by the Lions Club. It was noted that "since the structure must be designed to provide the proper acoustics the commission must rely upon an expert in acoustics for details." The Commission approved the preliminary sketches subject to review by S.R. DeBoer.³² In August 1937, Commission minutes noted that "Mr. DeBoer's sketch had been sent to Mr. Lear of Chicago."³³

On 31 March 1938, a special meeting of the Planning and Parks Commission reviewed detailed plans for the Band Shell which had been prepared by Glen Huntington. Minutes of the meeting recorded that "the plans provide for a shell similar to one which has been erected in Grant Park, Chicago."³⁴ The Grant Park Orchestra Shell was completed in 1931 at a cost of \$15,000 and was modeled on the Hollywood Bowl in California.³⁵ Now called the Petrillo Music Shell, the Grant Park band shell has been substantially altered. A 1937 newspaper article suggests that the band shells at Sioux City and Sioux Center, Iowa, may have also influenced the design of Boulder's structure.

²⁹Joyce Summers, "One Man's Vision" *Colorado Heritage* 2(1988): 29.

³⁰Noel and Norgren, 150; Summers, 36; and Smith, 179.

³¹*Boulder Daily Camera*, 11 June 1937.

³²Boulder Planning and Parks Commission, Minutes, 15 July 1937.

³³Boulder Planning and Parks Commission, Minutes, 12 August 1937.

³⁴Boulder Planning and Parks Commission, Minutes, 31 March 1938.

³⁵Carl W. Condit, *Chicago: Building, Planning, and Urban Technology, 1910-29* (Chicago: University of Chicago Press, 1973), 205 and Harold W. Mayer and Richard C. Wade, *Chicago: Growth of a Metropolis* (Chicago: University of Chicago Press, 1969), 363.

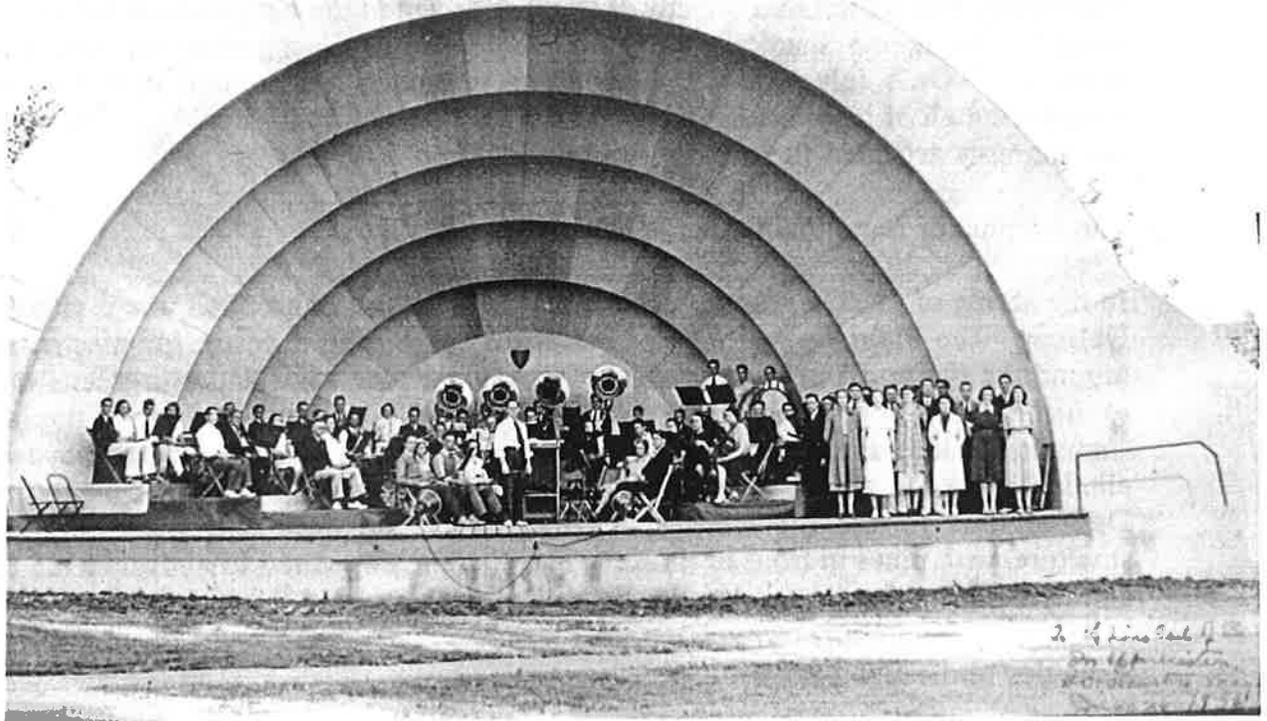


FIGURE 11. The Boulder Band Shell was dedicated 26 June 1938. This photograph of the occasion was presented to the Boulder Lions Club "in appreciation" by Boulder Mayor H.H. Heuston. SOURCE: Boulder Lions Club.

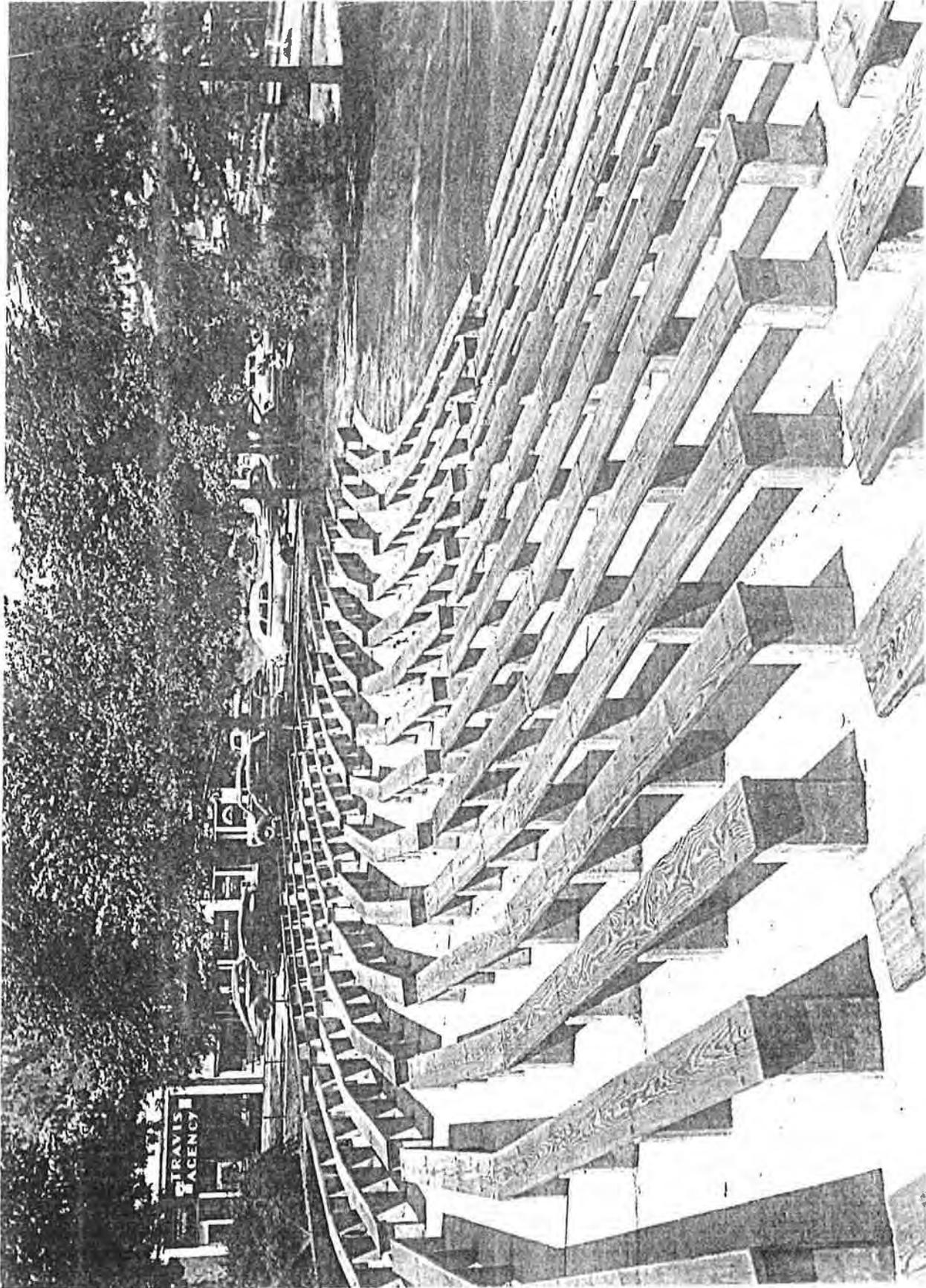


FIGURE 12. This undated, circa 1940s, view west shows the seating area of the Band Shell in place. SOURCE: Boulder Daily Camera, library, photographic collection.

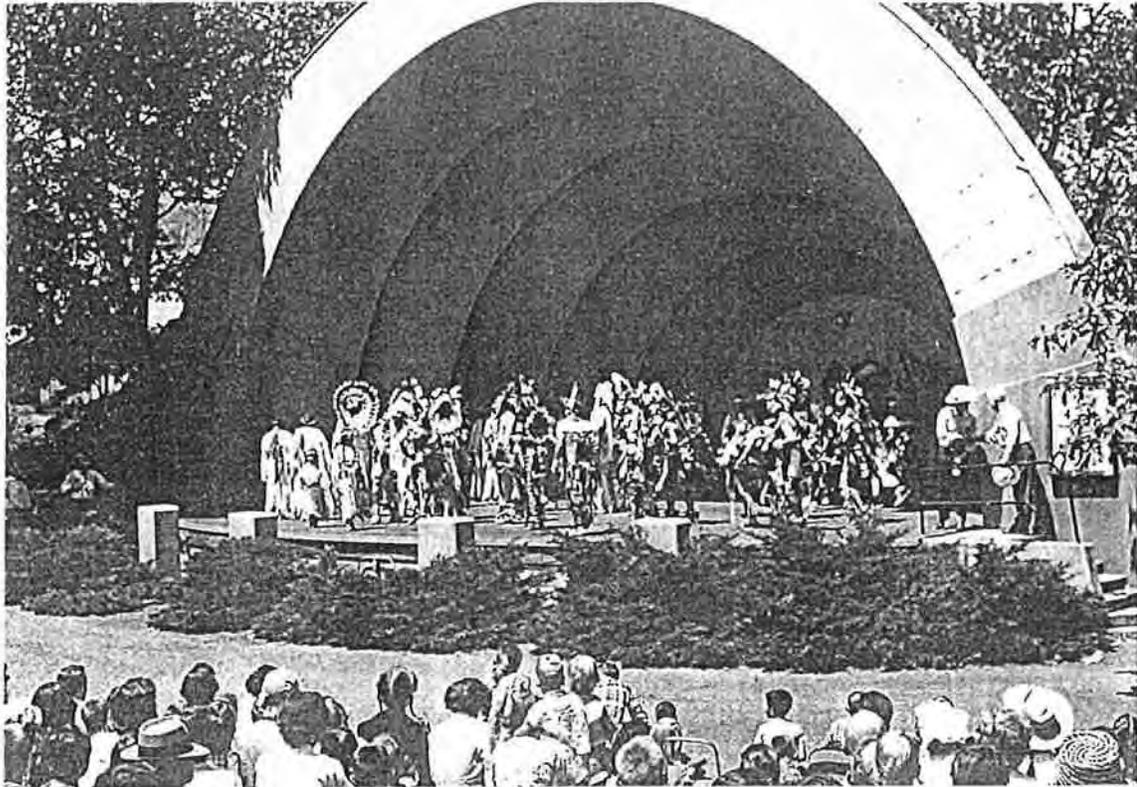


FIGURE 13. A group of Oglala Sioux, on a promotional tour for Cheyenne Frontier Days, performed at the Band Shell to the 1956 Boulder Pow Wow. **SOURCE:** Carnegie Library for Local History, in Silvia Pettem, **Boulder: Evolution of a City** (Niwot, Colorado: University Press of Colorado, 1994), 65.

Denver and the Elma Deane School of Dance.⁵⁶

The Band Shell played an important role in Boulder's Christmas celebrations from the 1950s through the 1970s. Christmas decorations were placed inside the structure, banners wished passersby "Merry Christmas" and "Happy New Year," and the shell was surrounded by evergreen boughs.⁵⁷ One photograph depicts a display of Santa and his sleigh with evergreen trees and a banner reading "Season's Greetings from the Boulder Lion's Club."⁵⁸ The Christmas celebrations of the period included the excitement of local children being greeted in the Band Shell by Santa, Miss Merry Christmas, and Miss Noel (See Figure 14).⁵⁹

Marie Sindt remembered that the Band Shell was "really in good shape" before the "hippie time," when the structure deteriorated. This view is confirmed by Boulder historian Phyllis Smith, who wrote that the young transients overran Central Park beginning in 1968. She noted that sanitary conditions in the park deteriorated so much that City Manager Ted Tedesco declared the park partially closed, claiming it was a potential health hazard. As Smith wrote, "Boulder residents no longer used the parks, and band concerts were canceled."⁶⁰

The 1970s were also viewed as a period of decline for the bandshell and Central Park by Juliane Brandauer. She noted that the bandshell became a hangout for hippies, transients, and drug use. In 1971-1972, the STP Family slept, begged, and dealt drugs in the bandshell area.⁶¹ During the early 1970s, amplified concerts resulted in many noise complaints from neighbors and a special ordinance was passed which required a permit for amplified music.⁶²

The Band Shell survived the flower children and was utilized for a variety of community events during the 1980s. On Memorial Day 1980, the Citizens' Party and the Women's International League for Peace and Freedom held a ceremony at the Band Shell featuring speeches by veterans of various wars, followed by a picnic lunch. The gathering was attended by approximately two hundred people.⁶³

⁵⁶Boulder Daily Camera clipping files.

⁵⁷Carnegie Branch Library, Photograph Collection 504, Box 6, Envelope 17.

⁵⁸Carnegie Branch Library, Photographic Collection 504, Box 6, Envelope 1.

⁵⁹Carnegie Branch Library, Photographic Collection 504, Box 7, Envelope 6

⁶⁰Smith, 201.

⁶¹Carnegie Branch Library, Juliane Brandauer oral history transcript.

⁶²Ron Donahue, Boulder Parks and Recreation, Parks Division, Memorandum, 23 February 1995.

⁶³Robert B. McFarland, Boulder, Colo. Letter to Front Range Research Associates, 16 June 1995.

In 1981, the **Boulder Daily Camera** announced that "the Downtown Mall is alive with the sound of music...and the Central Park bandshell, too." The report continued, "after a long dormancy, the bandshell has returned to civic prominence as more than a mattress for transients." The Boulder Musicians' Union and local music organizers, in association with the city and area merchants, produced a series of "Concerts in the Park."⁶⁴ In 1983, the Band Shell was the site of a "Glen Miller Big Band Revival" series produced by professional bands from Boulder.⁶⁵

In April 1985, the Boulder Parks and Recreation Department and the Colorado Music Association offered free springtime concerts in the Band Shell.⁶⁶ In April 1985, problems arose when Boulder police confronted a crowd of about three hundred people after stopping a punk-rock concert at the facility. Several people were bitten by a sheriff's department dog during the confrontation and the police arrested members of the band for inciting the crowd.⁶⁷

In 1992 four hundred elementary school children performed skits for the public at the Band Shell as part of the Boulder Parks and Recreation Department's summer Playground Program.⁶⁸ In 1995, the Parks Division noted that it was not scheduling summer events in the Band Shell as the stage floor was not judged adequate to safely accommodate groups.⁶⁹

Efforts to Remove and Retain the Band Shell

In 1970, a proposal to move the Band Shell to another location and erect new municipal facilities in Central Park was rejected in a bond issue vote.⁷⁰ During the late 1980s, plans to remove the structure gained momentum. In 1987, Boulder County Commissioners examined the idea of moving the Band Shell to the county fairgrounds in Longmont. However, the Commissioners were concerned about the dilapidated condition of the structure and whether it was compatible with the fairgrounds.⁷¹ In February 1988, the Boulder Train Depot Task Force, a group of local officials, business people, and historians recommended that the Train Depot be moved to Central Park and the Band Shell be

⁶⁴**Boulder Daily Camera**, 31 July 1981.

⁶⁵**Boulder Daily Camera**, 10 April 1983.

⁶⁶**Boulder Daily Camera**, 12 April 1985.

⁶⁷**Boulder Daily Camera**, 9 May 1985.

⁶⁸**Boulder Daily Camera**, 23 July 1992.

⁶⁹Ron Donahue, Boulder Parks and Recreation, Parks Division, Memorandum to Chris Dropinski, 23 February 1995.

⁷⁰Smith, 205.

⁷¹**Boulder Daily Camera**, 11 November 1987.

values; or represents a type, period, or method of construction. Under historical significance, a property may be important if it: is associated with significant persons; is associated with significant events or patterns; or contributes to an historic district. The Band Shell possesses architectural significance as it represents the work of a master and as it represents a type, period, or method of construction. The Band Shell possesses historical significance as it is associated with significant events or patterns.

National Register of Historic Places

Historic properties may be eligible for listing in the National Register of Historic Places if they meet National Register criteria. The criteria state that "the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant to our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history."

The Band Shell is individually eligible to the National Register of Historic Places under Criterion A for its historical associations and Criterion C for its architectural significance.⁷⁸

⁷⁸Dale Heckendorn, Colorado Historical Society National Register Coordinator, concurred with this assessment of the Band Shell's eligibility on 7 July 1995. Heckendorn further stated that previous alterations to the structure do not appear to have affected its historic integrity and that repair and replacement of materials, as long as they were consistent with the original design and materials, would not affect the structure's integrity. Heckendorn noted that, in dealing with asbestos concerns, encapsulation of the original material would be the preferred alternative, but if that was not feasible, replacement should be compatible with the original design. Dale Heckendorn, Colorado Historical Society National Register Coordinator, Denver, Interview, 11 July 1995.

Boulder Landmark

The Band Shell qualifies as a Boulder Landmark for its Historical, Architectural, and Environmental Significance.

Historical Significance

1. **Date of Construction.** The 1938 Band Shell has historic significance for the role it has played in the social and cultural life of the city, having served as a setting for musical programs, cultural entertainment, and civic celebrations for over fifty years.
2. **Association with Historical Persons or Events.** The Band Shell has historic significance for its association with the Boulder Lions Club and its program of improving Boulder parks. Since its construction in 1938, the Band Shell has been the scene of numerous musical presentations by local residents and visiting artists and has served as a stage for community celebrations and festivals.
3. **Distinction in the Development of the Community of Boulder.** The Band Shell is important in the history of park development in Boulder, having been erected by one of the city's service clubs as an amenity for the community and given to the city, and reflecting the cooperation between the city and local citizens in park planning and usage. The variety of programs and events held at the Band Shell have been an important element in the social and cultural history of the city and have played an especially important role in the musical heritage of the city.
4. **Recognition by Authorities.** The Boulder Band Shell has been recognized as an element of Boulder's history by authorities such as Phyllis Smith (*A Look at Boulder From Settlement to City*, 180) and Silvia Pettem (*Boulder Evolution of a City*, 65).

Architectural Significance

1. **Recognized Period/Style.** The Band Shell is architecturally significant as a rare representative of the Art Deco style in Boulder. The Band Shell also represents park architecture of the early twentieth century in Boulder.
2. **Architect or Builder of Prominence.** The Band Shell is representative of the work of Glen Huntington, noted Boulder architect, who also designed the Boulder County Courthouse and Boulder High School. The Band Shell is also representative of the work of landscape architect and planner Saco R. DeBoer, who recommended the site and created the landscape plan. DeBoer was the first landscape architect for the City of Denver, drafted Boulder's first zoning ordinance, and served as consulting city planner to Boulder.
4. **Example of the Uncommon.** The Band Shell is Boulder's only example of park band

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9.

21

APPENDICES

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA

THE NATIONAL REGISTER CRITERIA

Criteria: The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations: Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. A property achieving significance within the past 50 years if it is of exceptional importance.

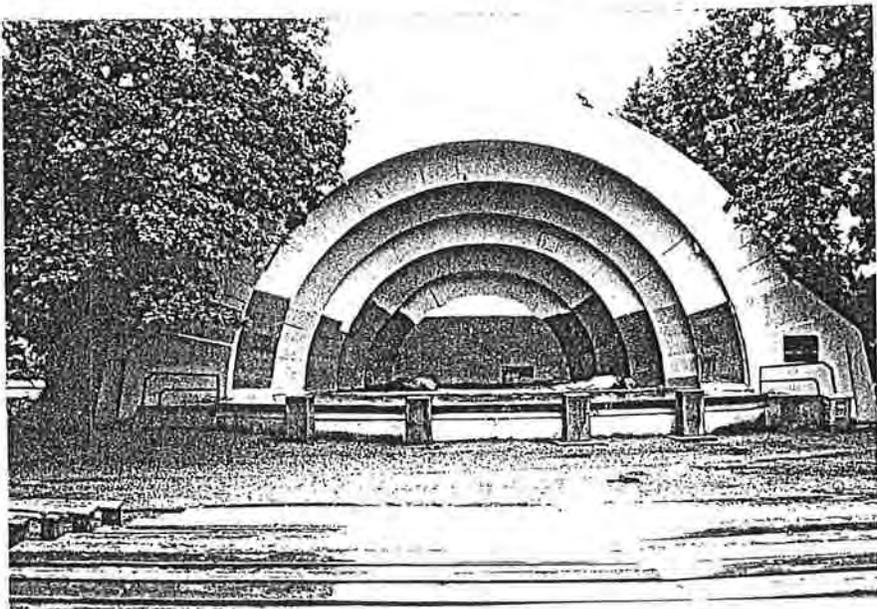
HISTORIC BUILDING INVENTORY RECORD FORM

Attachment F - Binder Presented by Kathryn Barth to the Landmarks Board December 2, 2015

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203

| | | | |
|-----------------------------------|------------------------------------|--|---|
| NOT FOR FIELD USE | | | |
| <input type="checkbox"/> Eligible | <input type="checkbox"/> Nominated | <input type="checkbox"/> Det. Not Eligible | <input type="checkbox"/> Certified Rehab. |
| Date _____ | | | |

HISTORIC BUILDING INVENTORY RECORD

| | | | | |
|---|-------------------|---|---------------|--|
| PROJECT NAME: Boulder Bandshell Historical Study | | COUNTY: Boulder | CITY: Boulder | STATE ID NO.: 5BL5680 |
| CURRENT BUILDING NAME: Band Shell | | OWNER: City of Boulder P.O. Box 791 Boulder, CO 80302 | | |
| ADDRESS: Broadway and Canyon Blvd. (SE cor.) Boulder, CO 80302 | | TOWNSHIP 1N | RANGE 70W | SECTION 30 SW 1/4 SW 1/4 |
| HISTORIC NAME: Band Shell | | U.S.G.S. QUAD NAME: Boulder, Colorado YEAR: 1966 (1979) X 7.5' 15' | | |
| DISTRICT NAME: N/A | | BLOCK: 13 LOT(S): N/A ADDITION: Boulder Original Tow YR. OF ADDITION: 1868 | | |
| FILM ROLL NO.: 1 BY: T.H. Simmons | NEGATIVE NO.: 27A | LOCATION OF NEGATIVES: Boulder City Plan. | | DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1938 SOURCE: Boulder Lions Club. |
|  | | | | USE: PRESENT: None HISTORIC: Band Shell |
| | | | | CONDITION: EXCELLENT GOOD FAIR X DETERIORATING |
| STYLE: Art Deco | | | | STORIES: 1 |
| MATERIALS: Wood, Concrete, Acoustic Board | | | | SQ. FOOTAGE: N/A |
| ARCHITECTURAL DESCRIPTION: One-story, semielliptical arched band shell with associated seating area. Frame band shell has compound arch composed of six concentric arches; conical roof covered with rolled roofing material. Raised concrete foundation and elevated stage level accessed on either side of facade by concrete stairs with pipe railings and concrete stair walls. Interior walls of shell clad with panels of acoustical wallboard. Rear interior wall is arched and has double doors. Exterior rear wall has utility boxes and trellis with ivy. Rear metal double door entrance on east. Arched, bermed seating area slopes upward from front to rear and has fifteen rows of bench style seats with concrete bases and board tops. Behind seating area are stone retaining walls, stone walkways, and landscaped plantings. | | | | EXTENT OF ALTERATIONS: X MINOR MODERATE MAJOR DESCRIBE: Rear storage room is an old addition. Four concrete piers added in front of shell. Color scheme of paint altered. Some acoustic panels replaced. Floor repaired and replaced. Patches to roofing. |
| | | | | ORIGINAL SITE X MOVED DATE(S) OF MOVE: |
| ADDITIONAL PAGES: YES X NO | | | | NATIONAL REGISTER ELIGIBILITY INDIVIDUAL: X YES NO CONTRIBUTING TO DISTRICT: YES NO LOCAL LANDMARK DESIGNATION: No NAME: DATE: ASSOCIATED BUILDINGS? YES X NO TYPE: IF INVENTORIED, LIST ID NOS.: |

10

MEMORANDUM

TO: Mayor Durgin and Members of City Council
FROM: Tim Honey, City Manager
Lara Ramsey, Planner
DATE: May 16, 1995
SUBJECT: Bandshell Update

On May 3, 1995, the Planning Department received a Landmark Application for the Bandshell from the Modern Architecture Preservation League (MAPL) of Denver. The City Attorney's Office is currently verifying that this organization has "a recognized interest in historic preservation", as required by Section 10-13-4 of the Historic Preservation Ordinance. If the application is determined valid, a public hearing with the Landmarks Board will be scheduled.

At the Landmarks Board's May 3, 1995 meeting, Ray Kramer of the Planning Department briefed the Board on the Civic Center Master Plan, the Central Park Plan, and discussed the status of the Bandshell. Under citizen participation, a number of members from the public spoke to the Board regarding the future of the Bandshell.

value, the bandshell & its future (preservation.)

Under "Matters from the City Attorney's Office", the Board was notified of the landmark application and the verification process. The Board moved (5-0), directing planning staff to hire a consultant to preform a historic survey report and a structural report on the Bandshell, determining that this kind of objective information will be important should the matter come before the Board as either a landmark application or a demolition permit application.

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a p l

modern architecture preservation league

3 May 1995

Landmarks Preservation Advisory Board
Department of Community Planning and Development
P.O. Box 791
Boulder, Colorado 80306

Dear Board Members,

The Modern Architecture Preservation League is a statewide organization dedicated to preserving the remarkable legacy of modernism in the state of Colorado. To this end, we work with local organizations to assist them in the survey, research, community education and landmarking necessary to protect significant examples of modernism.

MAPL has been approached by Boulder residents concerned about the fate of the Band Shell in Boulder's Central Park. They have requested that MAPL, an organization with a recognized interest in historic preservation, nominate the Band Shell for landmark designation and initiate a serious evaluation of its architectural, historic and cultural significance to the city of Boulder. MAPL's review of the Band Shell has determined it a significant, eligible landmark in Boulder. In brief:

Architectural Significance

The Band Shell is an important, Art Deco Style civic structure, designed by local master architect Glen Huntington and donated to the city of Boulder by the Lions Club.

Cultural Significance

The Band Shell is significantly sited at a major crossroads in the heart of the downtown district. It is a symbol of the city for the thousands who pass by it daily. It functions as the focal point of Central Park.

Historic Significance

The Band Shell has been the center of many historic civic events since its construction.

We all recognize how Boulder has capitalized on its wealth of historic buildings in creating a community of culture and distinction. Without the preservation and design awareness of city planners, this valuable heritage would have been lost. More recent, twentieth century structures should be accorded this same judicious foresight.

Sincerely

Leonard Segel
Chair, Boulder Sub-Committee

p.o. box 9782 Denver co 80209

546.0055

County's reluctant to take band shell

NOV 11 1987

Art deco structure doesn't fit fairground's country image

By SHARON GILLEN
Camera Staff Writer

The Boulder County Commissioners can't quite envision music from the art deco arches of Boulder's Central Park band shell emanating over the rodeo arena and cow barns at the county fairgrounds in Longmont.

But despite their doubts, Commissioners Buz Smith and Ron Stewart agreed Tuesday to let the county staff look into the idea of relocating the band shell.

The move was suggested by a group of Boulder officials and businessmen that wants to move the Jaycees' historic Boulder Train Depot from the Crossroads Commons parking lot at 30th and Pearl streets to Central Park downtown. Since that would leave little room in the park for the 49-year-old band shell, the group proposed finding it a new home as well. The fairgrounds was suggested because it would be a quieter spot and because its master plan calls for an amphitheater to eventually be erected.

Because of its dilapidated state, the band shell would need to be rebuilt if moved. The skeleton of the arches probably could be preserved, but the rest would have to be reconstructed.

Stewart said he is concerned that the structure may not be "compatible" with the fairgrounds and would fail to attract many performances. One of the main reasons the band shell should be moved, advocates say, is the traffic noise at Broadway and Canyon Boulevard. But Stewart

(See COUNTY, Page 3C)

Band shell won't budge

FEB 19 1988

By DANA COFFIELD
Times-Call Boulder Bureau

BOULDER — For a time it looked like the Boulder band shell was going to have a new home at the Boulder County Fairgrounds.

But because of apparent asbestos contamination and a potential case of dry rot in its arches, the band shell will remain in Boulder's Central Park, where it has stood for 50 years.

"It cannot be preserved except in design capacity," Betty Chronic told the Boulder County commissioners Thursday.

Chronic is a member of the Boulder Landmarks Preservation Advisory Board, a group charged with the task of identifying historic properties in the city and overseeing their preservation.

Chronic said it is a sad reality "but not all old buildings can be preserved."

According to Chronic, the board proposed to move the band shell to Longmont just over a year ago, when another Boulder committee proposed to relocate the city's historic train depot to Central Park.

Because the shell's interior is finished with a composite material that contains asbestos, and because the wooden arch beams are potentially too weather-beaten to withstand a move and remain structurally sound, the committee does not believe the building can be moved.

Chronic said the shell probably has one or two years of service left before it must be removed. During summers, the shell is used by performing groups such as the Summer Concert Band.

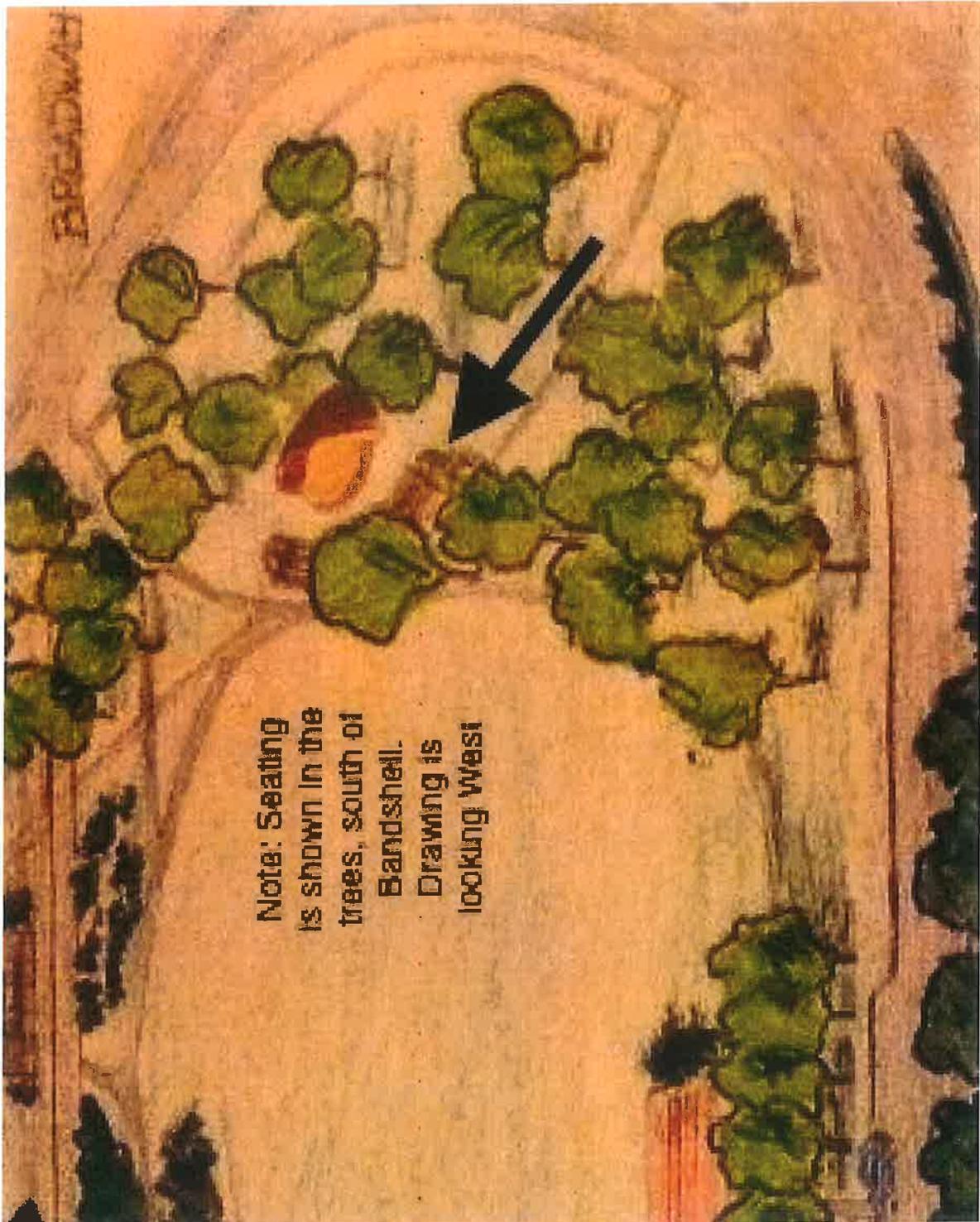
The shell was donated to the city by the Lion's Club in 1938. It is a three-quarter-sized replica of the band shell located on the shore of Lake Michigan in downtown Chicago.

Chronic asked the board of commissioners to assure the original plans for the Boulder version of the shell will be preserved, in the hope that eventually a replica can be built.

Carolyn Holmberg, the county Parks and Open Space director, said the master plan for the county fairgrounds calls for a small amphitheatre to be built between the southern barns and the Red Cross building.

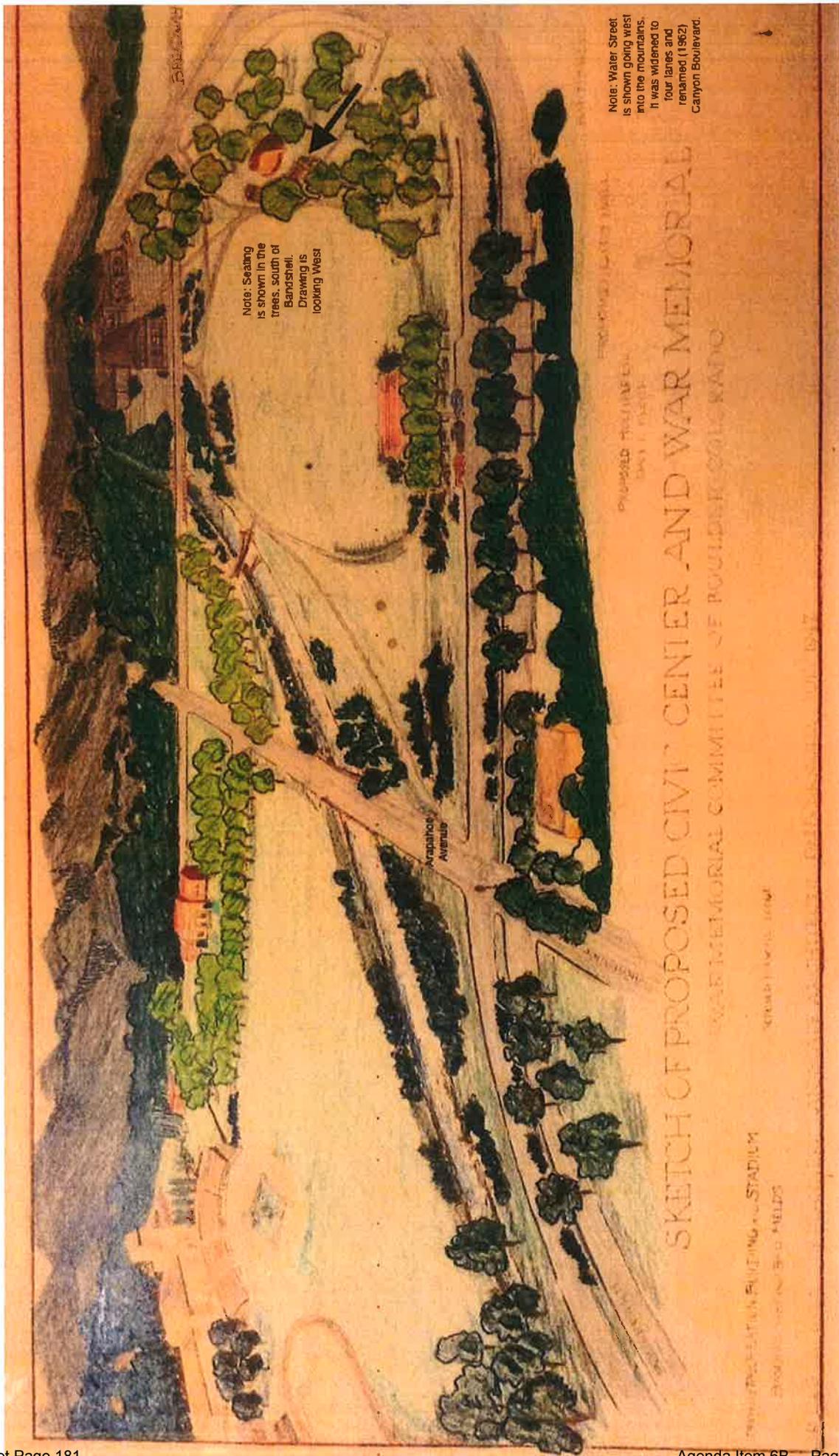
She said several performing groups have attempted to use the rodeo grounds for shows, but would prefer a "much more intimate outdoor setting" than an amphitheatre would offer.

14.



Note: Seating
is shown in the
trees, south of
Bandshell.
Drawing is
looking west

Enlarged view showing seating in trees.



Note: Seating is shown in the trees, south of Bangshell. Drawing is looking West

Note: Water Street is shown going west into the mountains. It was widened to four lanes and renamed (1962) Canyon Boulevard.

SKETCH OF PROPOSED CIVIL CENTER AND WAR MEMORIAL

MEMORIAL COMMITTEE OF BOULDER COLORADO

PROPOSED STADIUM
PROPOSED TRACK AND FIELDS

PROPOSED TRUCKING CO. BLDG. 1915-16

PROPOSED CIVIL CENTER

Arapahoe Avenue

Lions Club To Dedicate Band Shell Sunday

Former International President To Be The Principal Speaker

The band shell in Central Park—gift of the Lions club to the city of Boulder—will be dedicated Sunday evening at 7:30. A band concert will follow.

Richard J. Osenbaugh of Denver, past international president of Lions and a great booster for Boulder, will give the dedication address.

Francis W. Reich, former district governor of Lions in Colorado, will be master of ceremonies.

The complete program announced today by Frank W. Thurman, president of the club, is as follows:

- "America".....Band
- Invocation.....Lion H. B. Millard
- Introductory Remarks and Welcome.....Francis W. Reich
- Dedication Address
- Past International President R. J. Osenbaugh of Denver.
- Introduction of Activity Committee of Lions Club in Charge of the Erection—F. J. Reinert, chairman; F. S. Henderson, A. H. Allen, C. M. Hill, W. L. Beach, Charles Dovalosky.
- Presentation of Band Shell to City of Boulder by President F. W. Thurman and Acceptance by Mayor H. H. Heuston.
- Introduction of Hugh E. McMillen, Director of Band.
- Band Concert.

CAMERA, JUNE 1938

Hundreds Gather For Dedication Of New Band Shell

Dedicated to the enjoyment of citizens of Boulder and to the advancement of music, Boulder Lions club Sunday night turned over to the city of Boulder the handsome band shell that it had erected in Central park at a cost of \$3,825.

The presentation was made by Frank W. Thurman, president of Lions and the acceptance address was made by Mayor H. H. Heuston. The presentation followed a program that included a parade of the colors by three members of Company F, while the band played America; an invocation by H. B. Millard, member of the Lions club; an address of dedication by Richard J. Osenbaugh, of Denver, past president of Lions International, and the introduction of the Lions Activity committee, which had charge of the construction of the shell—Francis J. Reinert, chairman, Chester M. Hill, W. L. Beach, Frank S. Henderson, Alfred H. Allen and Charles Dovalosky.

Over 2,000 Present

There were more than 2,000 persons present—and while the crowd was larger than may attend the regular summer night band concerts—it became evident that an obligation rests with the city, or civic organizations to provide seats.

Francis Reich, district governor of Lions, now secretary of the chamber of commerce, presided ably. Mr. Osenbaugh, who dedicated the beautiful Lions fountain in the courthouse square, said that there were 3,000 Lion clubs on the North American continent, all of them doing outstanding work—none of them however, having a better record of civic achievement than the Boulder club, the gifts of 12 clubs which were set forth in Saturday's Camera, totaling in excess of \$20,000.

Mayor Accepts

Mayor Heuston congratulated the Lions on this and other civic services and stated that the city of Boulder accepted the obligation of taking care of the stand. He expressed the hope that it would not be defaced by persons, who desire to carve their initials, and that it would be an inspiration for better music in Boulder.

Hugh McMillen led the band in its first concert in the new shell. The band appeared to better advantage in its concert in the shell

...pion twirler, gave an exhibition, using a fire baton and was given a big hand. The cornet trio, played by Wilma Terril, Tommy Panchon, and Joseph Wright, was also well received.

Mrs. Johnson Sang

Mrs. Rudolph Johnson, popular social soloist with the band for many years, sang to the delight of the large crowd. She had the solo parts for three selections sung by a chorus, organized by Prof. F. H. Baxter. The chorus did well and more singing of this kind will be welcomed. A concert by a choral society would do well in the shell. Mrs. Johnson should appear regularly on the band program.

Fine weather greeted the Lions club for the dedication. On the platform besides those taking part in the program were Leslie F. Robbins, president of Rotary, and John B. Swift, vice president of Kiwanis, President H. B. Persons being in Oakland for the national convention.

CAMERA, 6-27-1938

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16

2-16-37 3-16-37

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side of Lot 1, Block 22, Culvers' Addition, being located at the Southwest corner of 18th and Water Streets. Affixed to the petition were the names of the owners of property in the vicinity of 18th and Water Streets, and it was reported that all sidewalks in this vicinity are now constructed with the exception of 140-feet along said Lot 1. Upon motion of Downing, seconded by Stryker, and unanimously carried the Planning and Parks Commission recommends to the City Council that said sidewalk be ordered constructed. A plan for landscaping around the Band Shell in Central Park prepared by S. R. DeBoer was presented. After careful consideration and discussion it was suggested that since an early screening effect is desired that faster growing trees than pines, such as Chinese Elms and Lombardi Poplars be incorporated in the plan with a relocation or elimination of at least part of the evergreen planting. It was also suggested that careful study be given to the arrangement of the paths in the vicinity of the Band shell to prevent "shortcuts" by people walking through the park. With these suggestions the matter was left in the hands of the City Manager to work out details with Mr. DeBoer.

Sidewalks at 18th and Water.

Landscaping around Band Shell.

Motion to adjourn was adopted.

Chairman.

Boulder, Colorado
March 16, 1939

The Regular Meeting of the Planning and Parks Commission was held in the City Hall, Thursday afternoon, March 16, 1939 at 4 o'clock. There being present at roll call the following Commissioners: Brockway, Downing, Hall, Light, McClintock and Platts. Also Present: City Attorney, Moorhead.

Absent: Rudolph Johnson and Mrs. Geo Stryker.

The meeting was called to order by Chairman, Brockway.

Minutes of the meeting of February 16, read and approved.

Mr. McClintock, presented a revised plan submitted by S. R. DeBoer for landscaping around the Band Shell, which provides for use of deciduous trees adjacent to the structure, with pines to be planted in front of these. The Rookmont Nursery presented a quotation for all of the planting material which amounted to \$277.50. The Commission believes this can be decreased

Revised plan for Band Shell planting.



December 16, 2015

Dear Members of the Landmarks Board:

Historic Boulder is writing you to express our continuing interest and concern for the preservation and individual landmark designation of the city-owned Atrium Building (originally the Midland Federal Savings Bank) at the SE corner of 13th St. and Canyon Blvd., in conjunction with the Civic Area Master Plan and Redevelopment project. Our mission is preserving important historic structures, not only older ones but also more recent buildings which we believe are architecturally and historically significant.

We include the Atrium Building, built in 1968, in this category primarily because of its distinctive architectural design, the prominent mid-century Boulder Architect Hobart Wagener who designed it, and its appropriate scale and character on the block of 13th St. adjacent to the park. We also believe preserving and repurposing this building will serve a public benefit as a multi-purpose public venue for assembly, exhibition, performance, farmers market, and other potential civic activities.

The Atrium Building was included as one of 66 important modern buildings in the city's Survey of Boulder Modern Architecture, produced in 2000 to guide the city in the preservation of important modernist structures. This building was singled out in that survey as "one of the finest modern buildings in the city" and its architect as "one of the acknowledged masters of Boulder's mid-century modern architecture."

Three architects and a structural engineer who are members of Historic Boulder's board have studied the original drawings for the building and have made a preliminary evaluation that the Atrium Building can be altered without great expense for the purposes described above. This would involve the removal of the existing interior construction in the 8,200 SF building resulting in one large high-ceilinged dramatic space, open to the skylight and pyramidal roof structure. The addition of overhead glass garage-type doors at the south side would allow the building to open up to the exterior plaza adjacent to the Tea House. We have produced illustrations of what the interior and exterior of the building could look like as a result of these alterations. (These are attached here.) Also, the building could have an architecturally appropriate addition and/or be connected to a new building at the east side for expanded facilities.

In the past and current master-planning concepts for the Civic Center, the retention of the Atrium Building has been shown as undetermined, and may be proposed for demolition. We believe that because of the building's significance and opportunities for re-use that the evolving master-plan should include the preservation and reuse of this building.

Therefore, Historic Boulder submitted an application for the designation of the Atrium Building as an individual local landmark on April 7, 2015. We believe that this is a viable and appropriate action to ensure preservation of the building. The Landmarks Board voted unanimously to initiate landmark designation on August 5, 2015.

Prior to our application, city staff informed Historic Boulder that the city planned to conduct a "Feasibility Study" of the Atrium Building as part of the Civic Area Master Plan process, and asked us if we would agree to a time extension for the Designation Hearing if Initiation was approved. Although we were unsure of the purpose of the Feasibility Study, or how long it would take, we agreed to this request, and this delay was included as a condition of the Initiation approval by the Landmarks Board.

In recent communications with city preservation staff and the Civic Area planning staff, we have learned that the Feasibility Study (Civic Area Market Hall Feasibility Study) is underway, and that it will not be completed until April, 2016. This study will then be used as the basis for "an architectural 'test fit' analysis to determine the appropriate facility to accommodate the market hall either in a repurposed Atrium Building or as part of a new building" in that location. This "test fit analysis" will presumably then require additional delay of the Landmark Designation hearing.

Historic Boulder has concerns about how this Landmark Application is being processed and would like to call several issues to the attention of the Landmarks Board:

1. Although the Landmarks Board is a city board and the city is the owner of the Atrium Building, we believe that the landmark designation process should be handled the same as for a privately owned building.
2. The August 5, 2015, staff report gave a strong recommendation to the Landmarks Board for initiating landmark designation of the Atrium Building.
3. Of the seven established Criteria evaluated by staff for their recommendation, four were affirmative, one was not-applicable, and two were To Be Determined. The Criteria to be determined were- whether there is community and neighborhood support for landmark designation; and would designation be in the public interest.
4. Regarding community and neighborhood support- evaluating this criteria is highly subjective, and will be difficult to quantify. Historic Boulder believes that support for saving and repurposing the Atrium Building was expressed by a large number of parties and stake-holders during the Civic Area Master Plan public input process.
5. Regarding the issue of being in the public interest- Historic Boulder believes that preserving an architecturally and historically important building, and repurposing a unique and functional structure, will serve the public interest. We also believe that saving and repurposing this existing building which has anchored the corner of Canyon Blvd. and 13th St. with appropriate scale and design in relation to Central Park for almost 50 years, vs. demolition for a new building, supports accepted city sustainability goals, is also therefore in the public interest.
6. Opinions have been expressed that a one-story building on a downtown site having high property value is not the highest and best use of the site for the city. This basically makes the argument that requiring preservation of the existing building would be a financial hardship to the owner. This is not an accepted criterion for consideration of landmark designation of a building.
7. The Feasibility Study being conducted by the owner focuses on one proposed use for the Atrium Building- as a "Market Hall". Historic Boulder believes that the building can be altered and/or expanded for flexible multiple uses- a public indoor market,

performance, exhibition, and assembly venue. Suitability and “fit” for one specific use by the owner is not an accepted criterion for landmark designation of a building.

8. The city/owner has been allowed an unusually long postponement of the Landmark Designation hearing- for more than eight months, well beyond the typical required maximum of four months, in order to complete a Feasibility Study of the Atrium Building. We now understand that the purpose of this study is to determine if the city will support preserving the building as part of the Civic Area Master Plan. Although owner support is always preferable to “owner objection”, owner approval is not a criterion for landmark designation.

The Atrium Building has been identified by the city as an eminent example of Boulder’s unique mid-century modernism. It is a building which is suitable for many new and continued uses in the community, and which has anchored the corner of Canyon Blvd. and 13th St. with an appropriate park-related scale and design for almost fifty years. **We strongly urge the Landmarks Board to make a fair and objective decision, when the delayed Landmark Designation hearing occurs, based on the building’s merits and on the applicable criteria as stated in the city’s Landmark Ordinance, the same as it would for any individual landmark application.**

Sincerely,

Gail Gray
President, Historic Boulder Inc.

cc: Sam Assefa, James Hewat, Marcy Cameron

2016 City Council Committee Assignments

INTERGOVERNMENTAL ORGANIZATIONS

| | |
|--|---|
| Beyond the Fences Coalition | Morzel (Castillo – staff alternate) |
| Boulder County Consortium of Cities | Young, Burton (alternate) |
| Colorado Municipal League (CML) – Policy Committee | Jones, Appelbaum (Castillo – staff alternate) |
| Denver Regional Council of Governments (DRCOG) | Brockett, Appelbaum (alternate) |
| Housing Authority (Boulder Housing Partners) | Shoemaker |
| Metro Mayors Caucus | Jones |
| National League of Cities (NLC) | Appelbaum |
| Resource Conservation Advisory Board (RCAB) | Morzel |
| Rocky Flats Stewardship Council | Morzel, Weaver (alternate) (Castillo – 2 nd staff alternate) |
| University of Colorado (CU)/City Oversight Committee | Weaver, Yates, Burton |
| US 36 Mayors/Commissioners Coalition (MCC) | Jones |
| US 36 Commuting Solutions | Burton, Morzel (alternate) |
| Urban Drainage and Flood Control District | Young |

LOCAL ORGANIZATIONS

| | |
|--|----------------------------------|
| Boulder Museum of Contemporary Art (BMoCA) | Shoemaker |
| Boulder Convention and Visitors Bureau | Yates, Burton |
| Colorado Chautauqua Board of Directors | Morzel |
| Dairy Center for the Arts | Brockett |
| Downtown Business Improvement District Board | Weaver, Young, Yates (alternate) |

INTERNAL CITY COMMITTEES

| | |
|--|--------------------------|
| Audit Committee | Shoemaker, Yates, Weaver |
| Boards and Commissions Committee | Appelbaum, Burton |
| Boulder Urban Renewal Authority (BURA) | Yates |
| Boulder Valley Comprehensive Plan (BVCP) Process Sub-Committee | Brockett, Weaver |
| Charter Committee | Morzel, Weaver, Young |
| Civic Use Pad/9 th and Canyon | Morzel, Young |
| Council Retreat Committee | Morzel, Yates |
| Council Employee Evaluation Committee | Morzel, Shoemaker |
| Housing Strategy Process Sub-Committee | Morzel, Young, Burton |
| Legislative Committee | Jones, Weaver, Appelbaum |
| School Issues Committee | Morzel, Shoemaker, Young |

SISTER CITY REPRESENTATIVES

| | |
|---------------------------|-----------------------|
| Jalapa, Nicaragua | |
| Kisumu, Kenya | Morzel |
| Llaza, Tibet | Shoemaker |
| Dushanbe, Tajikistan | |
| Yamagata, Japan | Burton |
| Mante, Mexico | Young |
| Yateras, Cuba | |
| Sister City Sub-Committee | Morzel, Burton, Young |

Council Working Agreements

Council Process:

- The council will work on general discipline in being prepared to ask questions and make comments.
- The council asks the mayor to intervene if discussion on agenda items extends beyond a reasonable time frame.
- The council will engage in the practice of colloquy to fully explore the different sides of a specific point.
- The mayor will ask the city clerk to set the timer lights for council members if discussions begin to exceed efficient debate. Members should respect the lights as a time reminder, but will not be bound by them as absolute limits.
- Rather than restating a point, council members should simply say "I agree."
- The council agenda committee may, with advance notice, adjust each public speaker's time to two rather than three minutes during public hearings for items on which many speakers want to address the council.
- Council members will grant each other permission to mentor and support each other on how each person contributes to the goal of being accountable for demonstrating community leadership.
- In order to hear each other respectfully and honor the public, council will avoid body language that could convey disrespect, side conversations, talking to staff, whispering to neighboring council members, passing notes, and leaving the council chambers.
- Regarding not revisiting past discussions, the council should check-in with fellow members periodically to ensure that this is not an issue.
- During a council meeting, any form of electronic messages, including emails and texts, that relate to matters being considered and which arrived at any time during that meeting shall not be read by council members, nor shall any messages on matters under consideration be sent by council members.

Council Communication:

- Council members agree to keep quasi-judicial roles scrupulously separate between members of boards and members of council, avoid expressing ideas to board members on things coming before the board, and carefully disclose or recuse themselves when there is involvement with board members on a topic.
- Council agrees to e-mail the city manager about issues that they run into that staff or boards may be working on so that the manager can be actively involved in managing issues and keeping the full council informed well in advance of items coming before council for action.
- Members will keep the full council informed on issues from committees, public groups or other agencies that they are following, through hot line e-mails, brief verbal reports at the end of council meetings or other means.
- The council will find ways to support majority council decisions and adequately inform the public, through responsive letters that explain how divergent points of view were heard and honored in decisions, via standard e-mail responses for hot issues, by occasional council Letters to the Editor to clarify the facts, or by seeking out reporters after meetings to explain controversial decisions.

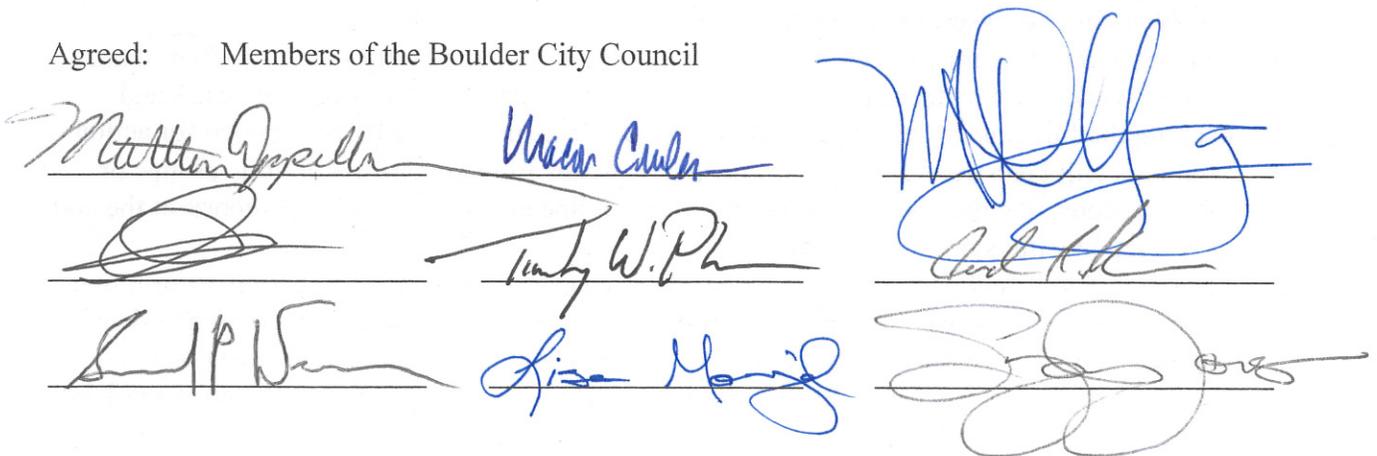
Council Committees:

- Council committee meetings will be scheduled to accommodate the council members on the committee.
- Notice of the times and places for each committee meeting will be noticed once per month in the Daily Camera.
- The council agenda will include time for reports from committees under Matters from Members of Council, noting that written communications from the committees are appropriate as well.

Selection of Mayor and Mayor Pro Tem:

- Council members will make a good faith effort to select the mayor and mayor pro tem in an open and transparent process.
- After the council election, members seeking election as mayor or mayor pro tem should:
 - make their interest in the positions known to their fellow members as soon as possible;
 - focus their communication with other council members on the positive attributes the member brings to the positions; and
 - refrain from any negative remarks about any person seeking election as mayor or mayor pro tem.
- Nominated individuals' presentations may include, but need not be limited to the following:
 - the skills and attributes the member would bring to the mayoral position;
 - the member's ability to efficiently run council meetings, respect the views of the minority while allowing the majority to rule, and perform other mayoral duties;
 - how the member would represent the city and city council and mayor position at gatherings outside of city council meetings
 - how the member would serve on and appoint other council members to regional and national boards and commissions; and
 - how the member would promote trust of the community and other council members.
- Council members should work to avoid divisiveness by being inclusive during the mayoral selection process.

Agreed: Members of the Boulder City Council



The image shows nine handwritten signatures in blue ink, arranged in three rows and three columns. Each signature is written over a horizontal line. The signatures are: Row 1: Matthew Appella, Warren Cullen, [unclear]; Row 2: [unclear], Andy W. Ph..., [unclear]; Row 3: [unclear], Lisa M..., [unclear].

Approved by Council: January 21, 2014

City of Boulder 2015 Work Plan

(Tentative as of December 16, 2014)

| | Project | | 1 st Quarter | 2 nd Quarter | 3 rd Quarter | 4 th Quarter |
|----------------------------------|--|---|---|--|--|---|
| Climate and Energy | Energy Future and Associated Projects | Council | CC: Open Access Transmission Tariff | | | |
| | | | SS: Power Supply | SS (2): Rates, Energy Services, Power Supply | Project update | Project update |
| | | Staff Activities | Budget update | Budget update | Budget update | Budget update |
| | Climate Commitment | Council | Municipalization Transition Plan | Municipalization Transition Plan | Municipalization Transition Plan | Municipalization Transition Plan |
| | | | SS: Review interim goals, targets and strategies | | | |
| | | Staff Activities | Launch action plan | Energy system transformation; blue print convening | Implementation based on action plan | Implementation based on action plan |
| Housing/Land Use Planning | Comprehensive Housing Strategy (Housing Boulder) | Council | Briefing | SS (2) | | |
| | | Staff Activities | Housing Matters launch event, engagement activities | Draft strategy development | Implementation based on adopted strategy | Implementation based on adopted strategy |
| | Sustainable Streets and Centers/ East Arapahoe | Council | SS: Direction of preferred scenario | SS : Draft plan and action plan | | |
| | | Staff Activities | Develop East Arapahoe action plan | Next Corridor - 30th St or Colorado | | |
| | Resilience | Council | SS | Direction or IP | Direction or IP | Direction or IP |
| | | Staff Activities | Develop scoping plan | Strategy analysis and development | Strategy analysis and development | Strategy analysis and development |
| | Boulder Valley Comprehensive Plan | Council | | SS | Direction or IP | Direction or IP |
| Staff Activities | | Issues identification | Strategy analysis and development | Strategy analysis and development | Strategy analysis and development | |
| Transportation | Transportation Master Plan Implementation | Council | Update and coordinate with BVCP | | Update and coordinate with BVCP | |
| | | Staff Activities | | | | |
| | Regional Travel | Council | | Briefing | | Briefing |
| | | Staff Activities | Staff and elected official activities ongoing | | | |
| | Access Management and Parking Strategy (AMPS) | Council | | SS : Review options & Update; including recommendations for TDM tool kit for new development | Council action on TDM Tool Kit for new development | Recommendations including planning code changes |
| | | | | | | SS: Review options and update |
| | | Staff Activities | Ongoing work plan in 7 focus areas | Ongoing work plan | Ongoing work plan | Ongoing work plan |
| | | Alternatives analysis and specific option development | | Specific option development/refinements | | |
| | | Joint Board workshop & public engagement | | Joint Board workshop & public engagement | | |

City of Boulder 2015 Work Plan

(Tentative as of December 16, 2014)

| | Project | | 1 st Quarter | 2 nd Quarter | 3 rd Quarter | 4 th Quarter |
|-------------------------|---|--|--|---|---|---|
| Civic Area | Civic Area Implementation | Council | SS: Parkland Concepts Plan | CC: Approval of Concept Plan | | |
| | | Staff Activities | Outreach to community & partners; create delivery plan for spring, summer, fall events | Deliver spring events | Deliver summer activities and events | Review 2015 activation; compare lessons from 2014 and revise for 2016 |
| | | | Draft of parkland concept plan options for public workshop, Boards, Council review | Board/Commission input on Concept Plan | Begin detailed design work on park improvements | Complete detailed design work for bidding |
| | | | Develop overall site master plan concepts, begin to formulate major capital projects | Initial feasibility planning on major capital projects | Continue to develop capital projects, identify potential partners, explore financing options | Continue to develop capital projects, identify potential partners, explore financing options |
| Local Food | Sustainable Agriculture and Local Foods | Council | IP and local meals for Council Pilot | | Council consideration of Local Food Procurement Policy; Review and acceptance of Ag Resources Management Plan | Council consideration of Local Food Procurement Policy; Review and acceptance of Ag Resources Management Plan |
| | | Staff Activities | | | | |
| Livability | University Hill Moratorium | Council | SS: Review options | | IP | |
| | | | CC: Public Hearing and Decision | | | |
| | | Staff Activities | Recommendation & development of ordinances, changes and recommend other strategies to address Moratorium goals | Follow up on other strategies & coordination with Hill Reinvestment Strategy; incorporate strategies into other work plan | | |
| | | | Board review & public engagement | | Board review & public engagement | |
| | University Hill Reinvestment Strategy | Council | | Direction on 14 th Street redevelopment proposal | | SS |
| | | | | SS: Update on strategy | | |
| | | Staff Activities | Residential service district (RSD) pilot program | RSD pilot program | RSD pilot program | RSD pilot program |
| | | | Work plan implementation | Work plan implementation | Work plan implementation | On-going work plan implementation |
| | | | Establish benchmarks and evaluation criteria | Commercial district: Eco Pass Study & Commercial bear dumpsters | Implement volunteer program for clean up | Evaluate existing programs |
| | | | 14 th Street Lot public/private partnership redevelopment options re: work force affordable housing | 14 th Street Lot public/private partnership redevelopment options re: work force affordable housing | Research options for sustainable governance & funding | Develop options for sustainable governance & funding |
| | Stakeholder engagement | Stakeholder engagement | Stakeholder engagement | Stakeholder engagement | | |
| Homeless Action Plan | Council | IP: 2014 Accomplishments | SS: As part of Human Services strategy update | | IP - Services and Regional coordination update | |
| | Staff Activities | | | | | |
| Community Cultural Plan | Council | Council update and input on testing phase | Briefing | SS: Adoption of Community Cultural Plan | | |
| | Staff Activities | Research phase complete. Drafting phase complete. Testing phase begins | Testing phase complete. Certification phase begins | Implementation begins. New public art policy drafting | Public Art Policy drafting | |

City of Boulder 2015 Work Plan

(Tentative as of December 16, 2014)

| Projects | | | 1 st Quarter | 2 nd Quarter | 3 rd Quarter | 4 th Quarter |
|-------------------------|--|---|--|--|---|--|
| Other | Boulder Junction | Council | | | | |
| | | Staff Activities | Ongoing redevelopment coordination | North Side of Pearl and Goose Creek bridge landscaping install. Bridge opens | | Depot Square opens |
| | Capital Projects Activity | Council | Ongoing and Wastewater Collection System Rehabilitation program begins | Ongoing | SS: 2016-2021 CIP | Ongoing |
| | | Staff Activities | | | | |
| | CityWide Special Events | Council | Report on 2015 City Events | | | Summary of 2015 City Events |
| | | Staff Activities | Implement new events application and internal review process | Refine systems as needed | Refine systems as needed | Improve events application for new online Landlinks System in 2016 |
| | Community Broadband | Council | SS | | | SS |
| | | Staff Activities | Broadband Action Group formation and consultant assessment | Consultant assessment continued | Consultant assessment continued | Present findings and recommendations |
| | Design Excellence | Council | SS: Staff Recommendations design tools/process changes | IP | CC: Draft recommendations/Adopt strategy | |
| | | Staff Activities | Issues identification/ preliminary work on design tools/ process changes | Technical analysis /develop options | Draft recommendations | |
| | | | Public engagement | Boards/public engagement | Boards/public engagement | |
| | Flood-related Annexations | Council | | | | |
| | | Staff Activities | Flood Annexations - Individual | Flood Annexations - Old Tale Rd | Ongoing | Ongoing |
| | Human Services Strategy | Council | | SS | | Public Hearing |
| | | Staff Activities | | | | |
| | Flood Management | Council | | | IP: Stormwater Master Plan and Wastewater Collection System Master Plan consideration | |
| | | Staff | Stormwater Master Plan and Wastewater Collection System Master Plan updates continue | Stormwater Master Plan and Wastewater Collection System Master Plan updates continue | | |
| | Smoking Ban - Implementation | Council | CC: Second reading | | | |
| | | Staff Activities | Education campaign | Enforcement begins | Monitor Outcomes | Monitor Outcomes |
| | Vacation Rental by Owner (VRBO) | Council | SS | | | |
| Staff Activities | | Research regulations and possible fees or taxes | | | | |

COUNCIL MEMBERS

| | |
|-------------------|----------------|
| Suzanne Jones | Mayor |
| Mary Young | Mayor Pro Tem |
| Matthew Appelbaum | Council Member |
| Aaron Brockett | Council Member |
| Jan Burton | Council Member |
| Lisa Morzel | Council Member |
| Andrew Shoemaker | Council Member |
| Sam Weaver | Council Member |
| Bob Yates | Council Member |

COUNCIL EMPLOYEES

| | |
|-------------------|-----------------|
| Thomas A. Carr | City Attorney |
| Jane S. Brautigam | City Manager |
| Linda P. Cooke | Municipal Judge |

KEY STAFF

| | |
|------------------------|--|
| Mary Ann Weideman | Assistant City Manager |
| Bob Eichem | Chief Financial Officer |
| Lynnette Beck | City Clerk |
| Patrick von Keyserling | Communications Director |
| David Driskell | Executive Director for the Department of Planning, Housing Sustainability |
| Molly Winter | Director of Community Vitality |
| Heather Bailey | Executive Director of Energy Strategy and Electric Utility Development |
| Michael Calderazzo | Fire Chief |
| Joyce Lira | Human Resources Director |
| Karen Rahn | Human Services Director |
| Don Ingle | Information Technology Director |
| David Farnan | Library and Arts Director |
| James Cho | Municipal Court Administrator |
| Tracy Winfree | Open Space and Mountain Parks Director |
| Yvette Bowden | Parks and Recreation Director |
| Greg Testa | Police Chief |
| Maureen Rait | Executive Director of Public Works |
| Cheryl Pattelli | Director of Fiscal Services |
| Mike Sweeney | Acting Transportation Director |
| Jeff Arthur | Utilities Director |

2015 City Council Committee Assignments

INTERGOVERNMENTAL ORGANIZATIONS

| | |
|--|---|
| Beyond the Fences Coalition | Morzel, Plass (Castillo – staff alternate) |
| Boulder County Consortium of Cities | Young, Morzel (alternate) |
| Colorado Municipal League (CML) – Policy Committee | Jones, Cowles (Castillo – staff alternate) |
| Denver Regional Council of Governments (DRCOG) | Jones, Plass |
| Housing Authority (Boulder Housing Partners) | Shoemaker |
| Metro Mayors Caucus | Appelbaum |
| National League of Cities (NLC) | Appelbaum, Cowles |
| Resource Conservation Advisory Board | Morzel (at large seat), Plass |
| Rocky Flats Stewardship | Morzel, Plass (1 st alternate), Castillo (2 nd alternate) |
| University of Colorado (CU) / City Oversight | Cowles, Shoemaker, Weaver |
| US36 Mayors and Commission Coalition | Appelbaum |
| US36 Commuting Solutions | Karakehian, Morzel (alternate) |
| Urban Drainage and Flood Control District | Jones |

LOCAL ORGANIZATIONS

| | |
|--|---------------------------|
| Boulder Museum of Contemporary Art (BMoCA) | Young |
| Boulder Convention and Visitors Bureau | Plass, Cowles (alternate) |
| Dairy Center for the Arts | Jones |
| Downtown Business Improvement District Board | Weaver, Young |

INTERNAL CITY COMMITTEES

| | |
|---|-----------------------------|
| Audit Committee | Cowles, Morzel, Shoemaker |
| Boards and Commissions Committee | Plass, Shoemaker |
| Boulder Urban Renewal Authority (BURA) Mayoral Appointment | Karakehian |
| Charter Committee | Karakehian, Morzel, Weaver |
| Civic Use Pad/ 9 th and Canyon | Karakehian, Morzel, Young |
| Council Employees Salary Review | Cowles, Shoemaker |
| Council Retreat Committee | Morzel, Yates |
| Evaluation Committee | Morzel, Shoemaker |
| Housing Strategy Process Sub-committee | Morzel, Shoemaker and Young |
| Legislative Committee | Jones, Karakehian, Weaver |
| School Issues Committee | Morzel, Plass, Shoemaker |

SISTER CITY REPRESENTATIVES

| | |
|---------------------------|--------------------------------|
| Jalapa, Nicaragua | Jones |
| Kisumu, Kenya | Morzel |
| Llaza, Tibet | Shoemaker |
| Dushanbe, Tajikistan | Weaver |
| Yamagata, Japan | Plass |
| Mante, Mexico | Young |
| Yateras, Cuba | Karakehian, Cowles (alternate) |
| Sister City Sub-Committee | Morzel, , Karakehian |

DRAFT
2016 Study Session Calendar

| Date | Status | Topic | Time | Location | Contacts | Materials Due |
|-----------|--------|--|-------------|-----------|-------------------------------|---------------|
| 01/26/16 | | Discussion of Co-op Housing | 6-9PM | Chambers | | 01/14/16 |
| 02/09/16 | | Neighborhood Parking Permit Review and Update | 6-7:30 PM | Chambers | Tammye Burnette | 01/28/16 |
| | | Resilience Strategy Update and Exercise | 7:30-9 PM | Chambers | Molly Winter/Ruth Weiss | |
| | | | 7:30-9PM | Chambers | Greg Guibert/Julie Raymond | |
| 02/23/16 | | Briefing: Boulder Energy Future | 5:30-6 PM | Chambers | Heather Bailey/Heidi Joyce | 02/11/16 |
| | | Hillard Heintze report - from the City Manager | 6-7:30 PM | Chambers | Tammye Burnette | |
| | | Middle Income Housing Strategy | 7:30-8:30PM | Chambers | Jay Sugnet/Edy Urken | |
| 03/03/16 | | Boards and Commissions Interviews (Thursday) | 6-9 PM | 1777 West | | |
| 03/08/16 | | Boards and Commissions Interviews | 6-9 PM | 1777 West | | 02/25/16 |
| 03/10/16 | | Boards and Commissions Interviews (Thursday) | 6-9 PM | 1777 West | | |
| 3/22/2016 | | No Study Session-CU Spring Break Mar 21-25 | | | | |
| 03/29/16 | | Civic Area Long Term Planning Update | 6-8 PM | Chambers | Sam Assefa/Lauren Reader | 3/17/2016 |
| | | | 8-9 PM | Chambers | | |
| 4/12/2016 | | Boulder Valley Comp Plan Update- 3rd Phase | 6:00-7:30 | Chambers | Lesli Ellis/Lauren Reader | 03/31/16 |
| | | Dev Related Impacts Fees and Excise Taxes | 7:30-9:00 | Chambers | Chris Meschuk/Lauren Reader | |
| 04/26/16 | | No Study Session-Council travel to Portland, OR | | | | |
| 05/10/16 | | Potential Ballot Items and Budget and Long Range Financial Planning Update | 6-8 PM | Chambers | Peggy Bunzli/Elena Lazarevska | 04/28/16 |
| | | Boulder Energy Future Update | 7:30-9:00 | Chambers | Heather Bailey/Heidi Joyce | |

February 2, 2016
Start Time: 6:00 PM Business Meeting
Location: Council Chambers, 1777 Broadway

| Agenda Section | | Time | Minutes |
|---|---|------|-------------|
| SPECIAL PRESENTATIONS | | | |
| OPEN COMMENT | | 45 | Minutes |
| CONSENT | | 15 | Minutes |
| | 2nd reading alternative ordinance to implement West TSA plan re: equine use | | |
| | 2nd reading for the short term rental supplemental appropriation | | |
| PUBLIC HEARINGS | | | Minutes |
| | <p>Joint Session with Planning Board and City Council - a public hearing for initial screening of public requests for Areas II and III properties</p> <ul style="list-style-type: none"> • Presentation for Area II and III property requests and county recommendations for same • Public hearing for Area II and III property requests • Council feedback and motion for Area II and Area III properties continues in Council Chambers • Planning Board deliberation and motion for Area II and Area III properties continues in Municipal Building, room 1777 (downstairs) | 180 | Minutes |
| MATTERS FROM CITY MANAGER | | | |
| MATTERS FROM CITY ATTORNEY | | | |
| MATTERS FROM MEMBERS OF COUNCIL | | | |
| CALL-UPS | | | |
| Total Estimated Meeting Time (Hours:Minutes) | | | 4:00 |

February 16, 2016
Start Time: 6:00 PM Business Meeting
Location: Council Chambers, 1777 Broadway

| Agenda Section | Item Name | Time | |
|--|--|-------------|---------|
| SPECIAL PRESENTATIONS | One Action 2016 Declaration-- Council Member Young | 10 | Minutes |
| OPEN COMMENT | | 45 | Minutes |
| CONSENT | 1st reading ordinance -Downtown Urban Guidelines Update- Lifting the height restriction is dependent on the adoption of the update | 15 | Minutes |
| | 1st Reading to Approve an ordinance Amending Boulder's Cable Code | | |
| | 1st rdg Leases for Point to Point Electrical Conduit Crossings | | |
| | Emergency Single Reading BRC supplement 126 allowing ordinances adopted last quarter of 2015 to be updated in hard copy | | |
| PUBLIC HEARINGS | 2nd rdg Annexation Ord for 236 and 250 Pearl | 60 | Minutes |
| | Motion to revise the COB 2016 State and Federal Legislative Agenda | 60 | Minutes |
| | West Fourmile Canyon Creek Area Study update and direction Ponderosa MHP | 90 | Minutes |
| MATTERS FROM CITY MANAGER | Expanding the City's Living Wage Resolution 926 | 60 | Minutes |
| | | | |
| | Bear Protection Ord Implementation Update | 20 | Minutes |
| MATTERS FROM CITY ATTORNEY | | | |
| MATTERS FROM MEMBERS OF COUNCIL | | | |
| CALL-UPS | | | |
| | Total Estimated Meeting Time (Hours:Minutes) | 6:00 | |

March 1, 2016
Start Time: 6:00 PM Business Meeting
Location: Council Chambers, 1777 Broadway

| Agenda Section | | Time | Minutes |
|---|--|-------------|---------|
| SPECIAL PRESENTATIONS | | | |
| OPEN COMMENT | | 45 | Minutes |
| CONSENT | | 15 | Minutes |
| | Study Session Summary for Neighborhood Parking Permit Review and Update | | |
| | | | |
| | Boulder Creek Restoration Master Plan | | |
| PUBLIC HEARINGS | 2nd reading Ordinance-Downtown Urban Design Guidelines Update- Lifting the height restriction is dependent on the adoption of the update | 90 | Minutes |
| | 2nd rdg Leases for Point to Point electrical conduit Crossings | 30 | Minutes |
| | | | Minutes |
| MATTERS FROM CITY MANAGER | Report summarizing the City Wide events in 2015 and authorize renewal agreement w the World Triathlon Corp | 15 | Minutes |
| MATTERS FROM CITY ATTORNEY | | | |
| MATTERS FROM MEMBERS OF COUNCIL | | | |
| CALL-UPS | | | |
| Total Estimated Meeting Time (Hours:Minutes) | | 3:15 | |

March 15, 2016
Start Time: 6:00 PM Business Meeting
Location: Council Chambers, 1777 Broadway

| Agenda Section | Item Name | Time | |
|---|---|-------------|---------|
| SPECIAL PRESENTATIONS | | | |
| OPEN COMMENT | | 45 | Minutes |
| CONSENT | 2/23 Study Session Summary regarding the Middle Income Housing Strategy | 15 | Minutes |
| | | | |
| | FAmendments to Title 13- Elections | | |
| | 1st Reading Ord Form Based Code Boulder Junction Phase 1 | | |
| PUBLIC HEARINGS | | | Minutes |
| | | | Minutes |
| MATTERS FROM CITY MANAGER | | | |
| MATTERS FROM CITY ATTORNEY | | | |
| MATTERS FROM MEMBERS OF COUNCIL | B & C Appointments | 60 | Minutes |
| CALL-UPS | | | |
| Total Estimated Meeting Time (Hours:Minutes) | | 2:00 | |

CU Spring Break Mar 21-25

April 5, 2016
Start Time: 6:00 PM Business Meeting
Location: Council Chambers, 1777 Broadway

| Agenda Section | Item Name | Time | Minutes |
|---|--|-------------|---------|
| SPECIAL PRESENTATIONS | Quarterly Municipal Court Update | 15 | |
| OPEN COMMENT | | 45 | Minutes |
| CONSENT | | 15 | Minutes |
| | 2nd Rdg for Amendments to Title 13 | | |
| | Hill Reinvestment Strategy 12/8/15 Study Session Summary | | |
| | | | |
| PUBLIC HEARINGS | 2nd Rdg Ord for Form Based Code for Boulder Junction Phase I | 150 | Minutes |
| | | | Minutes |
| | | | Minutes |
| MATTERS FROM CITY MANAGER | | | |
| MATTERS FROM CITY ATTORNEY | | | |
| MATTERS FROM MEMBERS OF COUNCIL | | | |
| CALL-UPS | | | |
| Total Estimated Meeting Time (Hours:Minutes) | | 3:45 | |

April 19, 2016
Start Time: 6:00 PM Business Meeting
Location: Council Chambers, 1777 Broadway

| Agenda Section | Item Name | Time | Minutes |
|---|--|-------------|---------|
| SPECIAL PRESENTATIONS | | | |
| OPEN COMMENT | | 45 | Minutes |
| CONSENT | 1st Reading Ord of Annual Budget Carryover and First Adjustment to Base 2016 | 15 | Minutes |
| | Notice of Sale Resolution - 2016 Water and Sewer Bonds- Resolution | | |
| | | | |
| | | | |
| PUBLIC HEARINGS | | | Minutes |
| | | | Minutes |
| MATTERS FROM CITY MANAGER | | | |
| MATTERS FROM CITY ATTORNEY | | | |
| MATTERS FROM MEMBERS OF COUNCIL | | | |
| CALL-UPS | | | |
| Total Estimated Meeting Time (Hours:Minutes) | | 1:00 | |



TO: Mayor and Members of City Council
FROM: Jordan Matthews, City Clerk's Office
DATE: January 19, 2016
SUBJECT: Information Packet

1. CALL UPS

None

2. INFORMATION ITEMS

None

3. BOARDS & COMMISSIONS

- A. Environmental Advisory Board – December 9, 2015
- B. Transportation Advisory Board – October 12, 2015
- C. Transportation Advisory Board – November 9, 2015

4. DECLARATIONS

None

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

NAME OF BOARD/COMMISSION: Environmental Advisory Board

DATE OF MEETING: December 9, 2015

NAME/TELEPHONE OF PERSON PREPARING SUMMARY: Sandy Briggs/303-441-1931.

NAMES OF MEMBERS, STAFF AND INVITED GUESTS PRESENT:

Environmental Advisory Board Members Present: Steve Morgan, Tim Hillman, Brad Queen and Morgan Lommele.

Environmental Advisory Board Member Absent: Karen Crofton.

Staff Members Present: Brett Ken Cairn and Melinda Melton.

MEETING SUMMARY:

❖ **Annual Letter to City Council Discussion**

- The following areas were determined to be the EAB's priorities:
 - Environmental Issue Engagement and Communication
 - Issue Prioritization via Integration and Modeling
 - Commercial Sector Involvement
 - Residential Sector Involvement
 - Funding for Clean Energy Technology Companies
 - Elimination of Neonicotinoid Pesticide Use
- The board determined specificity, measuring and a modeling framework need greater attention and influence and this will be reflected in their letter.
- It was mentioned that programs offering strong incentives are more easily accepted and therefore potentially of greater benefit.
- The board agrees that neither the EAB nor the city should take action without a definitive idea of what the goals are, how to measure a plan's effectiveness and what success looks like.
- There was a strong consensus that the board needs more time to review communications materials in order to be an effective participant in communication plan discussions.
- The board decided to add a note at the end of the letter requesting Council ask them immediately and directly for any clarification or questions as one or more board members will attend the Council meeting during which the letter will be read.
- **M. Lommele** suggested many items be rephrased into defined actions or policy steps.
- The board will reiterate their support of the Building Performance Ordinance and GHG reduction strategies as well as continued evaluation of the Boulder Energy Challenge and research into additional investment finance incentive options.
- **T. Hillman's** portion of the letter encourages continuing emphasis on the residential sector and the potential creation of a Residential Energy Conservation Ordinance that would apply to the 20,000 owner-occupied homes in the city. This would include time-of-sale energy efficiency requirements that have already been mentioned by Council and are also mentioned as a possible future policy initiative in the Climate Commitment Draft

- Document.
- It was suggested that ordinance driven change will be more effective than voluntary approaches.
 - In addition to providing Council the top priorities in the eyes of the board, **T. Hillman** recommended emphasizing the Climate Commitment initiative as key.
 - The board agreed the letter will also reflect continued support of the elimination of the use of neonicotinoid pesticides within the city.
 - **M. Lommele** will edit most of the letter and take the lead with providing a final draft.

1. CALL TO ORDER

Environmental Advisory Board Chair **S. Morgan** declared a quorum and the meeting was called to order at 6:05 pm.

2. APPROVAL OF MINUTES

On a motion by **S. Morgan**, seconded by **T. Hillman**, the Environmental Advisory Board voted 4-0 (**K. Crofton** absent) to approve the November 4, 2015 meeting minutes.

3. PUBLIC PARTICIPATION

None.

4. PUBLIC HEARING ITEMS

A. Review Drafts and Complete Final Annual Letter to City Council

The board reviewed the letters and comments from each board member and discussed what to include in and how to structure their annual letter to City Council.

S. Morgan, B. Queen, M. Lommele and T. Hillman summarized their comments on their draft letters. Details are captured in the meeting summary.

5. DISCUSSION ITEMS

A. Climate Commitment Community Engagement Process

The engagement strategy will be kicked into high gear starting in February.

There was not enough time to engage a full discussion with the board. The item was tabled until the February meeting since the EAB will have a retreat in January.

6. OLD BUSINESS/UPDATES

- ❖ **S. Morgan** informed the board that \$110,000 in Solar Grant funds was awarded to three parties and suggested the good press from this be leveraged to encourage continued great work on the environmental front.

7. MATTERS FROM THE ENVIRONMENTAL ADVISORY BOARD, CITY MANAGER AND CITY ATTORNEY

- ❖ Board chair **S. Morgan's** tenure with the EAB ends in March. Therefore, the board will need to transition in a new chair. **T. Hillman** will assume this responsibility starting in January of 2016 with support and assistance from **S. Morgan** until his term ends. **T. Hillman** noted that he might need to step down himself since he's likely moving out of state and may not be able to serve effectively after May or June 2016. He will keep the board apprised of his plans through the first part of the year and they will adjust as necessary depending on his final

situation.

8. DEBRIEF MEETING/CALENDAR CHECK

- ❖ The board calendar was mistakenly read that the next regular meeting would be on Wednesday, January 6, 2016, but later corrected to reflect the EAB retreat on that date. Regular meetings will resume on February 3, 2016.

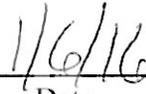
9. ADJOURNMENT

Environmental Advisory Board adjourned at 8:07 pm.

Approved:



Chair



Date

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

| | |
|--|--------------------|
| Name of Board/ Commission: Transportation Advisory Board | |
| Date of Meeting: 12 October, 2015 | |
| Contact Information Preparing Summary: Kaaren Davis 303.441.3233 | |
| Board Members Present: Zane Selvans, Andria Bilich, Dom Nozzi, Daniel Stellar, Bill Rigler | |
| Board Members Absent: | |
| Staff Present: Michael Gardner-Sweeney, Interim Director of Public Works for Transportation Molly Winter, director, Downtown and University Hill Management Division and Parking Services (DUHMD/PH&S) Karl Guiler, Senior Planner PH&S Kathleen Bracke, GO Boulder Manager Bill Cowern, Transportation Operations Engineer Chris Hagelin, Senior Transportation Planner Marni Ratzel, Sr. Transportation Planner Lesli Ellis, Comprehensive Planning Manager, PH&S Courtland Hyser, Senior Planner, PH&S Lisa Smith, Communications Kaaren Davis, Board Secretary | |
| Consultants Present: Bill Fox and Carlos Hernandez of Fox Tuttle Hernandez | |
| Type of Meeting: Advisory/ Regular | |
| Agenda Item 1: Call to Order | [6:07 p.m.] |
| The meeting was called to order at 6:07 p.m. | |
| Agenda Item 2: Approval of minutes from 14 September, 2015 | [6:08 p.m.] |
| Move to approve August 10, 2015 minutes as amended. | |
| Motion: Bilich Second: Nozzi | |
| 5:0:0 Motion Passes | |
| Agenda Item 3: Public Participation | [6:10 p.m.] |
| <ul style="list-style-type: none"> • Loren Pahlke- Lessons learned on Folsom. Names matter. Right sizing was a poor choice. Aesthetics matter. The City needs to have a demonstrated capacity to care for modified streets in all weather. Numbers may not be enough to sell a project, but they can kill it. Models must account for all conditions. The before numbers must be irreproachable. Retraction of presumed rights is a hard thing to do. What were we offering drivers? Changing the core of downtown should have come after changes in the easiest, least controversial areas. Make sure the scope of the project will not require walk-back before implementing. Business and seniors need to be on board. Not just the bike community. Presumed beneficiaries (cyclists feeling endangered) need to agree that they will actually be beneficiaries. • Karen Worminghaus- Director of Ego Car Share- Emailing a document to TAB and staff regarding Ego Car Share. On street parking is a yes. Anything that is a highest and best use should be pursued. Bigger question is how. • Zach Swank – Ego Car Share Board member – Purpose is to reduce the impacts of personal vehicle ownership. Round trip car sharing is key. Has concerns regarding the impact of one way car sharing on bike and bus mode use. Not much data as it is a newer model. Two studies that have come out show a negative impact on transit and bike use. This is significant for a community that is trying to increase transit and bike use. If one way car sharing is introduced to Boulder, this must be done carefully or it could be counterproductive to the city’s efforts to increase transit and bike use. | |
| Agenda Item 4: Staff briefing and TAB input regarding Access management Parking Strategy (AMPS) | [6:21 p.m.] |
| Molly Winter, Kathleen Bracke, Bill Cowern, Chris Hagelin, Carl Guiler and Carlos Hernandez gave the presentation to the board. | |
| Executive Summary from Packet Materials: | |
| The purpose of this memo is to: | |

1. Seek the Transportation Advisory Board's input on draft recommendations for key priorities for 2015 and 2016:
 - a. options and draft recommendation for parking code amendments;
 - b. draft recommendations for Transportation Demand Management (TDM) policies for new developments; and
 - c. options and draft recommendations on car sharing policy.
2. Share ongoing community engagement and work plan items related to AMPS and next steps.

The purpose of AMPS is to review and update the current access and parking management policies and programs and develop a new, overarching citywide strategy in alignment with city goals. The project goal is to evolve and continuously improve Boulder's citywide access and parking management policies, strategies, and programs in a manner tailored to address the unique character and needs of the different parts of the city.

Staff has gathered input from the community, boards and commissions to help identify 2015 priorities for further research and community discussion. Ongoing outreach to the city advisory boards and the community has served the dual purposes of educating the public about the multimodal access system and seeking input and ideas about future opportunities for enhancements. The community and board members attended an AMPS open house in September 2015, and provided the input summarized in Section II below. Staff is preparing the most recent feedback from the boards and commissions, surveys, and September 21 open house, which will be submitted to council prior to the study session.

Questions for the Boards and Commissions

1. What is your input on the following AMPS 2015 priority work program items:

Updates to Off-Street Parking Code Regulations

- a. Recent parking data shows that current parking requirements generally require more parking city wide than is needed for land uses. Which scenario for parking code changes would be advised moving forward (*see Section III*)?

TDM Plans for New Development

- b. What are the pros and cons related to the two approaches – district focused and city-wide – for a TDM Plan ordinance for new developments?
- c. Should staff include in the city-wide approach an option to have the trigger based on the number of employees or bedrooms/housing units or number of peak hour vehicle trips?

Car Share On-Street Parking Policy

- d. Should the city include a designated on-street parking alternative for car share companies in our car share on-street parking policy?
 - e. Should the city include a permitting process for geo-tracked car share vehicle to park in undesignated public right-of-way parking spaces in managed districts, in excess of time restrictions present in these areas?
2. Do the Boards and Commissions have any feedback regarding the ongoing AMPS community engagement and related work plan items and next steps?

Board discussion and comments included:

[6:33 p.m.]

Off Street Parking Code Regulation Update:

- Questions regarding whether there are other communities whose rates for NPP commuter permits we can use for comparison. Ours seem really low.
- Questions regarding whether there are demonstrated trends, or whether expansion of NPP zones can be tracked. Is it a self-perpetuating process as overflow parking gets moved out of an NPP zone into surrounding areas?
- Requests for clarification on the community engagement process for the pricing structures.
- Concerns that the complexity of AMPS (with its many parts and timelines) may make it difficult for the community to engage meaningfully in the process. Recommendation that the process be simplified and therefore more accessible.

- Questions around what the driving motivators are for the proposed increased to long term permit prices.
- Support expressed for unbundling parking prices in areas outside Boulder Junction.
- Question regarding the viability of a “fee in lieu of parking” strategy.
- Questions regarding requirements for “cash out” parking pricing.
- Questions regarding percentages of “in commuters” paying for parking and whether there are goals around this concept as a strategy for reducing car commuting.
- Short term hourly parking goal clarifications.
- Concerns regarding how satellite parking will be handled.
- Strategies for how to get acceptance from businesses for priced parking.
- What lessons learned from “Right-sizing” can be applied to AMPS.
- Questions regarding what success would look like related to concerns that businesses have regarding their parking.
- Questions regarding public relations strategy and recommendations for messaging.
- Clarifications regarding rates of occupancy near NPP districts as opposed to further away.
- Discussion of various potential strategies for funding residential NPP zones.
- Discussion of reducing the parking minimums in the code in order to provide a market for priced parking.

TDM for new development:

- Questions regarding methodology for demand and peak time measurements.
- Questions regarding the relationship of zero price parking to demand.
- Concerns about implementing a city wide approach, specifically a district based approach allows a more aggressive pricing structure.
- Clarifications on the scope of the TDM toolbox in development planning.
- Concerns that ordinances might be weaker than desirable.
- Recommendation that parking reduction should be eliminated if we have no minimum.
- Recommendation for simplification of the issue in order to make public engagement easier and more successful.
- Concerns that the city’s multimodal system and TDM are not yet well enough developed to pursue more stringent requirements in parking codes.
- Concerns to approach minimums carefully with enforceable and verifiable TDM.
- Clarifications regarding the maximum being set at 4.0 when it appears that goal has already been met.
- Support city wide parking standards if the data supports it as a successful strategy.
- Questions as to whether the parking requirements for new development can be enforced upon existing development.
- Support for the district approach and a hybrid approach if that looks like it gets us more options.
- Support for including a mechanism to add “Carrots” to the TDM.
- Discussion regarding whether an ordinance is necessary or whether interest in TDM can be naturally generated.

Car Share On-Street Parking Policy:

- Clarifications on primary uses of those who use car share services.
- Questions regarding how on street parking for car share programs would provide benefit.
- Clarifications regarding what areas would be affected by changes in the code.
- Concerns regarding the one way share for commuting.
- Questions regarding what type of information is already available and what resources could be deployed to get data for study if the issue were to move forward.
- General support for question 2 provided any ordinance created can handle the nuances needed to make this initiative successful.
- Emphasis on gathering data from existing programs in other cities to provide good grounding for public engagement.

Agenda Item 5: Staff briefing and TAB input regarding Phase II Living Laboratory evaluation update, corridor refinements and upcoming community engagement events. [8:53 p.m.]

Mike Sweeney, Bill Cowern, Kathleen Bracke, and Marni Ratzel gave the presentation to the board.

Executive summary from packet materials:

This memo provides an update on the Living Lab Phase II evaluation, corridor refinements, and upcoming community engagement events for the Folsom Street corridor project.

Following the Sept. 14 TAB meeting, staff developed a recommendation for City Council consideration at the Sept 29th City Council special meeting. The staff recommendation is more in alignment with Option 3 presented at the Aug. 10 TAB meeting and Aug. 25 Council study session. At the Sept 29 meeting, Council supported the staff recommendation. In response, staff has scheduled work to restore Folsom Street to its pre-Living Lab lane configuration from Canyon Boulevard to Spruce Street, returning it to a four-lane street with standard bike lanes.

Staff continues to monitor and evaluate the Folsom Street project on a daily and weekly basis. Additionally, staff has scheduled several community outreach and listening events in the coming weeks to continue gathering public feedback regarding how the corridor is functioning from a multimodal user perspective.

TAB Action Requested

Please review and provide feedback regarding the Living Lab Phase II Folsom corridor evaluation results from weeks 1-9 and planned community outreach activities. Staff also would like input from TAB on their interest in participating in an opportunity to debrief the Living Lab phase II program to-date with staff.

Board discussion included:

- **Living Lab Item Deferred to a future date in the interest of time.**

Agenda Item 6: Staff briefing and TAB input regarding Boulder Valley Comprehensive Plan (BVCP)

[8:54 p.m.]

Lesli Ellis and Courtland Hyser gave the presentation to the board.

Executive summary from packet materials:

The purpose of this item is to provide an update on the Boulder Valley Comprehensive Plan (BVCP) 2015 Update and receive feedback on the foundational work to date (i.e., Trends Report, projections, fact sheets, and mapping); the community engagement plan and input so far; the initial focused topics for the BVCP update; and next steps for the 18-month project.

TAB action requested:

Does TAB have any questions about the foundational information (i.e., Community Profile, draft Trends Report, Sub community Fact Sheets, 2040 projections), or feedback about:

1. Community engagement and next steps?
2. Focused topics for the 2015 update and/or specific topics relevant to TAB, including policy directions adopted as part of the 2014 Transportation Master Plan?

Board discussion included:

Community Engagement:

- Questions regarding how those in the community who are less technically savvy can be accommodated for the purposes of community engagement.
- Questions as to whether the comp plan engagement will include any visual preference surveys and 3D graphic representations.
- Suggestions for revisions to page 6 of the packet.
- Encouragement for as much in person, out in the community outreach as possible.
- Clarifications on the role of transit in the BVCP.
- Suggestions that transit access metrics should be separated into RTD and non-RTD transit.
- Preferences for some metric other than VMT to be used in the future.
- How to assess the actual will in the community to enact the connectivity goals that the TAB works on.
- Suggestions for the creation of a BVCP 2015 Twitter account to aid with outreach.
- Suggestions for the inclusion of more visuals and more niche narratives that people can explore.
- Recommendations to discuss tradeoffs clearly with the community during outreach.

Topics of Focus:

- Transportation action items at the end of the TMP.
- Concerns regarding how November ballot issues may affect the city's ability to implement the goals being discussed.

Agenda Item 7: Matters

[9:28 p.m.]

A.) Matters from the Board Included:

Board member Bilich brought up the below matter(s)

- **Land use reviews for land adjacent to the Broadway Boogie route (Broadway and Table Mesa).** Staff provided updates on the Transportation related aspects of this project.
- **Flatirons running company** is putting a tent sale on their sidewalk that blocks cars from being able to see bikes on the bike path.
- **RTD Bus Shelter at the location.** Staff provided updates.

Board member Selvans brought up the below matter(s)

- **Joint board meeting** did not provide enough time for the Boards to interact with each other. $\frac{3}{4}$ of the time was spent being talked at by staff. Desire was expressed for a less structured meeting between the boards on smaller specific topics.

B.) Matters from staff/Non Agenda:

- None

Agenda Item 8: Future Schedule Discussion:

None

Agenda Item 9: Adjournment

[9:39 p.m.]

There being no further business to come before the board at this time, by motion regularly adopted, the meeting was adjourned at 9:39 p.m.

Motion: moved to adjourn; Selvans, seconded by: Bilich

Motion passes 5:0

Date, Time, and Location of Next Meeting:

The next meeting will be a regular meeting on Monday, 09 November, 2015 in the Council Chambers, 2nd floor of the Municipal Building, at 6 p.m.; unless otherwise decided by staff and the Board.

APPROVED BY:


Board Chair

Date

12/14/2015

ATTESTED:


Board Secretary

Date

12/14/15

An audio recording of the full meeting for which these minutes are a summary is available on the Transportation Advisory Board web page.

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

| | |
|--|--------------------|
| Name of Board/ Commission: Transportation Advisory Board | |
| Date of Meeting: 9 November, 2015 | |
| Contact Information Preparing Summary: Kaaren Davis 303.441.3233 | |
| Board Members Present: Zane Selvans, Andria Bilich, Dom Nozzi, Daniel Stellar, Bill Rigler Board Members Absent: | |
| Staff Present: Michael Gardner-Sweeney, Interim Director of Public Works for Transportation Kathleen Bracke, GO Boulder Manager Jean Sanson, Senior Transportation Planner Bill Cowern, Transportation Operations Engineer Kaaren Davis, Board Secretary | |
| Consultants Present: Bill Fox of Fox, Tuttle, Hernandez. | |
| Type of Meeting: Advisory/ Regular | |
| Agenda Item 1: Call to Order | [6:02 p.m.] |
| The meeting was called to order at 6:03 p.m. | |
| Agenda Item 2: Approval of minutes from 12 October 2015 | [6:02 p.m.] |
| Approval tabled pending review of draft minutes. | |
| Agenda Item 3: Public Participation | [6:02 p.m.] |
| <ul style="list-style-type: none"> • David Baskett: Former city traffic engineer. Has questions regarding the East Arapahoe project. Is currently the City of Lakewood traffic engineer. Working on their master bike plan. Getting a lot of feedback from their public involving Folsom street. Urging an open East Arapahoe process with great transparency to facilitate a better path for the project. | |
| Agenda Item 4: Staff briefing and TAB input regarding December 8, 2015 City Council Study Session on East Arapahoe transportation corridor plan. | [6:05 p.m.] |
| Jean Sanson gave the presentation to the board. | |
| Executive Summary from Packet Materials: | |
| The purpose of this agenda item is to provide a briefing to the Transportation Advisory Board (TAB) on the status of the East Arapahoe Transportation Plan and to obtain TAB's input to develop materials for the upcoming community outreach process in November and the City Council Briefing scheduled for December 8, 2015. | |
| Requested Action from TAB: | |
| Key Questions for the TAB: | |
| <ol style="list-style-type: none"> 1. Does TAB have any questions regarding the range of conceptual alternatives and evaluation criteria for the East Arapahoe corridor? 2. Does TAB have any suggestions for enhancing and/or clarifying the materials prior to the upcoming community outreach planned to begin in November and the City Council Briefing in December? | |
| Board discussion and comments included: | [6:23 p.m.] |
| Questions regarding range of conceptual alternatives and evaluation criteria for the East Arapahoe corridor: | |
| <ul style="list-style-type: none"> • Questions around how the alternatives presented tie into the plan for business and school growth in the area. • Request for clarification of outreach to date and plans for upcoming outreach. • Questions regarding biggest lessons learned from the Folsom project. • Concerns around stakeholder selection and the need for selecting properly informed stakeholders for the engagement process. • Opinion expressed that if general purpose lanes are retained, transit and bike development cannot be maintained. | |

- General comments regarding option B.
- Questions regarding connections with LEAD and addressing impacts of the proposed project on “Recycle Row”. Concerns about potential impacts of the project on the city’s long term zero waste plans.
- Concerns that much of the public feedback included in the packet is old (2 years) and may not be particularly valid at the present time.
- Questions about the exact spatial extent of the project proposed.
- Questions around criteria and specifically whether cost is one of the criteria.
- Comment that the range of options presented is an all-encompassing range and a good place to start.
- With the current zoning for the area, the range of options is too wide, but if we assume other land use patterns are on the table, they become more appropriate.

Suggestions for enhancing and/or clarifying the materials prior to the upcoming community outreach:

- Suggestion to have data ready to hand for the Council meeting.
- Include lessons learned from Folsom in the presentation to Council.
- Host charrettes with high quality consultants to narrow down options with stakeholders.
- Include more graphics that show what can be achieved with the various alternatives.
- Include a key or legend for the graphics showing lane designations.
- Make the graphics larger and to tweak the BRT graphic to make it more easily understandable.
- Make it clear what role cost and funding plays in the options.
- Make it clear that different options may have different dimensions and look very different.
- Outreach needs to be done differently by the city than it has been in the past (lessons learned from the Folsom project). This project looks like the city will be doing more of the same. Staff needs to recognize that the Daily Cameral holds undue sway in Boulder and that it is a communications outlet that staff need to be aware of.
- Every time a public meeting is held, notes should be published to the web and then encourage participants to review the notes, make corrections, and distribute them through their own networks.
- Add scoping for the TMP to the presentations to bookend the meetings. This will provide stakeholders with context for the project and keep input flowing in a positive direction.
- Take care to accurately translate what the project will look like on the ground into the outreach process.
- Evaluation table transit section could use a metric or two that acknowledge that this is a commuter corridor and discusses how we are addressing mode share and mode share change and connections within the transit planning for the project.
- Edge parking needs to come into the discussion.
- Make it clear to Council and other stakeholders that some of the options are only viable with land use changes.
- Be transparent about the stakeholder selection criteria and process.
- Present pro’s and con’s for each alternative to Council to demonstrate why the range of alternatives and specific alternatives were chosen.
- Provide list of other communities that options are being deployed in.

No formal board action requested at this time.

Agenda Item 5: Matters

[7:08p.m.]

A.) Matters from the Board Included:

Board member Nozzi brought up the below matter(s)

- Folsom project: Kudos to staff for their heroic efforts despite all the bashing. Nevertheless, is dismayed by the rollback of the project without data to justify the scaling back. This has just sent the message to those who opposed the project that they were correct in their opposition. Believes that it was a mistake to scale back the project. Hopes TAB will vote to support the other repurposing projects.

Board member Bilich brought up the below matter(s):

- Met with Sweeney out at Broadway Boogie to walk thorough sections of proposed new development to review access plans.
- Questions regarding how the TAB email works,

Board member Rigler brought up the below matter(s):

- Requested an update on the search for a new Transportation Director for Public Works.

B.) Matters from staff/Non Agenda:

[7:15 p.m.]

- **Grant submittals – FASTER and Safe Routes to School: Working on a project to complete the mobility**

hubs at the Table Mesa Park-n-Ride for the FASTER grant. Coordinating with BVSD, Boulder County Transportation, Public Health and certain schools for good infrastructure projects to submit for Safe Routes to School grants.

- **AMPS Satellite Parking update:** Starting to pilot this with downtown employees in the Civic Area sites. Also looking at additional sites such as 64th and Arapahoe. Identifying potential satellite parking sites on all corridors coming into the city. Working to help people with connections from those sites.
- **Living Lab Phase I and Phase II update:** Phase I- Continuing outreach and getting feedback from the community through a variety of methods. Lots of in person outreach. Next public meeting November 17th. Some projects are still in their experiment mode. Others have been implemented more recently. Junction Place and Pearl Parkway coming in 2016. Phase II – Made the modifications along the corridor. Continuing with outreach and evaluation and updating website, infographics and data summary accordingly. Travel times now more reflective of the “before” condition. Counts may be reflecting seasonal fluctuations. Collision rates about the same. Crash locations will be mapped so patterns can be easily seen.
- **TAB Application feedback:** Send feedback to Mike individually and he will collate and get it back to the CMO.
- **Regional studies update:** Plans for some bus service to operate on the shoulder. State law precludes this so it is now a legislative item. There is FasTracks money available; the corridor is working with DRCOG to get some funding for Quiet Zone implementation.

Agenda Item 8: Future Schedule Discussion:
Combined with Matters from Staff

[7:46 p.m.]

Agenda Item 9: Adjournment

[7:46 p.m.]

There being no further business to come before the board at this time, by motion regularly adopted, the meeting was adjourned at 7:46 p.m.

Motion: moved to adjourn; Selvans, seconded by: Stellar

Motion passes 5:0

Date, Time, and Location of Next Meeting:

The next meeting will be a regular meeting on Monday, 14 December, 2015 in the Council Chambers, 2nd floor of the Municipal Building, at 6 p.m.; unless otherwise decided by staff and the Board.

APPROVED BY:



Board Chair

ATTESTED:



Board Secretary

12/14/2015

Date

12/14/15

Date

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