



Boulder Parks & Recreation Advisory Board

TO: Parks and Recreation Advisory Board

FROM: Yvette Bowden, Director, Parks and Recreation Department
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SUBJECT: Matters from the Department

DATE: July 22, 2019

A. Asset Management Software Update

Asset management has remained a key theme of the department's annual work plan since the approval of the current master plan in 2014. The outcomes of successful asset management allow the department to guide the capital improvement program, determine ongoing preventative maintenance needs and provide transparent information to the community, PRAB and City Council related to the needs of capital infrastructure. Throughout 2019, staff has been implementing a specific software to assist in managing BPR assets and staff will provide an overview and summary at the July regular business meeting for PRAB to review and ask questions related to the implementation process, software capabilities and utilization of the information generated.

B. Harbeck-Bergheim House

Staff has been developing a fair and transparent proposal process and investigating the most efficient and effective way to list the [Harbeck-Bergheim House](#) for lease. After multiple internal department meetings, evaluation of available internal support, review of listing processes and access to property management in other departments, the need for a professional in the real estate industry was identified. A listing agent will support staff with the process by applying industry standard methods for a lease listing, marketing, proposal evaluation recommendations and contract negotiation with the understanding of the special needs and community interest for this house.

It is anticipated that proposals will be accepted from July to September of 2019. The notification to the community regarding the request for proposal will be managed by the listing agent in partnership with staff utilizing multiple methods of communication providing the opportunity to a broad audience. The request for proposals will include criteria as outlined in previous memos honoring community values and department key themes.

Once leased, the department may consider inclusion in a citywide property management contract. This decision will be dependent on the future lessee and contract negotiated for the property intending to consider the level expertise required and efficiencies it could create.

In addition, staff is working towards completing other items previously committed to regarding the house. Multiple quotes are under review for stained-glass window restoration and replacement of the glazing. A final decision on the contractor and a schedule should be available by the end of July. The intention is to have the work completed while the building is vacant.

Colorado Historical Foundation's Easement Committee of the Board of Directors approved acceptance of an interior easement for the Harbeck-Bergheim House, intended to protect interior historical features of the home. The agreement to accept an easement allows the department and the foundation to negotiate the terms of the easement. It is anticipated that the easement negotiations will be complete prior to the deadline for lease proposal submissions in September. Any future improvements to the building, by the city or future lessees, will comply with the interior easement.

C. Chautauqua Park – Playground Renovation

[Chautauqua Park](#), located at the base of the iconic flatirons of Boulder, is one of only 25 National Historic Landmarks in the state of Colorado. While Chautauqua Park is best known for its arts, culture and educational programs, the community's recreational activities are also popular, as they were historically. The City of Boulder developed the area northeast of the dining hall as a playground in 1913. During the mid-1980s the current tennis court was added to the eastern edge of the playground.



The playground components and arrangement have had a large degree of change over the course of Chautauqua Park's history. The original elements of the playground have been replaced with contemporary equipment. In 2019, the Parks and Recreation Department allocated Capital Improvement funds to renovate the playground at Chautauqua Park. The playground equipment has exceeded its life expectancy. ADA accessibility and

playground equipment safety regulations are examples of new guidelines that must be followed in the renovation process. The historic nature of the property poses additional challenges to the process.

The project has four main phases:

1. ***Background Research and Scope Development (June – July 2019)***. This phase is focused on gathering background information, assessing existing conditions, and developing the scope through consideration of goals and objectives for the project.
2. ***Concept Alternatives Development (July- August 2019)***. In this phase, the background information and goals and objectives will shape the draft alternatives for the concept plans. A draft of historic context that provides information on playground area precedent and historic use in that part of the park will be developed. Staff will be seeking input from staff, boards, stakeholders and the community on the alternatives.
3. ***Preferred Concept Plan Review (August – September 2019)***. This phase is focused on identifying a preferred concept plan considering community feedback in addition to existing limitations and regulations required for development.
4. ***Bidding and Construction (October 2019 – Spring 2020)***. This phase is focused on implementation of the preferred concept plan through review of a Landmark Alteration Certificate, permitting, bidding and construction.

Staff is in the early phase of research and scope development for this playground renovation process. Research underway includes but is not limited to:

- Tree Inventory Assessment
- Playground Feature Condition and Needs Assessment
- Tennis Court condition and needs assessment
- Operational Efficiency Evaluation
- Historic Documentation Research
- Communication/Coordination Plan Development with Stakeholders and Community
- Land Survey
- Regulatory and Best Practice Priorities

A public open house is anticipated near the end of August to share the foundation of information and interpretation of the research with the community. Staff will be presenting some alternatives, ideas and styles of amenities to spark discussion and discovery of creative ways to engage youth in this unique and beloved space. Community members can sign up project updates and meeting notices on the [Chautauqua Park](#) web page.

[Colorado Chautauqua Association](#) (CCA) will coordinate with staff to host public meetings. CCA is interested in the development of a preservation lab near the playground and tennis area. The preservation lab and the playground renovation are two distinctly

different projects regarding who is managing the project, timelines and funding resources; however, the audience is the same and the coordination of combined public meetings will benefit both the department and the CCA. The department will work closely with CCA to ensure that any planned improvement to the playground and/or tennis court area will not impede future CCA planned improvements.

D. Hogan Pancost Update

At the July 16, 2019 business meeting, City Council voted 8-0 to “Designate the Hogan Pancost Property partially for parks and recreation, partially for flood mitigation, and partially for open space uses in accordance with the July 16 staff memorandum”. In alignment with this direction, staff are pursuing the acquisition of the Hogan Pancost property as park land sourced from the Permanent Parks and Recreation Fund.

As the Parks and Recreation Advisory Board’s (PRAB) role includes the approval of spending from the Permanent Parks and Recreation Fund (PPRF) and acquisition of park land, this item will be on the PRAB’s agenda in the coming months. The transaction is being prepared in a way such that it does not impact PPRF projects, priorities, or funding plans.