

**CITY OF BOULDER
PLANNING BOARD AGENDA ITEM**

MEETING DATE: September 17, 2015

AGENDA TITLE: Public Hearing and Consideration of a Recommendation to Parks and Recreation Advisory Board on the Boulder Civic Area, Phase I Park Development Plan, Community and Environmental Assessment Process (CEAP)

PRESENTER/S:

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

EXECUTIVE SUMMARY:

In June 2015, the City Council accepted the updated Boulder Civic Area Master Plan, which defines the overall concept for the site and establishes criteria and guidelines for the consideration of specific improvements. The site includes the area between Canyon Boulevard and Arapahoe Avenue and 9th and 14th Streets. The 2015 Civic Area Master Plan replaces the 1992 Civic Center Master Plan and builds on the 2013 Vision Plan. The long-term vision is to transform the Civic Area into an even more unique place that reflects the community's shared values and its diversity, providing space and programs for people to gather, recreate, eat, learn, deliberate and innovate. The plan establishes the goals, guiding principles and core themes for Civic Area implementation.

Implementation of the Boulder Civic Area Master Plan is expected to take place over the next 10 to 20 years. However, due to the passage of the Community, Culture and Safety tax initiative in November 2014, the first phase of improvements in the Civic Area are moving forward. The goal is to create a more vibrant and active urban park and civic area, including recreational amenities, community spaces, safety improvements, and connections and access improvements to and through the Civic Area. A park plan is being developed to implement the \$8.7 million Phase I improvements and coordinate with the more than \$5 million from the tax devoted to Boulder Creek Path, 11th Street lighting, public art and Arapahoe underpass improvements. In order to advance these Phase I improvements and guide further work on longer-term investments, a Community and Environmental Assessment Process (CEAP) to adopt the Phase I park plan is necessary.

The purpose of the CEAP is to assess the potential impacts of conceptual project alternatives to inform the selection and refinement of a preferred alternative. In this case, the preferred alternative is the Civic Area Park Development Plan. The CEAP is a formal review process to balance multiple community goals by assessing a project against the policies outlined in the Boulder Valley Comprehensive Plan (BVCP) and master plans. The CEAP process includes review by an interdepartmental staff team and the “sponsoring” or primary advisory board, which in this case is the Parks and Recreation Advisory Board (PRAB). Given the community-wide interest in the Civic Area as well as the complexity and involvement of multiple boards and commissions in the recently accepted Civic Area Master Plan, the CEAP document and Park Development Plan (preferred alternative) will also be reviewed by Planning Board and City Council. Planning Board’s role in reviewing is to look for consistency with the Civic Area Master Plan and the BVCP goals and policies. The questions that are the focus of the Planning Board’s review are:

1. Is the Civic Area Park Development Plan (preferred alternative) consistent with the goals and policies of the Boulder Valley Comprehensive Plan (BVCP)?
2. Does the Civic Area Park Development Plan meet the “Park at the Core” performance criteria as outlined in the Civic Area Master Plan?

Planning Board’s review and recommendation will be presented to PRAB on Sept. 28, 2015 for their consideration and approval. This information will then be presented to City Council for final review and consideration on November 10, 2015. Upon approval of the Boulder Civic Area Phase I Park Development Plan (CEAP), the project can then proceed with final design and coordination through the city’s standard review process with construction anticipated in 2016.

STAFF RECOMMENDATION:

Staff recommends that the Planning Board recommend to the Parks and Recreation Advisory Board approval of the preferred alternative, Phase I Park Development Plan and associated CEAP documentation.

PUBLIC AND BOARD/COMMISSION COMMENT AND PROCESS:

The updated Boulder Civic Area Master Plan (*accepted June 16, 2015*) builds on an 18-month collaboration (2012-2013) with the Boulder community, boards and commissions and City Council to develop the Vision Plan (*approved Sept. 3, 2013*). In the fall of 2014, community feedback was collected about program preferences and park design themes. In March 2015, the city hosted a stakeholder workshop and a public open house as well as a joint board and commission workshop. The purpose was to collect feedback on draft Park Site Plan options and long-term improvement strategies related to the master plan update. On March 31, 2015, this information was presented to City Council during a Study Session. After receiving City Council feedback on strategies for the long-term improvements, the Civic Area Master Plan was revised accordingly and adopted by City Council.

The following provides a synopsis of the public input for the Civic Area Park Site Plan:

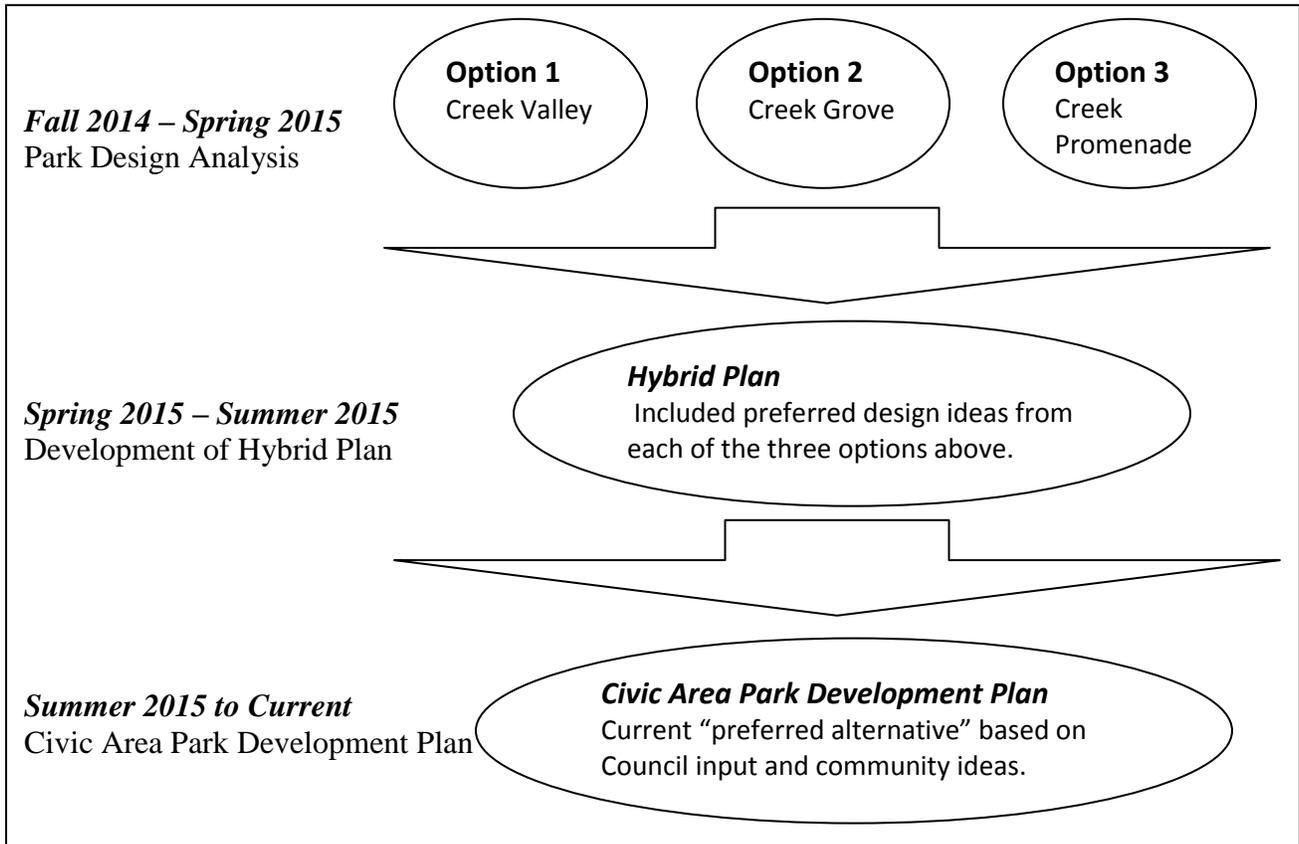
- **September 2014 Public Open House:** Feedback was collected on preferred elements/images related to Parks + Nature, Access + Connectivity, and Events + Programming. Responses included positive remarks about incorporating open lawn, visual connectivity, art, performances, nature play and events. The consensus feedback was to incorporate park programs and features that are unique to Boulder and can't be found elsewhere in the city. In addition, most expressed a desire for a variety of ways to experience the park.
- **October 2014 Public Presentation:** Feedback and comments were solicited on illustrative views depicting a nature play playground adjacent to Boulder Creek, a large event lawn, an entrance promenade from Canyon and picnic activities along the irrigation ditch. Positive remarks were given to all illustrations and especially for the nature play illustration and elements that integrated the nature of Boulder Creek.
- **March 2015 Public Open House, Joint Board/Commission Workshop, Stakeholder Workshop, City Council Study Session:** Feedback was collected on the three Design Alternatives, Creek Grove, Creek Valley and Creek Promenade and feedback on different aspects of each alternative was used to create the Hybrid Creek Valley Site Plan.
- **July 15th 2015 Public Open House and online engagement:** One of the outcomes of the City Council Study Session on March 31 was the Design Inspiration Initiative which invited the public to participate by responding to questions and submit ideas to help inform design. The ideas were collected and shared with the community as part of an open house on July 15, 2015. The outcomes were then shared with City Council at a briefing on July 30, 2015. The initiative focused on options related to:
 - **Nature Play** – Nature play is interaction with the natural environment that allows for hands-on contact, exploration, contemplation, planning and education. A nature play area is included as a key element in the design of the Civic Area and the community was invited to help inform the final design of this area.
 - **11th Street Spine and Bridge** – A goal of the Civic Area design is to provide physical connectivity from Pearl Street and University Hill to the Civic Area. This will be accomplished with a new pathway aligning with 11th Street through the Civic Area and crossing Boulder Creek with an iconic bridge that becomes a destination. The public was encouraged to provide input on the design.
 - **Bandshell** - The Bandshell is an historic landmark, which provides a specific framework to preserve its historical character. However, many factors limit its current effectiveness as a performance venue as well as programmatic functionality. As part of the Civic Area improvements, council and the community have been interested in considering opportunities to increase its use and were asked to submit ideas.

- Feedback, concepts, and illustrations from the design inspiration input on the 11th Street Bridge, Nature Play and the Bandshell were used to continue refinement of the associated design elements in the Park Development Plan that is presented in conjunction with the CEAP document.

BACKGROUND AND CEAP OVERVIEW:

The Community and Environmental Assessment Process (CEAP) is a formal review process to consider the impacts of public development projects. The Civic Area park plan was identified for the CEAP process to formalize comments and approval of the plan. After the CEAP is complete, the project can proceed with the city’s standard review process for final design and permitting with construction anticipated in early 2016.

The scope of this CEAP focuses on three alternative configurations for the park space with different alignments to the Boulder Creek Path, Bandshell location, irrigation ditch treatments, and methods for integrating visual and physical access to Boulder Creek. The figure below illustrates the design process and progression of the park planning throughout the past year.



Overview of “Options”

- Option 1, the “Creek Valley” included a large continuous green space with dynamic topography, separating the main through route, the creek path from the central green space/Boulder Creek.

- Option 2, the “Creek Grove” in contrast had a slightly smaller central green space with more plaza (hardscape) space and a minor separation of the creek path from the central green space/Boulder Creek.
- Option 3, the “Creek Promenade” included an orthogonal green space with the creek path between the green space and the Boulder Creek.

The detail of the comparative evaluation of the options is included in the CEAP report ([Attachment A](#)). A public workshop and online survey was conducted to understand the community feedback and preferences for elements of each alternative. Each option resulted in varied public feedback regarding the configuration of the green space. However, the majority of support favored the option 1 and 2 that separated the creek path from the main green space adjacent to Boulder Creek with a preference to “dynamic topography” and a continuous large green space in (option 1) and larger plaza space (option 2). The resulting “hybrid” plan incorporated the preferred aspects of both.

“Hybrid Plan”

The hybrid plan created the largest continuous green space or “green valley” and used dynamic topography to create a diversity of spaces and experiences including “softscape” green space with “hardscape” plaza areas. The hybrid plan provides the most access to the creek with new grading, had a large entrance promenade along Canyon Boulevard with increased plaza spaces west of the Municipal Building and east of the North Library. The plan also included a Picnic Plaza along the irrigation ditch with a new bike path loop connecting through Central Park that would accommodate an expansion of the Farmers’ Market. Finally, it included the possible relocating of the Bandshell in the Civic Area.

Civic Area Park Development Plan (preferred alternative)

Recently the design team has further refined the hybrid plan to produce a formal Park Development Plan ([Attachment B](#)) that staff is requesting review and consideration for approval. This plan incorporates all the preferred aspects of the hybrid plan but has a more refined scope to reflect the Community, Culture and Safety tax initiative (Phase I) capital funding source. The plan combines all the elements supported by the community and City Council such as the 11th Street “spine,” creek terraces, nature play, improved creek path, plaza spaces and an enhanced Farmers’ Market ([Attachments C, D, E, F, G](#)). The plan (Figure 1) will continue to be refined through the final design and permitting with construction anticipated in 2016. While the design progresses, construction cost estimates are continuously updated to inform the amenities that will be implemented through the \$8.7M available funding.

One of the key elements that has been excluded from the Park Development Plan is the relocation of the Bandshell. Staff has recognized the larger relationship of the Bandshell with the overall urban design of the Civic Area including the structures in the 1300 Block east of Central Park and the areas west of the Library considered “the bookends.” Additionally, the Bandshell has a direct connection to Canyon Boulevard which is currently in the planning phase to develop a “complete street” that will accommodate all modes of transportation and enhance the traveling experience along the roadway. Therefore, the Bandshell will continue to be explored as part of the longer-term planning initiatives mentioned above and the current Park Development Plan (as

reflected in the CEAP report and in Figure 1 below) does not recommend any modification or relocation to the Bandshell structure in the near-term development.

However, the plan, or preferred alternative, does illustrate the removal of the bench seating area in front of the Bandshell (**Attachment E**) to better integrate the structure into the park and provide for a variety of uses and programs in the area such as the Farmers' Market, cultural activities and events. The seats were not built as part of the original construction of the Bandshell and were added several years later. Similarly, many cities across the country with historic bandshell structures have taken this approach as this greatly improves the use and aesthetics of the area. This proposal requires a Landmark Alteration Certificate and staff are currently in the process of meeting with representatives to request consideration of this approach. The proposal has been reviewed by the Landmarks Design Review Committee and recommended to go before the Landmarks Board for consideration on November 4, 2015. Staff will continue to update the Planning Board as the process proceeds.

Another key element in the Park Development Plan is the irrigation ditch, which is a privately owned amenity within the east end of the Civic Area. Several ditch companies share ownership in the ditch and need to ensure that access, safety and liability are considered in any ditch modifications. As part of the near-term park development, no major modifications will be made within the ditch easement. However, the Park Development Plan does include widening the existing bike path bridge over the ditch and constructing a new paved access route south of the ditch for increased access for maintenance and headgate operations. The plan also provides opportunities for celebrating the historic context of this unique amenity through educational and interpretive opportunities. As the design progresses, staff will continue to coordinate with the ditch companies to ensure access, liability and maintenance are addressed.

FIGURE 1 – CIVIC AREA PARK DEVELOPMENT PLAN



LONG-TERM CIVIC AREA MASTER PLAN IMPLEMENTATION

Implementation of the Civic Area Master Plan beyond the park development will depend on the availability of funding sources (public, private and other). These sources vary in their revenue generation potential and may require specific governance structures. The finance and governance strategies for future implementation phases will continue to be explored.

To ensure the current park development will integrate seamlessly with the long-term development of future phases, staff will be developing guidelines for future improvements for the west and east “bookends” of the Civic Area. The primary goal is to serve as an implementation tool to provide clear design guidelines on urban form that address scale, mass, height and architectural character of buildings and set standards for the public realm including connections and public spaces such as plazas. This work will be developed later in 2015 and early 2016 through a robust public process, including the engagements of boards, commissions and council, and will be presented for council’s acceptance in 2016. The Civic Area design guidelines for the bookends will be informed by the update to the Downtown Design Guidelines and the Form Based Code pilot (Boulder Junction).

Flood Analysis and Next Steps Associated with “Bookends”

One of the guiding principles of the Civic Area Master Plan relates to life/property safety and the goal of meeting or exceeding existing flood standards. Boulder’s Civic Area is located within the 100-year floodplain, with much of the land located within the High Hazard Zone (HHZ) and the Conveyance Zone (CZ). The September 2013 Flood event impacted the Civic Area lands and

city facilities as a result of flooding along Boulder Creek and Gregory Creek, and has further highlighted the need to carefully consider risk and uses in the floodplain.

Detailed analysis of the flood regulations and development criteria are currently being studied to determine the opportunities and constraints at the east and west bookends of the Civic Area. This analysis will inform the feasibility and risk of any future proposed new developments and uses, as well as the on-going public use of existing buildings currently identified as being maintained and/or potentially modified in the Civic Area, including the Municipal Building, North Wing of the Main Library, West Senior Center, Bandshell, and the Atrium.

ANALYSIS:

Questions for the Board

1. Is the Civic Area Park Development Plan (preferred alternative) consistent with the goals and policies of the Boulder Valley Comprehensive Plan (BVCP)?

Yes, staff considers the Park Development Plan to be consistent with the goals and policies of the BVCP. As with all plans, the Civic Area Park Development Plan takes its overall policy direction from the BVCP. Specifically, the Park Development Plan is consistent with the following BVCP broad policies regarding economic, social and environmental sustainability and the built environment:

- a) Community Sustainability Goals – How does the project improve the quality of economic, environmental and social health with future generations in mind?

Economic – Throughout the past several years many studies and examples have demonstrated that investment into parks and public spaces within urban areas lead to economic health through increases in residential and commercial development adjacent to public urban parks. The Civic Area park development will help to achieve these multiple objectives and city goals by combining community, transportation, recreation, and aesthetic improvements to the Civic Area, the municipal campus and Central Park. The area will be complementary to Pearl Street (the commercial heart) and support downtown businesses and growth of economic development in the “bookends” of the Civic Area.

Environmental – Boulder’s Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections, serving as both an important destination and connector to encourage multi-modal transportation and reduce greenhouse emissions. The Civic Area is located within the 100-year floodplain, and much of the land lies within the High Hazard Zone (HHZ). The park development will enable the city to meet or exceed existing flood standards, including avoiding placing new structures and parking in the HHZ and will be proactive about planning for and educating about floods that support sustainable and resilient development. The park is also a central location to enjoy outdoor recreation in the middle of the city. The linear “green” along Boulder Creek will be a unifying focus, providing natural beauty, ecological function and flood safety as well as recreational, art, and cultural opportunities. Park improvements will enhance connection

and access to the creek, including enhanced Creek Path connection through Central Park and enhanced lighting for safety and security. The park development will improve the wetland buffer on the north embankment from a degraded condition to a restored and re-vegetated slope that will enhance both habitat and area aesthetics.

Social – Boulder’s Civic Area has symbolic, geographic, and functional importance and should serve as an inclusive place for people to interact with each other and with government. The area has a historical focus and many long-standing functions and facilities highly valued by the community, such as the library, Sister City Plaza, Farmers’ Market, and Teahouse. Existing community assets will continue to play a vital role in the area as well as potential to expand civic services or cultural, arts, science, educational or entertainment amenities that are otherwise lacking in the community. The site has been designed specifically with families in mind and to create a multi-generational and multi-cultural public space that serves all members of the community through specific amenities and programs.

b) BVCP Goals related to:

■ **Community Design**

The Civic Area is an example of a positive community designed space. The goals of the park design are to improve community and social interaction, increase inclusiveness, and minimize impact to like-uses, venues and nearby neighborhoods. This project contributes to city pedestrian and bicycle connections, provides programmed public park space and activities for community members of all ages.

■ **Facilities and Services**

The proposed project includes transportation, park and environmental facilities. Facilities associated with the Creek Path and park further the BVCP Utility and Parks and Trails policy goals, and Life and Safety goals to ensure the plan meets or exceeds all current flood-related codes and regulations, which prohibit new development and substantial improvement to existing facilities in the HHZ.

■ **Environment**

Boulder's Civic Area Park is a central place to enjoy the outdoors in the middle of the city. The "green valley" along Boulder Creek will be a unifying focus, providing natural beauty, ecological function and flood safety as well as recreational, art, and cultural opportunities. The park will conserve energy, consider the use of renewable energy, minimize waste and carbon emissions, conserve water and improve water and air quality. The project will enhance the environment of the Boulder Creek corridor through the Civic Area by providing water quality and habitat enhancement improvements. These improvements include replacing non-native and invasive species with native and non-invasive species. In addition, the pedestrian and bike connections will facilitate alternative modes of transportation and shift single-occupant trips to biking and walking thereby reducing vehicle miles traveled and associated greenhouse gases. This project will further the BVCP policy goals presented in the Preservation and Enhance Biodiversity and Native Ecosystems, Protect and Enhance the Quality of the Urban

Environment, Protect Geologic Resources and Manage Natural Hazards, and Protect and Improve Water and Air Quality sections.

- **Economy**

The Park Site Plan rely on and encourage partnerships in which key roles, such as administrative, maintenance operations, financial and program services, are collaboratively but formally shared between the city and other entities. It demonstrates consideration of sound financial analysis, including likely capital and ongoing operations and maintenance costs for public and private uses. The park space will help facilitate increased use for local community members, families, BVSD students, University students, and increased activity between the downtown Boulder business district and the Civic Area. Creek path improvements will also assist the use of alternative transportation for commuters and therefore help to reduce dependency on foreign oil.

- **Transportation**

Boulder's Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections, serving as both an important destination and connector. Travel and access to the area will continue to be improved. This project will enhance the trails and path connections between 13th Street and the Library and Arapahoe Ave and Canyon Blvd. The connections are anticipated to alleviate some of the congestion and negative interactions between bicycles and pedestrians particularly at blind intersections and throughout Central Park. Wayfinding will improve connections to and from Downtown for those on foot, bike or using transit. The majority of parking is maintained to address the carrying capacity of all modal access and potential for shared parking with the mitigated loss of around 45 parking spaces. Elements of the design reduce the barrier-effect of major thoroughfares (e.g. Canyon Boulevard, Arapahoe Ave., and Broadway) and improve their aesthetic quality. The design also includes additional vehicular/maintenance access on the south side of the irrigation ditch and along 13th street.

- **Housing**

The Creek Path and park improvements will link to several residential neighborhoods and destinations, including Downtown, Gross-Grove, CU, and Boulder High School. It will facilitate alternative transportation and connections to these areas. It is designed to be welcoming, accessible, comfortable, clean and safe; fostering programming and design of spaces to encourage use and participation by all age groups, income levels, and visitors and locals.

- **Social Concerns and Human Services**

The Civic Area and park setting will serve as the primary location for city management and government, including function and interactive places for the community to interface and conduct city business and be creative. It will represent the cultural richness, history, and diversity of the Boulder Community and ensure that facilities surrounding vulnerable populations such as day cares and the Senior Center will be better connection and in compliance with the adopted Critical Facilities ordinance.

c) Describe any regional goals

This project will be an important new community-based park at the core of the city, with significant connections to the city's multi-use trail system that is connected to regional trail systems.

2. Does the Civic Area Park Development Plan meet the “Park at the Core” performance criteria as outlined in the Civic Area Master Plan?

Yes, staff considers the Park Development Plan to be consistent with the performance criteria of the Civic Area Master Plan related to the “Park at the Core.” As indicated below, the following criteria as illustrated in the Civic Area Master Plan, apply to the current Park Development Plan and have influenced the design and planning of the park improvements.

- **Plazas and Gathering Spaces** – The Park Development Plan provides a mix of spaces that vary in size to create a more human scale environment that are welcoming, safe and attractive for a variety of uses and programs. New green spaces and plaza areas will allow a variety of events, activities and programs to ensure the park is functional throughout the day and evening for a variety of park uses.
- **Park Access** - The current Park Development Plan balances the creation of a vibrant public park with the reality of access needs for the site. Many new connections and path enhancements are planned for the site as well as better connectivity to transit. To provide better connectivity and access into the park from adjacent paths, the plan indicates the removal of approximately 45 parking spaces. To mitigate this parking loss, a multidepartment staff team including Public Works/Transportation, Parking Services, Community Planning & Sustainability, Parks and Recreation, Communications, and Library, has been working to develop strategies and options to address potential impacts and opportunities for multimodal access to/from the Civic Area. The overall approach is to holistically manage and price all parking lots within the Civic Area campus, including parking lots at Park Central, New Britain, Library, and Municipal buildings to create larger overall supply of parking for all users. The city will also enhance existing Transportation Demand Management (TDM) programs and improve related facilities within the Civic Area. In addition to seeking feedback from city employees, additional outreach to broader downtown user groups (library patrons, city/downtown customers, and civic area visitors) will be conducted later in 2015 and in 2016 as part of the overall Civic Area project community engagement process. It should be noted that in addition to serving the goals of the Civic Area, the parking and TDM strategies being explored support the city's Transportation Master Plan objectives and overall sustainability goals.
- **Art and Entertainment** - Many aspects of the Civic Area Park Development Plan emphasize and celebrate the arts within the transformation of the site as noted in specific locations within the plan. A supplemental arts master plan is under development to inform the specific process and locations for implementing public art within the Civic Area. This framework is in concert with the current Community Cultural Plan, Public Art Policy and the Civic Area Master Plan. The intent is to provide a robust public process

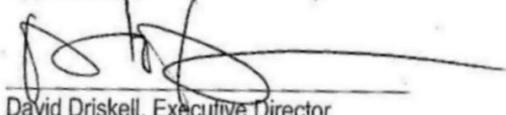
for commissioning and selecting public art that meets specific criteria. Many options exist to provide interactive art, temporary art as well as permanent displays in strategic locations to further create a sense of place in the park.

- **Food** – One of the many current tenants of the site is the Farmers’ Market and a focus on local food advocacy and opportunities to relate to the Pearl Street Mall. The park design provides better connectivity and functionality for the market as well as access to restaurants and establishments located on the Pearl Street Mall and University Hill. Several areas have been planned within the Civic Area to allow edible landscapes and event spaces for food demonstrations and activities.
- **Services Extending the Range of Uses** – all areas within the park will have adequate access to utilities and infrastructure to support a variety of uses and programs within the park for greatest flexibility to serve the community. The spaces will allow a range of opportunities from large, multi-day events to intimate lunch-time performances and food carts.
- **Views and Viewpoints** – Building on the legacy of Frederick Law Olmstead Jr., the new design of the park allows better views to the foothills as well as the stream to focus on the natural spaces within the park. Similarly, the creation of the 11th Street Spine will allow better visibility into the park from Canyon as well as Arapahoe and provide better access into the park. Vegetation and other barriers will selectively be removed to open view corridors for safety, security and access.
- **Public Amenities** – the park design will include all the key amenities to help support public use anticipated with a vibrant urban park. Site furnishings, play equipment, artwork, signage and restrooms will be provided to accommodate use by all visitors to the park.
- **Build Green** – the foundation of the park design and consistent theme throughout the development of the park includes low-impact design and sustainable infrastructure. For example, innovations have been used to manage stormwater runoff, reduce water consumption through efficient irrigation design, mitigate urban heat island effects through intentional plantings, enhance habitat and conservation of ecological areas and use sustainable materials in the construction of the park improvements.
- **Safety and Security** – the design of the park includes strategies identified in “Crime Prevention Through Environmental Design” or (CPTED). These include enhanced visibility with “eyes on the park” at all times from neighbors to park visitors and adjacent businesses. Lighting will also be enhanced and increased to provide visibility and safety in the evenings and at night for park users and attendees at meetings. The design of the landscape areas and amenities allows for defensible space and eliminates hiding areas or opportunities for criminal activities. Throughout the final design, more opportunities will be explored to further enhance safety and security through innovative design and successful programming of the space.

NEXT STEPS:

Staff will consider Planning Board's feedback and make revisions to the Phase I Park Development Plan, if necessary. The plan and CEAP documentation will then be presented to the PRAB for review and acceptance on September 28, 2015. Following the PRAB meeting, the CEAP documentation and plan will be presented to City Council on November 10, 2015 for final review and consideration. Upon final review and approval of the CEAP process, the project will proceed to the final design phase throughout 2015 with construction anticipated in spring of 2016.

Approved By:



David Driskell, Executive Director
Department of Community Planning and Sustainability

ATTACHMENT:

Attachment A – Boulder Civic Area Phase I Park Development Plan CEAP

Attachment B – Civic Area Park Development Plan

Attachment C – Nature Play and North Library

Attachment D – 11th St. Bridge and Park

Attachment E – Central Park

Attachment F – Farmers' Market Illustration

Attachment G – Proposed Circulation

BOULDER CIVIC AREA PARK DEVELOPMENT PLAN

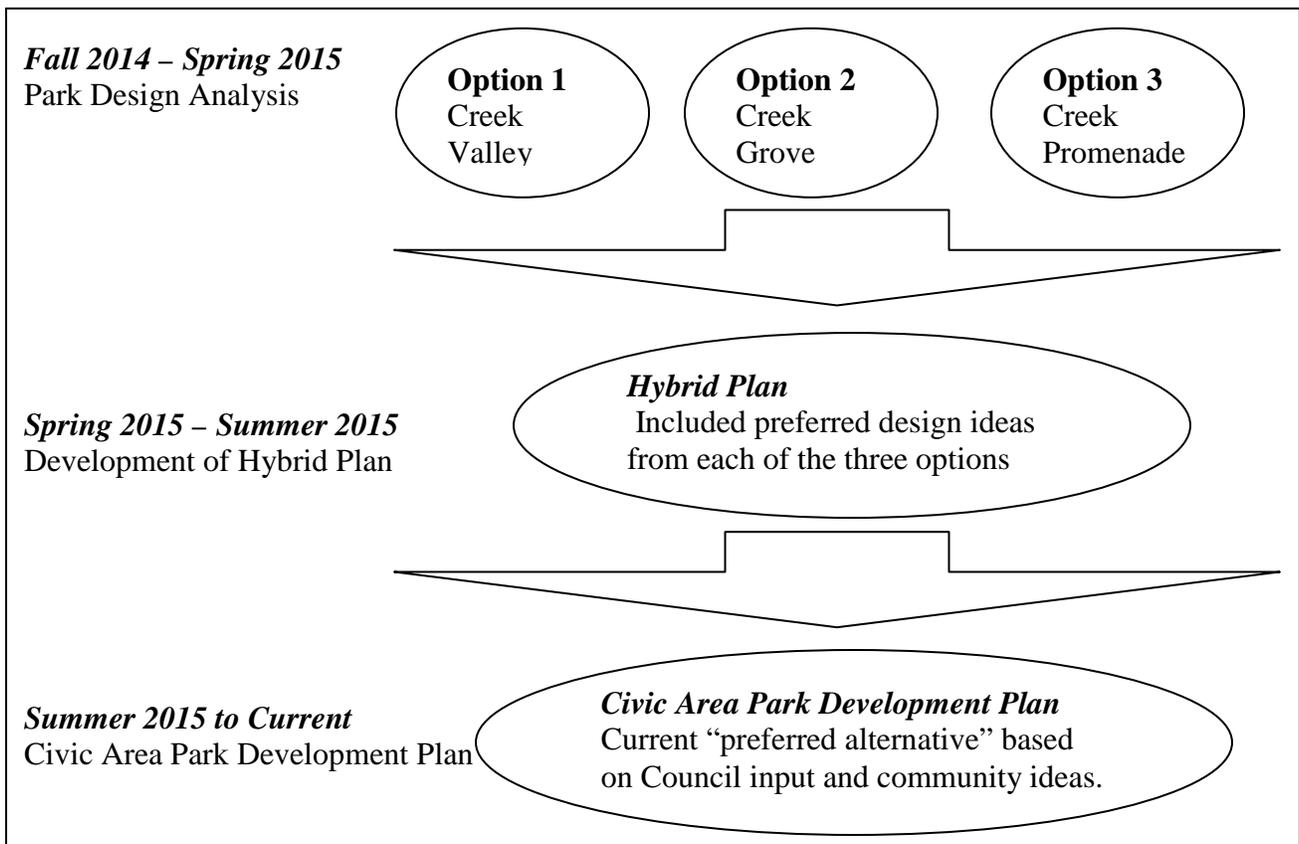
Community and Environmental Assessment Process Report



September 2015

EXECUTIVE SUMMARY

With the passage of the 2A Community, Culture and Safety tax initiative in November 2014, and the recent City Council acceptance of the updated Civic Area Master Plan, a Civic Area Park Development Plan is being developed to implement the \$8.7 million in phase I improvements. These improvements will also coordinate with the more than \$5 million from the tax devoted to Boulder Creek Path, lighting between 17th and Eben G. Fine Park 11th Street lighting and Arapahoe underpass improvements. The Community and Environmental Assessment Process (CEAP) is a formal review process to consider the impacts of public development projects. The purpose of the CEAP is to assess potential impacts of conceptual project alternatives in order to inform the selection of desired elements and the refinement of a preferred alternative. This CEAP summarizes an evaluation of three alternatives for the park design configuration, with a focus on different spatial configuration of the open green space in conjunction with the multi-use creek path, including different options for the treatment of the Bandshell and Irrigation Ditch. Option 1, the “Creek Valley” included a large continuous green space with dynamic topography, separating the main through route, the creek path from the central green space/Boulder Creek. Option 2, the “Creek Grove” in contrast had a slightly smaller central green space with more plaza (hardscape) space and a minor separation of the creek path from the central green space/Boulder Creek. Option 3, the “Creek Promenade” included an orthogonal green space with the creek path between the green space and the Creek. Each option resulted in varied public feedback regarding the configuration of the green space. However, the majority of support favored the option 1 and 2 that separated the creek path from the main green space adjacent to Boulder Creek with a preference to “dynamic topography” and a continuous large green space in (option 1) and larger plaza space (option 2). The resulting “hybrid” plan incorporated the preferred aspects of both. The figure below illustrates the process completed to date to develop the Civic Area Park Development Plan.



Civic Area Park Development Plan (preferred alternative)

Recently the design team has further refined the “hybrid” plan to produce a formal Park Development Plan (preferred alternative) that staff is requesting review and consideration for approval as part of the CEAP. This plan incorporates all the preferred aspects of the hybrid plan but has a more narrow scope to reflect the Community, Culture and Safety tax initiative (Phase I) capital funding that is available. The plan combines all the elements supported by the community and City Council such as a promenade along Canyon, 11th Street “spine,” creek terraces, nature play, improved creek path, plaza spaces and an enhanced Farmers’ Market. The plan (Figure 1) will continue to be refined through the final design and permitting with construction anticipated in 2016.

FIGURE 1 – CIVIC AREA PARK DEVELOPMENT PLAN (Preferred Alternative)



ATTACHMENT A

While the design progresses, construction cost estimates are continuously updated to inform the amenities that will be implemented through the \$8.7M. Primarily due to ongoing increases in construction costs, the project will need to carefully prioritize what amenities will be constructed with the current funding based on the goals of the plan developed through community input and City Council direction. Currently, the plan includes the following aspects of the plan will be prioritized for implementation with current funding:

1. The Creek at the Core \$5.6M: Boulder Creek is a symbol of what defines Boulder— outdoor space and nature – and it is located at the heart of the Civic Area. Many cities need to re-create this type of urban park feature; in Boulder, it is not only present but serves as the cohesive thread across the entire site. The proposed amenities within the park development plan that improve the creek experience will include:
 - Creek Lawn or “Green Valley” (north of the creek)
 - Creek Walk Terrace (north embankment of the creek)
 - Nature Play Areas
2. Community Spaces \$1.9M: The community vision is for the Civic Area to serve as a place for people to gather, for events, both planned and impromptu that activate the public space and create a vibrant destination. The proposed amenities within the site plan that achieve this will include:
 - Café Terraces
 - Performance Hill
 - Farmers’ Market Enhancements
 - Interactive Public Art
3. Connections and Access \$1.2M: There are limited physical connections between the Civic Area and other parts of the city. In addition, one of the tenets of the site redevelopment and activation is that downtown and the Civic Area should function as a unit to together attract greater numbers of citizens and visitors; this will not occur without better connectivity. The proposed amenities within the park development plan that achieve this will include:
 - 11th Street Spine and Bridge
 - Expanded Farmers’ Market Loop

1.0 DESCRIPTION AND LOCATION OF THE PROJECT

The project is primarily located between Canyon Boulevard and Arapahoe Ave, and 9th and 13th Street. Portions of the project that are outside the park boundary are within existing easements or other City owned parcels. The entire project area is within the conveyance zone, the high hazard zone and the 100 year floodplain along Boulder Creek and the North Boulder Farmers’ Ditch. The existing area includes municipal and public park space that includes a multi-use creek path between 13th and Arapahoe Ave and 9th, and connecting stretch along the private irrigation ditch.

2.0 BACKGROUND, PURPOSE AND NEED FOR THE PROJECT

In June 2015, the City Council accepted the updated Boulder Civic Area Master Plan, which defines the overall concept for the site and establishes criteria and guidelines for the consideration of specific improvements. The site includes the area between Canyon Boulevard and Arapahoe Avenue and 9th and 14th Streets. The 2015 Civic Area Master Plan replaces the 1992 Civic Center

ATTACHMENT A

Master Plan and builds on the 2013 Vision Plan. The long-term vision is to transform the Civic Area into an even more unique place that reflects the community's shared values and its diversity, providing space and programs for people to gather, recreate, eat, learn, deliberate and innovate. The plan establishes the goals, guiding principles and core themes for Civic Area implementation.

Implementation of the Boulder Civic Area Master Plan is expected to take place over the next 10 to 20 years. However, due to the passage of the Community, Culture and Safety tax initiative in November 2014, the first phase of improvements in the Civic Area are moving forward. The goal is to create a more vibrant and active urban park and civic area, including recreational amenities, community spaces, safety improvements, and connections and access improvements to and through the Civic Area. A park plan is being developed to implement the \$8.7 million Phase I improvements and coordinate with the more than \$5 million from the tax devoted to Boulder Creek Path, 11th Street lighting, public art and Arapahoe underpass improvements. In order to advance these Phase I improvements and guide further work on longer-term investments, a Community and Environmental Assessment Process (CEAP) to adopt the Phase I park plan is necessary.

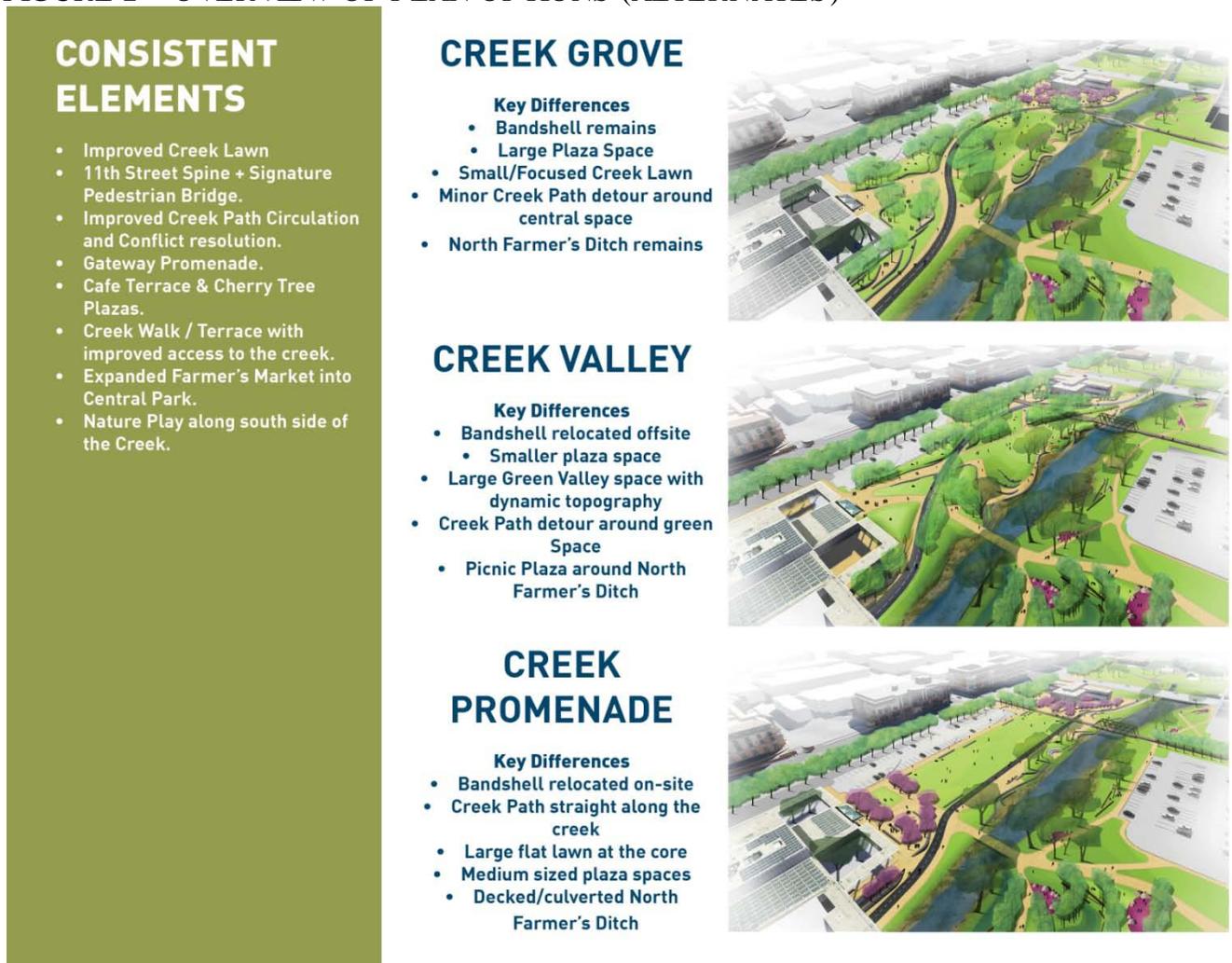
3.0 DESCRIPTION OF PROJECT ALTERNATIVES AND SUMMARY OF MAJOR ISSUES

The scope of the CEAP focuses on three alternatives configurations for the park space with different alignments to the Creek Path, Bandshell location, ditch treatments, and methods for integrating visual and physical access to Boulder Creek. A comparative evaluation of the options is included below. A public workshop and online survey was conducted to understand the committee feedback and preferences for elements of each alternative.

Overview of “Options”

- Option 1, the “Creek Valley” (Figure 3) included a large continuous green space with dynamic topography, separating the main through route, the creek path from the central green space/Boulder Creek.
- Option 2, the “Creek Grove” (Figure 4) in contrast had a slightly smaller central green space with more plaza (hardscape) space and a minor separation of the creek path from the central green space/Boulder Creek.
- Option 3, the “Creek Promenade” (Figure 5) included an orthogonal green space with the creek path between the green space and the Boulder Creek.

FIGURE 2 – OVERVIEW OF PLAN OPTIONS (ALTERNATES)



Comparison of Park Options			
	Option 1 Creek Valley	Option 2 Creek Grove	Option 3 Creek Promenade
Best visual and physical access to Boulder Creek		✓	
Greatest variety of experiences throughout the year			✓
Best Bike and pedestrian connections		✓	
Most active and well used park space	✓		
Respects the uniqueness of Boulder and the site's history		✓	
Most favorable approach for addressing the bandshell			✓
Ability to host larger events	✓		✓
Designed to encourage daily use of the park space	✓	✓	

FIGURE 3 – CREEK VALLEY PLAN

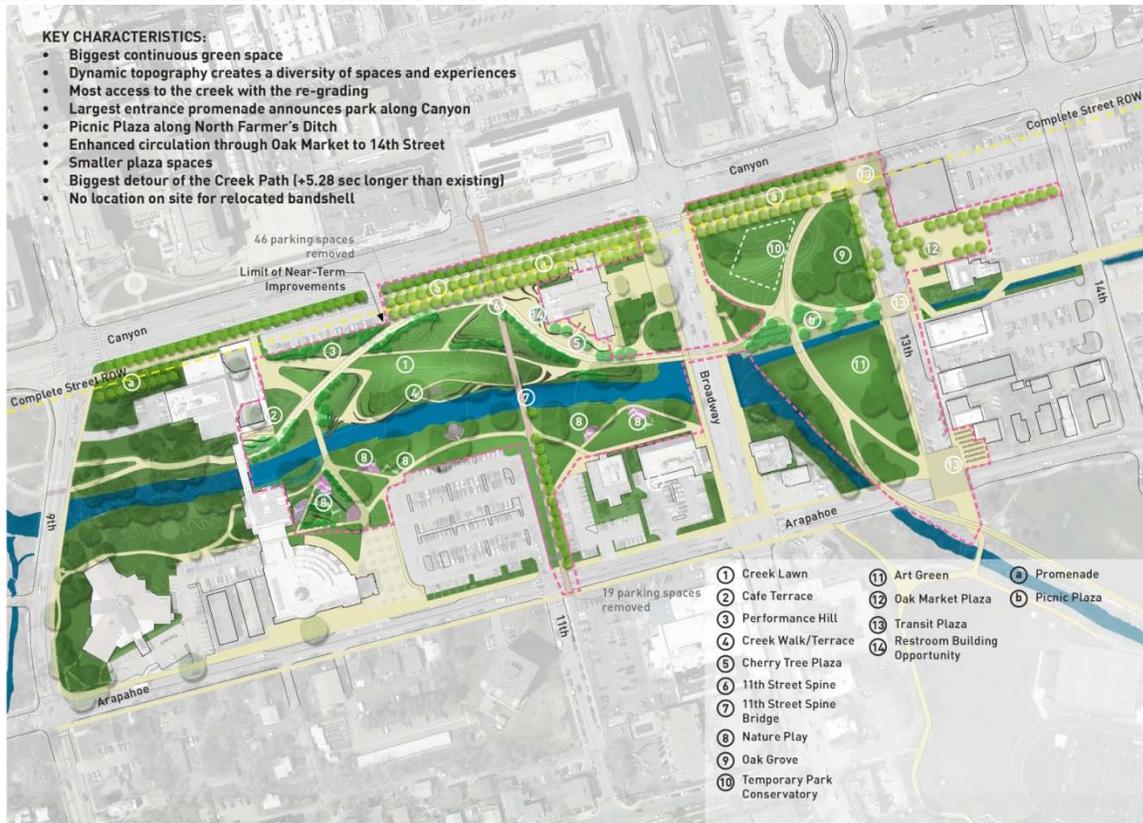


FIGURE 4 – CREEK GROVE PLAN

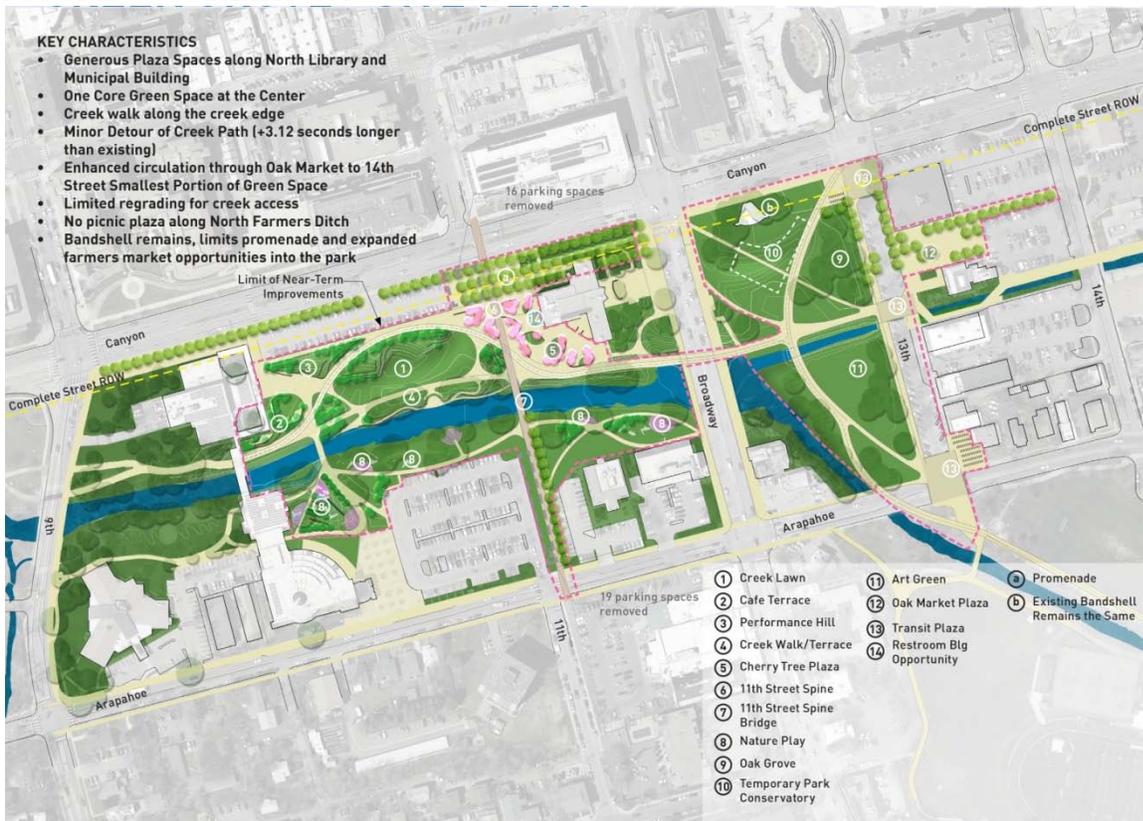
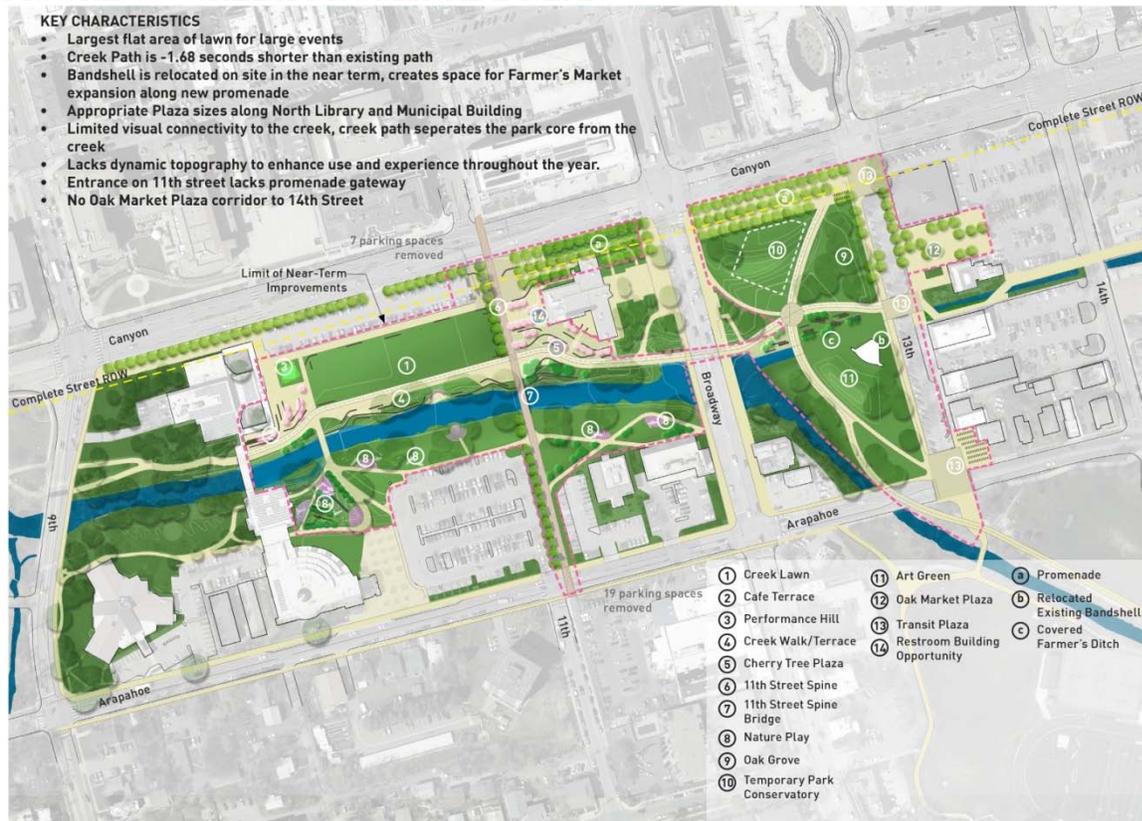


FIGURE 5 – CREEK PROMENADE PLAN



4.0 PERMITS, WETLANDS PROTECTION AND HABITAT ENHANCEMENT

Wetlands and Other Waters of the U.S. – Boulder Creek, a perennial stream, occurs within the study area and has been previously determined by the U.S. Army Corps of Engineers (Corps) to be a jurisdictional water of the U.S. Boulder and Left Hand Ditch is also present in the study area and would likely be considered jurisdictional. Limited wetlands occur in the study area. If any work is planned within Boulder Creek or Boulder and Left Hand Ditch, Clean Water Act Section 404 Authorization would be required. Additionally, Boulder Creek falls under the City of Boulder wetland regulatory program and work in the creek would require a City of Boulder Wetland Permit. The Creek also falls into the Urban Drainage and Flood Control District (UDFCD) Maintenance Program, which will require additional reviews and approvals to maintain this agreement. The majority of the park also falls within the 100-year floodplain that will require a City of Boulder Floodplain Development Permit. The park will also achieve permits through the City's Technical Document review process. The Boulder and Left Hand Ditch is not a city-regulated stream.

Threatened and Endangered Species – The study area does not contain suitable habitat for any federally listed threatened or endangered species. Migratory Birds and Other Wildlife – ERO found no migratory bird nests in the study area, although it is likely nests are present but obscured by vegetation. Vegetation should be removed between September and February (i.e., outside of the breeding season). If the construction schedule does not allow vegetation removal outside of

ATTACHMENT A

the breeding season, a nest survey should be conducted prior to vegetation removal to determine if any active nests are present in the study area. If any work that would destroy eggs or chicks in the nest should not be conducted until the birds have abandoned the nest. No notable wildlife regularly occurs in the study area or would be affected by the project.

Ecological Functions and Values – In general, the ecological functions and values of the natural resources in the study area have been adversely affected by surrounding development and intense use by people. Limited wetlands are present, primarily due to almost constant foot traffic along the creek banks. Much of the vegetation consists of introduced species such as Kentucky bluegrass and landscape plants. Wildlife species using the area are primarily those accustomed to human disturbance, although some foothills species may rarely move down the creek corridor. Opportunities to improve the functions and values are limited but are considered in the Park Development Plan. The design of dynamic topography and the re-grading to reinterpret the historic creek section will provide opportunities to create new riparian habitat or wetlands along the creek.

The project is entirely within the 100 year floodplain, conveyance zone and high hazard zone. Construction of the park itself would require a City of Boulder floodplain permit.

The project will likely require the following permits:

- City of Boulder Floodplain Development Permit
- City of Boulder Wetlands Permit
- United States Army Corps of Engineers 404 Wetlands Permit

5.0 PREFERRED PROJECT ALTERNATIVE

“Hybrid Plan”

A hybrid plan (see Figure 6) was based on aspects of the Creek Valley alternative (Option 1) with aspects of the Creek Grove (Option 2) and the bandshell location from Creek Promenade (Option 3) was selected as the preferred project alternative. The plan created the biggest continuous green space or “green valley”. It used dynamic topography to create a diversity of spaces and experiences including softscape green space with hardscape plaza space (see Figure 7). This concept had the most access to the creek with new grading and a large entrance promenade along Canyon with increased plaza spaces west of the Municipal Building and east of the North Library. This option also included a Picnic Plaza along the North farmer’s Ditch with a new bike path loop connecting through Central Park that can accommodate an expansion of the farmer’s market (see Figure 8). Finally, it included the possible relocation of the Bandshell in the Civic Area.

Civic Area Park Development Plan (preferred alternative)

Recently the design team has further refined the hybrid plan to produce a formal Park Development Plan (preferred alternative) that staff is requesting review and consideration for approval. This plan incorporates all the preferred aspects of the hybrid plan but has a more narrow scope to reflect the Community, Culture and Safety tax initiative (Phase I) capital funding that is available. The plan combines all the elements supported by the community and City Council such as a promenade along Canyon, 11th Street “spine,” creek terraces, nature play, improved creek path, plaza spaces and an enhanced Farmers’ Market. The plan (Figure 1) will continue to be

ATTACHMENT A

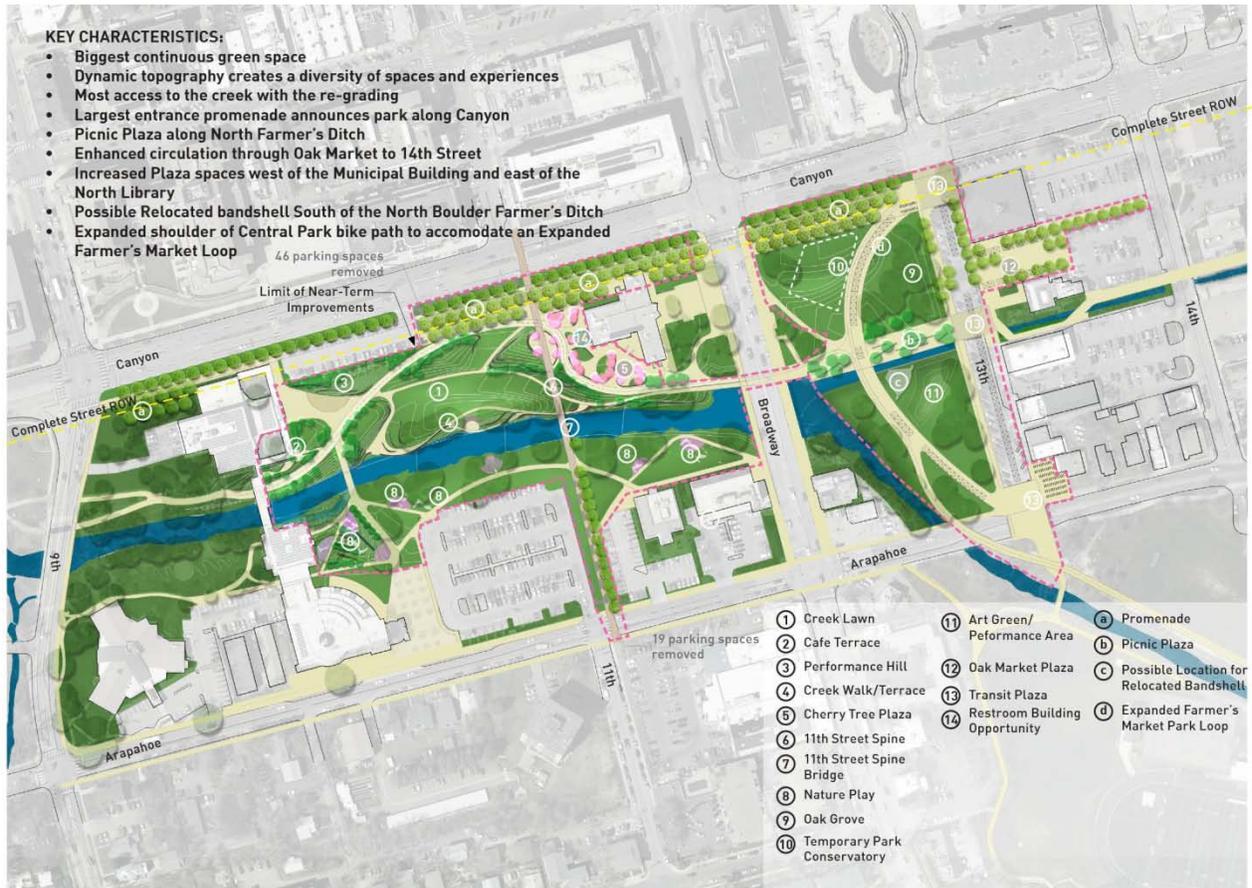
refined through the final design and permitting with construction anticipated in 2016. While the design progresses, construction cost estimates are continuously updated to inform the amenities that will be implemented through the \$8.7M available funding.

One of the key elements that have been excluded from the Park Development Plan is the relocation of the Bandshell. Staff has recognized the larger relationship of the Bandshell with the overall urban design of the Civic Area including the structures in the 1300 Block east of Central Park and the areas west of the Library considered “the bookends.” Additionally, the Bandshell has a direct connection to Canyon Boulevard which is currently in the planning phase to develop a “complete street” that will accommodate all modes of transportation and enhance the traveling experience along the roadway. Therefore, the Bandshell will continue to be explored as part of the longer-term planning initiatives mentioned above and the current Park Development Plan (as reflected in the CEAP report and in Figure 1 below) does not recommend any modification or relocation to the Bandshell structure in the near-term development.

However, the Park Development Plan, or preferred alternative, does illustrate the removal of the bench seating area adjacent to the Bandshell to allow a more functional and multi-use park experience. The seats were not built as part of the original construction of the Bandshell and were added several years later. This idea has been suggested by the community, supported by staff and viewed as an opportunity to better integrate the Bandshell into the park in a way that allows shared use with other programs and activities such as the Farmers’ Market, cultural activities and events. Similarly, many cities across the country with historic bandshell structures have taken this approach and found that this greatly improves the use and aesthetics of the area. This proposal requires a Landmark Alteration Certificate and staff are currently in the process of meeting with representatives to determine the feasibility of this approach. At the Planning Board hearing on September 17, staff will be able to provide an update on the status and next steps in the process. If the decision has to go before the Landmarks Board for consideration, the meeting will be held on November 4. Staff will continue to update the Planning Board as the process proceeds.

Another key element in the Park Development Plan is the irrigation ditch, which is a privately owned amenity within the Civic Area that provides critical irrigation water to many shareholders downstream. Several ditch companies share ownership in the ditch and need to ensure that maintenance access, safety and liability are considered in any modifications to the ditch. As part of the near-term park development, no modifications will be made within the ditch easement. However, the Park Development Plan balances better integration of the ditch into the park outside of the ditch easement while celebrating the historic context of this unique amenity through interpretive opportunities.

FIGURE 6 –“HYBRID” PLAN



ATTACHMENT A

FIGURE 7 – DIAGRAM SECTIONS

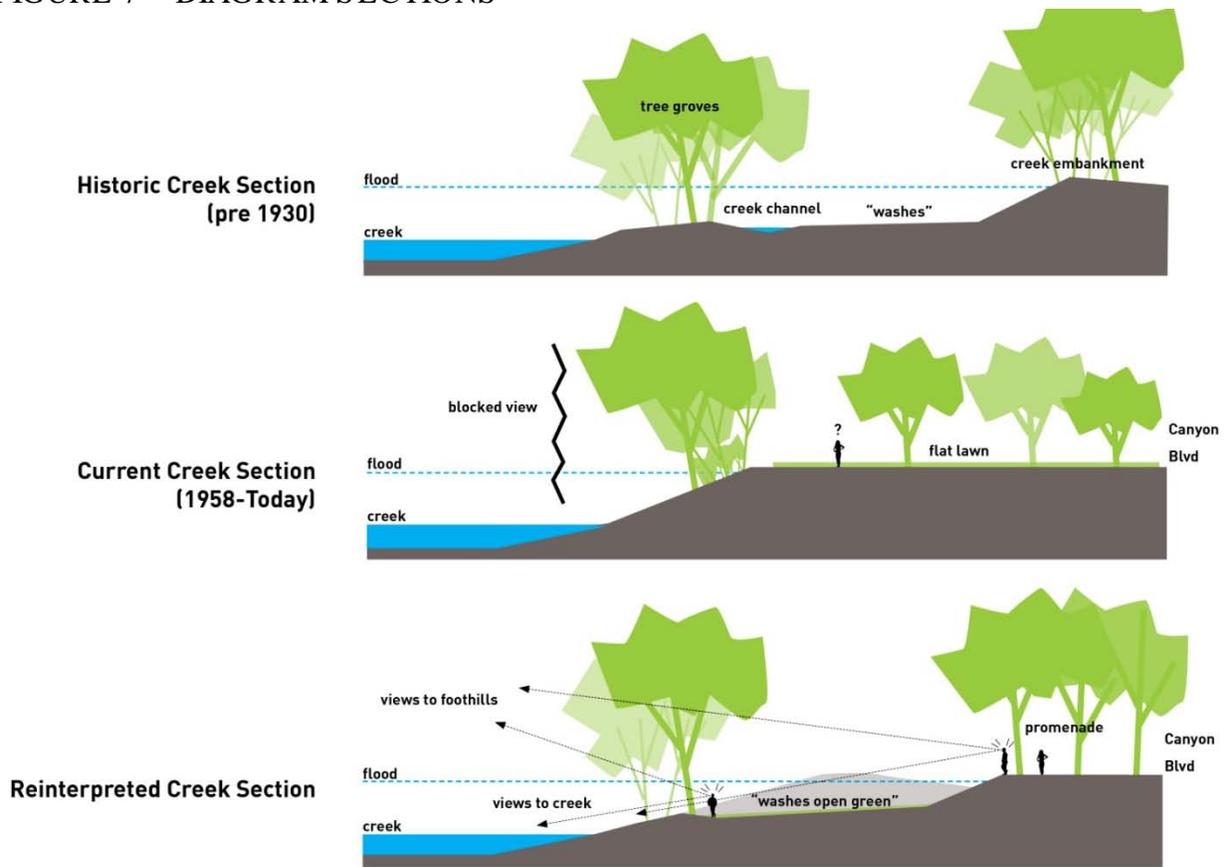


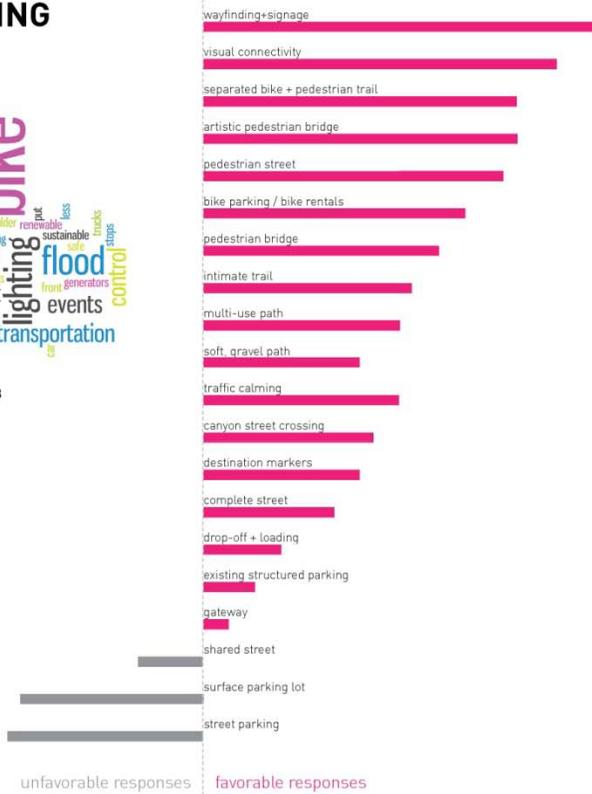
FIGURE 8 – FARMERS' MARKET LOOP



SEPTEMBER 22 & 23 MEETING ACCESS + CONNECTIVITY



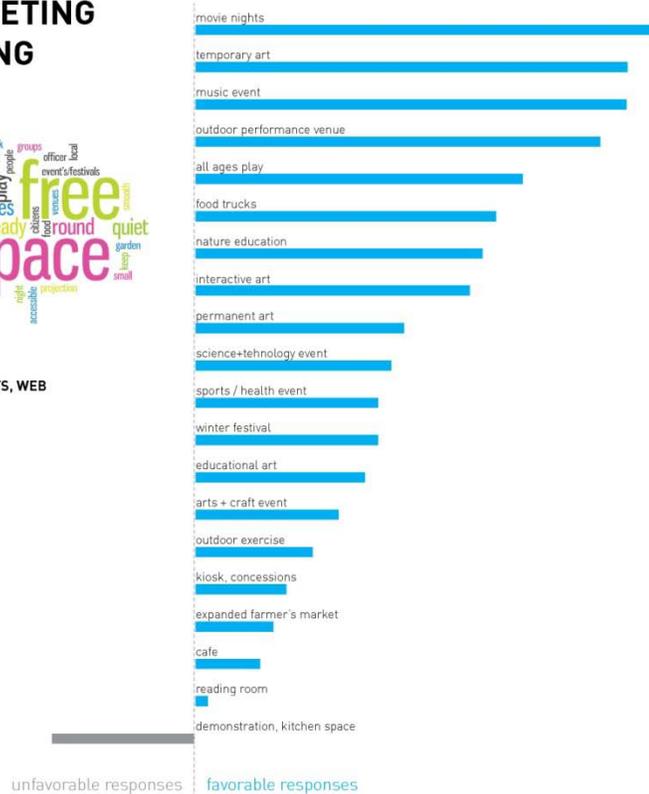
WORD CLOUD GENERATED FROM GAME BOARD COMMENTS, WEB COMMENTS, AND FLIP CHART NOTES FORM THE 23RD



SEPTEMBER 22 & 23 MEETING EVENTS & PROGRAMMING



WORD CLOUD GENERATED FROM GAME BOARD COMMENTS, WEB COMMENTS, AND FLIP CHART NOTES FORM THE 23RD



ATTACHMENT A

- October 2014 Public Presentation: Feedback and comments were solicited on illustrative views depicting a nature play playground adjacent to Boulder Creek, a large event lawn, an entrance promenade from Canyon and picnic activities along the irrigation ditch. Positive remarks were given to all illustrations but especially positive remarks for the nature play illustration and elements that integrated the nature of Boulder Creek.
- March 2015: Feedback was collected on the three Design Alternatives, Creek Grove, Creek Valley and Creek Promenade (see note 3.0 above). Feedback on different aspects of each alternative was used to create the Hybrid Creek Valley Park development Plan (note 5.0 above)
- July 15th 2015 Public Open House and online engagement (ongoing): One of the outcomes of the City Council Study Session on March 31 is the Design Inspiration Initiative which invites the public to participate by responding to questions and submit ideas to help inform design. The ideas generated were collected and shared with the community as part of an open house on July 15, 2015. The outcomes were then shared with City Council at a briefing on July 28, 2015. The initiative is focused on options related to:
 - Nature Play – Nature play is interaction with the natural environment that allows for hands-on contact, exploration, contemplation, planning and education. A nature play area is included as a key element in the design of the Civic Area and the community is invited to help inform the final design of this area. A public workshop on nature play will be held June 10th to engage citizens in design of nature play areas under the guidance of two international nature play experts – Louise Chawla and Robin Moore. This information has been shared with the design team for final implementation in the park development plan.
 - 11th Street Spine and Bridge – A goal of the Civic Area design is to provide connectivity from Pearl Street and University Hill to the Civic Area. This will be accomplished with a new pathway aligning with 11th Street through the Civic Area and crossing Boulder Creek with an iconic bridge that becomes a destination. The public was encouraged to provide input on the design.
 - Bandshell - The Bandshell is an historic landmark, which provides a specific framework to preserve its historical character. However, many factors including its location and design limit its current effectiveness as a performance venue as well as programmatic functionality. As part of the Civic Area improvements, council and the community are interested in finding a new location and opportunities to increase its use. The community is encouraged to share ideas and responses to questions related to the location of the Bandshell.
- Feedback, concepts, and illustration from the design inspiration input on the 11th Street Bridge, Nature Play and the Bandshell are used to continue refinement of the associated design elements in the Park development Plan that will be presented in conjunction with the CEAP application.

7.0 STAFF PROJECT MANAGER

The public process, CEAP and alternatives analysis is being coordinated by Jeff Haley the Parks Planning Manager for the City's Parks and Recreation Department. After city staff review by the CEAP review group and staff that have an interest in the Civic Area, the CEAP will be routed to the Planning Board, Landmarks Board, and PRAB for review and recommendation for approval.

8.0 OTHER CONSULTANTS OR RELEVANT CONTACTS

Tom Leader Studio (Landscape Architects), JVA (Civil Engineers), ACE (Hydrology), re:Arch (Architecture), and ERO (Environmental) consultants were utilized for the CEAP process and conceptual design. The Park Department staff will continue to work with the Greenways and Open Space, Transportation Division and Planning staff during the design and construction of this project.

GOALS ASSESSMENT

- 1) Using the Boulder Valley Comprehensive Plan and department master plans, describe the primary city goals and benefits that the project will help to achieve:
 - a) Community Sustainability Goals – How does the project improve the quality of economic, environmental and social health with future generations in mind?

Economic – Throughout the past several years many studies and examples have demonstrated that investment into parks and public spaces within urban areas lead to economic health through increases in residential and commercial development adjacent to public urban parks. The Civic Area park development will help to achieve these multiple objectives and city goals by combining community, transportation, recreation, and aesthetic improvements to the Civic Area, the municipal campus and Central Park. The area will be complementary to Pearl Street (the commercial heart) and support downtown businesses and growth of economic development in the “bookends” of the Civic Area.

Environmental – Boulder’s Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections, serving as both an important destination and connector to encourage multi-modal transportation and reduce greenhouse emissions. The Civic Area is located within the 100-year floodplain, and much of the land lies within the High Hazard Zone (HHZ). The park development will enable the city to meet or exceed existing flood standards, including avoiding placing new structures and parking in the HHZ and will be proactive about planning for and educating about floods that support sustainable and resilient development. The park is also a central location to enjoy outdoor recreation in the middle of the city. The linear “green” along Boulder Creek will be a unifying focus, providing natural beauty, ecological function and flood safety as well as recreational, art, and cultural opportunities. Park improvements will enhance connection and access to the creek, including enhanced Creek Path connection through Central Park and enhanced lighting for safety and security. The park development will improve the wetland buffer on the north embankment from a degraded condition to a restored and re-vegetated slope that will enhance both habitat and area aesthetics.

Social – Boulder’s Civic Area has symbolic, geographic, and functional importance and should serve as an inclusive place for people to interact with each other and with government. The area has a historical focus and many long-standing functions and facilities highly valued by the community, such as the library, Sister City Plaza, Farmers’ Market, and Teahouse. Existing community assets will continue to play a vital role in the area as well as potential to expand civic services or cultural, arts, science, educational or entertainment amenities that are otherwise lacking in the community. The site has been designed specifically with families in

ATTACHMENT A

mind and to create a multi-generational and multi-cultural public space that serves all members of the community through specific amenities and programs.

b) BVCP Goals related to:

- **Community Design**

The Civic Area is an example of a positive community designed space. The goals of the park design is to improve community and social interaction, increase inclusiveness, and minimize impact to like-uses, venues and nearby neighborhoods; This project contributes to City pedestrian and bicycle connections, provides programmed public park space and activities for community members of all ages.

- **Facilities and Services**

The proposed project includes transportation, park and environmental facilities. The Park Development Plan ensures that any new facilities (e.g., emergency services, critical government operations, and existing facilities that house vulnerable populations such as day cares and nursing homes, library) will be in compliance with the adopted Critical Facilities ordinance. Facilities associated with the Creek Path and Park further the BVCP Utility and Parks and Trails policy goals, and Life and Safety goals to ensure the plan meets or exceeds all current flood-related codes and regulations, which prohibit new development and substantial improvement to existing facilities in the HHZ.

- **Environment**

Boulder's Civic Area Park is a central place to enjoy the outdoors in the middle of the city. The "green valley" along Boulder Creek will be a unifying focus, providing natural beauty, restored riparian function and flood safety as well as recreational, art, and cultural opportunities. The park will conserve energy, consider the use of renewable energy, minimize waste and carbon emissions, conserve water and improve water and air quality. The project will enhance the environment of the Boulder Creek corridor through the Civic Area by providing water quality and habitat enhancement improvements. These improvements include replacing non-native and invasive species with native and non-invasive species. In addition, the pedestrian and bike connections will facilitate alternative modes of transportation and shift single occupant trips to biking and walking thereby reducing vehicle miles traveled and associated greenhouse gases. This project will further the BVCP policy goals presented in the Preservation and Enhance Biodiversity and Native Ecosystems, Protect and Enhance the Quality of the Urban Environment, Protect Geologic Resources and Manage Natural Hazards, and Protect and Improve Water and Air Quality sections.

- **Economy**

The Park Development Plan rely on and encourage partnerships in which key roles, such as administrative, maintenance operations, financial and program services, are collaboratively but formally shared between the city and other entities. It demonstrates consideration of sound financial analysis, including likely capital and ongoing operations and maintenance costs for public and private uses. The park space will help facilitate increased use for local community members, families, High School student, University

ATTACHMENT A

students, and increased activity between the downtown Boulder business district and the Civic Area. Creek path improvements will also assist the use of alternative transportation for commuters and therefore help to reduce dependency on foreign oil.

■ Transportation

Boulder's Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections, serving as both an important destination and connector. Travel and access to the area will continue to be improved. This project will enhance the trails and path connections between 13th Street and the Library and Arapahoe Ave and Canyon Blvd. The connections are anticipated to alleviate some of the congestion and negative interactions between bicycles and pedestrians particularly at blind intersections and throughout Central Park. Wayfinding will improve connections to and from Downtown for those on foot or bike or using transit. The majority of parking is maintained to address the carrying capacity of all modal access and potential for shared parking with the mitigated loss of around 45 parking spaces. Elements of the design reduce the barrier-effect of major thoroughfares (e.g. Canyon Boulevard, Arapahoe Ave., and Broadway) and improve their aesthetic quality. The design also includes additional vehicular/maintenance access on the south side of the irrigation ditch and along 13th street.

■ Housing

The creek path and park improvements will continue to link to several residential neighborhoods and destinations, including Downtown, Gross-Grove, CU Boulder High School. It will facilitate alternative transportation and connections to these areas. It is designed to be welcoming, accessible, comfortable, clean and safe; fostering programming and design of spaces to encourage use and participation by all age groups, income levels, and visitors and locals.

■ Social Concerns and Human Services

The Civic Area and park setting will serve as a site for city management and government, including function and interactive places for the community to interface and conduct city business and be creative. It will represent the cultural richness, history, and diversity of the Boulder Community and ensure that facilities surrounding vulnerable populations such as day cares and the Senior Center will be better connection and in compliance with the adopted Critical Facilities ordinance.

c) Describe any regional goals (potential benefits or impacts to regional systems or plans?)

This project will be an important renewed community-based Park and the core of the city, with significant connections to the city's multi-use trail system that is connected to regional trail systems.

2) Is this project referenced in a master plan, sub-community or area plan? If so, what is the context in terms of goals, objectives, larger system plans, etc.? If not, why not?

The Park Development Plan is part of the adopted Civic Area Master Plan, Greenways Master Plan, BVCP trail map, and in the Transportation Master Plan. Completion of this project will fulfill these important plan components criteria outlined in the Civic Area Master Plan related to the "Park at the Core":

ATTACHMENT A

- **Plazas and Gathering Spaces** – The Park Development Plan provides a mix of spaces that vary in size to create a more human scale environment that are welcoming, safe and attractive for a variety of uses and programs. New green spaces and plaza areas will allow a variety of events, activities and programs to ensure the park is functional throughout the day and evening for a variety of park uses.
- **Park Access** - The current Park Development Plan balances the creation of a vibrant public park with the reality of access needs for the site. Many new connections and path enhancements are planned for the site as well as better connectivity to transit. To provide better connectivity and access into the park from adjacent paths, the plan indicates the removal of approximately 45 parking spaces. To mitigate this parking loss, a multidepartment staff team including Public Works/Transportation, Parking Services, Community Planning & Sustainability, Parks and Recreation, Communications, and Library, has been working to develop strategies and options to address potential impacts and opportunities for multimodal access to/from the Civic Area. The overall approach is to holistically manage and price all parking lots within the Civic Area campus, including parking lots at Park Central, New Britain, Library, and Municipal buildings to create larger overall supply of parking for all users. The city will also enhance existing Transportation Demand Management (TDM) programs and improve related facilities within the Civic Area. In addition to seeking feedback from city employees, additional outreach to broader downtown user groups (library patrons, city/downtown customers, and civic area visitors) will be conducted later in 2015 and in 2016 as part of the overall Civic Area project community engagement process. It should be noted that in addition to serving the goals of the Civic Area, the parking and TDM strategies being explored support the city's Transportation Master Plan objectives and overall sustainability goals.
- **Art and Entertainment** - Many aspects of the Civic Area Park Development Plan emphasize and celebrate the arts within the transformation of the site as noted in specific locations within the plan. A supplemental arts master plan is under development to inform the specific process and locations for implementing public art within the Civic Area. This framework is in concert with the current Community Cultural Plan, Public Art Policy and the Civic Area Master Plan. The intent is to provide a robust public process for commissioning and selecting public art that meets specific criteria. Many options exist to provide interactive art, temporary art as well as permanent displays in strategic locations to further create a sense of place in the park.
- **Food** – One of the many current tenants of the site is the Farmers' Market and a focus on local food advocacy and opportunities to relate to the Pearl Street Mall. The park design provides better connectivity and functionality for the market as well as access to restaurants and establishments located on the Pearl Street Mall and University Hill. Several areas have been planned within the Civic Area to allow edible landscapes and event spaces for food demonstrations and activities.
- **Services Extending the Range of Uses** – all areas within the park will have adequate access to utilities and infrastructure to support a variety of uses and programs within the

ATTACHMENT A

park for greatest flexibility to serve the community. The spaces will allow a range of opportunities from large, multi-day events to intimate lunch-time performances and food carts.

- **Views and Viewpoints** – Building on the legacy of Frederick Law Olmstead Jr., the new design of the park allows better views to the foothills as well as the stream to focus on the natural spaces within the park. Similarly, the creation of the 11th Street Spine will allow better visibility into the park from Canyon as well as Arapahoe and provide better access into the park. Vegetation and other barriers will selectively be removed to open view corridors for safety, security and access.
 - **Public Amenities** – the park design will include all the key amenities to help support public use anticipated with a vibrant urban park. Site furnishings, play equipment, artwork, signage and restrooms will be provided to accommodate use by all visitors to the park.
 - **Build Green** – the foundation of the park design and consistent theme throughout the development of the park includes low-impact design and sustainable infrastructure. For example, innovations have been used to manage stormwater runoff, reduce water consumption through efficient irrigation design, mitigate urban heat island effects through intentional plantings, enhance habitat and conservation of ecological areas and use sustainable materials in the construction of the park improvements.
 - **Safety and Security** – the design of the park includes strategies identified in “Crime Prevention through Environmental Design” or (CPTED). These include enhanced visibility with “eyes on the park” at all times from neighbors to park visitors and adjacent businesses. Lighting will also be enhanced and increased to provide visibility and safety in the evenings and at night for park users and attendees at meetings. The design of the landscape areas and amenities allows for defensible space and eliminates hiding areas or opportunities for criminal activities. Throughout the final design, more opportunities will be explored to further enhance safety and security through innovative design and successful programming of the space.
- 3) Will this project be in conflict with the goals or policies in any departmental master plan and what are the tradeoffs among city policies and goals in the proposed project alternative? (e.g. higher financial investment to gain better long-term services or fewer environmental impacts) *Project alternatives will have some impacts to wetlands. Every attempt will be made during the design phase to preserve mature, healthy trees, restore as much of the wetland and wetland buffer area as is feasible, along with complying with the recently adopted wetlands ordinance.*
- 4) List other city projects in the project area that are listed in a departmental master plan or the CIP.
Canyon Complete Street runs along Canyon Boulevard between 9th and 14th. Arapahoe Creek Path underpass at Arapahoe and 13th Street.

ATTACHMENT A

- 5) What are the major city, state and federal standards that will apply to the proposed project? How will the project exceed city, state or federal standards and regulations (e.g. environmental, health, safety or transportation standards)?

The project's park paths will be designed to meet or exceed ADA requirements, meet or exceed city and national standards for the development of bikeway facilities, meet or exceed the city's wetland ordinance requirements, include water quality and habitat enhancements, meet or exceed Urban Drainage and Flood Control District standards and comply with all required city, state and federal permits.

- 6) Are there cumulative impacts to any resources from this and other projects that need to be recognized and mitigated?

The project will result in temporary impacts to wetlands and habitat during construction that will be fully mitigated based on compliance with the city's wetland ordinance.

IMPACT ASSESSMENT

The following checklists table identifies potential short and long-term impacts from the project alternatives.

- + indicates a positive effect or improved condition
- indicates a negative effect or impact
- O indicates no effect

Checklist questions are answered following each table for all categories identified as having a potential + or - impact. The preferred alternative components are highlighted in yellow.

Project Title: Boulder Civic Area Park development Plan					
	Option 1 Creek Valley	Option 2 Creek Grove	Option 3 Creek Promenade	Hybrid Plan	Park Development Plan
A. Natural Areas or Features					
1. Disturbance to species, communities, habitat or ecosystems due to:					
a. Construction activities	O	O	O	O	O
b. Native vegetation removal	O	O	O	O	O
c. Human or domestic animal encroachment	O	O	O	O	O
d. Chemicals (including petroleum products, fertilizers, pesticides, herbicides)	O	O	O	O	O
e. Behavioral displacement of wildlife species (due to noise from use activities)	O	O	O	O	O
f. Habitat removal	O	O	O	O	O
g. Introduction of non-native plant species in the site landscaping	O	O	O	O	O
h. Changes to groundwater or surface runoff	O	O	O	O	O
i. Wind erosion	O	O	O	O	O

ATTACHMENT A

2. Loss of mature trees or significant plants?	0	0	0	0	0
B. Riparian Areas / Floodplain					
1. Encroachment upon the 100-year, conveyance or high hazard flood zones?	0	0	0	0	0
2. Disturbance to or fragmentation of a riparian corridor?	+	0	0	+	+
C. Wetlands					
1. Disturbance to or loss of a wetland on site?	+	0	0	+	+
D. Geology and Soils					
1. a. Impacts to unique geological or physical features?	0	0	0	0	0
b. Geological development constraints?	0	0	0	0	0
c. Substantial changes in topography?	+	0	0	+	+
d. Changes in soil or fill materials on the site?	+	0	0	+	+
e. Phasing of earth work?	+	0	0	+	+
E. Water Quality					
1. Impacts to water quality from any of the following?					
a. Clearing, excavation, grading or other construction activities	-	-	-	-	-
b. Change in hardscape	+	0	0	+	+
c. Change in site ground features	+	+	+	+	+
d. change in storm drainage	+	+	+	+	+
e. change in vegetation	+	+	+	+	+
f. change in pedestrian and vehicle traffic	+	+	0	+	+
g. pollutants	0	0	0	0	0
2. Exposure of groundwater contamination from excavation or pumping?	0	0	0	0	0
F. Air Quality					
a. From mobile sources?	0	0	0	0	0
b. From stationary sources?	0	0	0	0	0
G. Resource Conservation					
1. Changes in water use?	+	+	0	+	+
2. Increases or decreases in energy use?	0	0	0	0	0
3. Generation of excess waste?	0	0	0	0	0
H. Cultural / Historic Resources					
1. a. Impacts to a prehistoric or archaeological site?	0	0	0	0	0
b. Impacts to a building or structure over fifty years of age?	-	0	-	-	+
c. impacts to a historic feature of the site?	-	0	-	-	+
d. Impacts to significant agricultural land?	0	0	0	0	0
I. Visual Quality					
1. a. Effects on scenic vistas or public views?	+	+	0	+	+
b. Effects on the aesthetics of a site open to public view?	+	+	+	+	+
c. Effects on views to unique geological or physical features?	+	+	0	+	+
D. Changes in lighting?	+	+	+	+	+
J. Safety					
1. Health hazards, odors or radon?	0		0	0	0
2. Disposal of hazardous materials?	0		0	0	0

ATTACHMENT A

3. Site hazards?	O		O	O	O
K. Physiological Well-being					
1. Exposure to excessive noise?	O		O	-	O
2. Excessive light or glare?	O	O	O	O	O
3. Increase in vibrations?	O	O	O	O	O
L. Services					
1. Additional need for:					
a. Water or sanitary sewer services?	O	O	O	O	O
b. Storm sewer / flood control features?	+	+	O	O	O
c. Maintenance of pipes, culverts and manholes?	O	O	O	O	O
d. Police services?	O	O	O	O	O
e. Fire protection services?	O	O	O	O	O
f. Recreation or parks facilities?	+	+	+	+	+
g. Library services?	+	+	+	+	+
h. Transportation improvements / traffic mitigation?	+	+	+	+	+
i. Parking	+	+	+	+	+
j. Affordable housing?	O	O	O	O	O
k. Open space / urban open land?	+	+	+	+	+
l. Power or energy use?	+	+	+	+	+
m. Telecommunications?	O	O	O	O	O
n. Health care / social services?	O	O	O	O	O
o. Trash removal or recycling services?	O	O	O	O	O
M. Special Populations					
1. Effects on:					
a. Persons with disabilities?	+	+	+	+	+
b. Senior population?	+	+	+	+	+
c. Children or youth?	+	+	+	+	+
d. Restricted income persons	+	+	+	+	+
e. People of diverse backgrounds (including Latino and other immigrants)?	+	+	+	+	+
f. Neighborhoods	+	+	+	+	+
g. Sensitive populations located near the project (e.g. schools, hospitals and nursing homes)?	+	+	+	+	+
N. Economy					
1. Utilization of existing infrastructure?	+	+	+	+	+
2. Effect on operating expenses?	-	-	-	-	-
3. Effect on economic activity?	+	+	+	+	+
4. Impacts to businesses, employment, retail sales or city revenue?	+	+	O	O	O

CHECK LIST QUESTIONS

Note: The following questions are a supplement to the CEAP checklist. Only checklist items having a – or + anticipated impact have questions answered in full.

A. Natural Areas

ATTACHMENT A

1. Describe the potential for disturbance to or loss of significant: species, plant communities, wildlife habitats, or ecosystems via any of the activities listed below (significant species include any species listed or proposed to be listed as rare, threatened or endangered on federal, state or county lists) – See Below

- a. Construction activities
- b. Native vegetation removal
- c. Human or domestic animal encroachment
- d. Chemicals to be stored or used on the site (including petroleum products, fertilizers, pesticides, herbicides)
- e. Behavioral displacement of wildlife species (due to noise from use activities)
- f. Introduction of non-native plant species in the site landscaping
- g. Changes to groundwater (including installation of sump pumps) or surface runoff (storm drainage, natural stream) on the site
- h. Potential for discharge of sediment to any body of water either in the short term (construction-related) or long term
- i. Potential for wind erosion and transport of dust and sediment from the site

2. Describe the potential for disturbance to or loss of mature trees or significant plants. – See Below

If the potential impacts have been identified, please provide any of the following information that is relevant to the project:

- A description of how the proposed project would avoid, minimize or mitigate identified impacts
- A habitat assessment of the site, including: 1) a list of plant and animal species and plant communities of special concern found on the site; 2) a wildlife habitat evaluation of the site
- Map of the site showing the location of any Boulder Valley Natural Ecosystem, Boulder County Environmental Conservation Area, or critical wildlife habitat – See Below

*The banks of Boulder Creek are heavily disturbed throughout the study area, and generally consist of compacted bare ground with exposed roots and rocks (Photos 1 and 2). Some understory vegetation is present, typically consisting of Kentucky bluegrass (*Poa pratensis*). The tree overstory of the riparian area along Boulder Creek consists of green ash (*Fraxinus pennsylvanica*), plains cottonwood (*Populus deltoides* ssp. *Monilifera*), and peachleaf willow (*Salix amygdaloides*) (Figure 2). Vegetation in the landscaped uplands consists of Kentucky blue grass and additional ash, cottonwood, and oak (*Quercus* sp.) trees.*

In addition to the commercial and municipal uses, the study area is used for recreational activity. ERO assessed the study area for potential isolated wetlands, jurisdictional wetlands, and other waters of the U.S. and City-regulated areas. Boulder Creek occurs within the study area and is depicted as a perennial stream on the U.S. Geological Survey Boulder, Colorado topographic quadrangle map of the study area. Boulder Creek is an eventual tributary to the South Platte River and has previously been found to be jurisdictional by the Corps. Within the study area, Boulder Creek ranges from 10 to 30 feet wide and runs from west to east (Photo 6). ERO found very little wetland vegetation along Boulder Creek during the 2014 site visit. A small wetland mitigation area is present northwest of the Broadway Street bridge and there are small, scattered patches of wetland vegetation elsewhere. The Corps would also likely consider the Boulder and Left Hand

ATTACHMENT A

Ditch as jurisdictional because it is part of an irrigation ditch system that eventually conveys water back to Boulder Creek.

Work proposed in Boulder Creek such as bank stabilization, formalized access points or “splash pool”, or in-stream structures, would require authorization under Section 404 of the CWA. Work in Boulder Creek would also require a City of Boulder Wetland Permit.

Some of the proposed activities may be authorized under one or more Nationwide Permits, including NWP 13 –Bank Stabilization; NWP 27 Aquatic Habitat Restoration, Enhancement, or Establishment Activities; and NWP 42 – Recreational Facilities. If the proposed work does not meet NWP criteria, the Corps would require an Individual Permit, which is a more time-consuming process than obtaining NWP authorization (6 to 8 months versus 1 or 2 months). The City of Boulder Wetland Permit could be obtained in parallel with the Section 404 process. Mitigation would be required for both federal and City authorization.

Threatened and Endangered Species

The Boulder County Comprehensive Plan identifies the area of Boulder Creek through the Civic Area as an “Environmental Conservation Area: Riparian Habitat Connector. In addition the Boulder Valley Comprehensive Plan shows the site as a “group two” Natural Ecosystem. It is with this understanding that ERO visited the site area in 2014 to assess the site for suitable habitat for federally listed threatened and endangered species protected under the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 et seq.). The study area does not fall within U.S. Fish and Wildlife Service (Service) habitat or survey guidelines for the majority of the species listed by the Service as potentially being present in Boulder County.

Because of the lack of critical habitat, the proposed project would not likely directly affect any of the species listed as potentially being present in Boulder County, including Preble’s, ULTO, and CBP. Depending upon the ultimate design of the proposed project, consultation on potential depletions to the South Platte River may be necessary if a federal nexus, such as Section 404 permit authorization, is associated with the project. No migratory bird nests, including potential raptor nests, were observed in the study area during the 2014 site visit. Although nests were not observed during the 2014 site visit, the trees and shrubs in the study area provide abundant suitable nesting substrate and nests are likely present, particularly in larger trees.

To avoid destroying an active nest, eggs, or chicks, vegetation removal should occur between September and February (i.e., outside of the breeding season). If the construction schedule does not allow vegetation removal outside of the breeding season, a nest survey should be conducted prior to vegetation removal to determine if any active nests are present in the study area so they can be avoided. If an active nest is identified within or near the study area, activities that would directly impact the nest during the breeding season should be restricted.

Riparian corridors are typically good movement corridors for wildlife, particularly at the interface of ecotypes such as the foothills and plains interface at the study area. The dense development and intensive use of the area greatly reduces the functionality of the Boulder Creek riparian corridor for wildlife movement through and beyond the study area. The creek corridor also no longer

ATTACHMENT A

connects highly functioning ecosystems, therefore, rare or uncommon species do not occur within the study area.

In general, pressures on the system from development and human activity greatly reduce the ecological functions and values of the natural resources in the study area. The natural resources in the study area are typical of urbanized riparian corridors, including migratory and nesting birds, roosting raptors, mammals of all sizes such as deer, fox, raccoons and rabbits. One exception is the slightly higher species diversity due to the presence of the study area at the foothills/plains transition zone. For these reasons, elements of the Boulder Civic Area concept plan are likely to have little further adverse effects on the functions and values of natural resources. However reducing functioning vegetation and cover does reduce the amount of habitat available to urban tolerant species.

Although natural resources are of low quality, efforts to improve them should be included in the concept plan. In many instances, plan elements would act as mitigation for impacts to the wetland buffers. For example, any sort of bank stabilization and revegetation, coupled with effective pedestrian access control, would provide a benefit to the corridor. De-compacting soils on the upper banks would improve permeability, offsetting any increases in impermeable surfaces. Use of native trees, shrubs, and forbs in planting areas would also be desirable as a means to maintain or improve plant species diversity.

One element of the concept plan that has been discussed is selectively thinning trees and shrubs along the creek to provide more visual connection between the north and south parts of the study area and to open up views to the creek. Selective thinning would reduce vegetation cover and opportunities for wildlife nesting and foraging. Careful selection of trees and shrubs to be removed may actually improve the health of the riparian woodland by reducing competition and creating a more diverse age class structure. The Park Development Plan incorporates areas to restore and re-vegetate the site in specific areas along the creek away from heavy foot traffic.

In addition to providing benefits to natural resources in the study area, there are many opportunities to improve human interaction with the creek. Shallow pools supplied with treated water and constructed along the upper banks Boulder Creek would allow for supervised wading of children in a safe setting, but in close enough proximity to the creek to have a sense of the natural setting. An outflow from the pools would allow clean, treated water to cascade into Boulder Creek. Carefully designed in-stream structures could enhance both kayak and tuber use and add diversity to streambed habitat. Educational signage could provide information on the Boulder Creek and the St. Vrain water sheds, increasing awareness of Colorado's limited water resources.

In summary, developing a concept plan for the Boulder Civic Area will provide opportunities to improve human use of the area without further degrading natural resources in the study area. Whenever possible though, improvements to human use should be designed to also improve natural resources, thereby maximizing project benefits.

a. Construction Activities

The project involves construction activities in and around Boulder Creek, but the majority of the work will be outside the inner wetlands, but will impact the wetlands buffer. The layout of the path

ATTACHMENT A

will be designed to minimize impacts to large trees, but will try to remove dying/diseased trees based on the recommendations from the tree survey. The City Forester will be consulted regarding the health of any existing trees that could be impacted and an evaluation will be conducted for the presence of nesting birds. Impacts to wetlands will be minimized and mitigation and enhancement of wetlands will be included as part of the project.

b. Native Vegetation

Efforts will be made to use primarily native vegetation especially along the wetland buffer creek corridor and protect existing significant trees and shrubs (taking into consideration their anticipated lifespan) and maintain an ecologically healthy creek channel.

c. Human or domestic animal encroachment

The project is located in a highly urbanized area. Increased use by humans or domestic animals is not anticipated to impact the wildlife that currently inhabits the area.

d. Chemicals

Neither project phases include the use of chemicals beyond those used during construction. Future habitat maintenance will not include the use of chemical treatments.

e. Wildlife Displacement

Construction activities will likely limit the use of the area by wildlife. It is anticipated that these species will return to the area following the construction period. Efforts will be made to avoid destroying an active nest, eggs, or chicks, vegetation removal should occur between September and February (i.e., outside of the breeding season). If the construction schedule does not allow vegetation removal outside of the breeding season, a nest survey should be conducted prior to vegetation removal to determine if any active nests are present in the study area so they can be avoided. If an active nest is identified within or near the study area, activities that would directly impact the nest during the breeding season should be restricted.

f. Habitat Removal

The project will temporarily remove habitat during construction. Native vegetation will be used for site landscaping and it is anticipated that overall with an increase diverse native vegetation cover, common urban riparian habitat will be therefore be enhanced by the project.

g. Introduction on Non-Native Species

The project will landscape with primarily native species and will avoid the use of invasive species.

h. Changes in Groundwater or Surface Water

No anticipated impacts.

i. Wind Erosion

No anticipated impacts.

2. Loss of Mature Trees or Significant Plants

ATTACHMENT A

A tree assessment report by Taddiken Tree Company a licensed arborist was conducted throughout the Civic Area and provides information on the general health and will be used to assess the health, tree hazard risks and maintenance recommendations. The removal of mature and healthy trees will be minimized throughout the Civic Area. Special protection will be given to the historic trees in Central Park (Oak Grove), and only trees that are diseased and in decline will be removed. Select pruning to trees is anticipated to increase visibility and address security concerns.

B. Riparian Areas / Floodplains

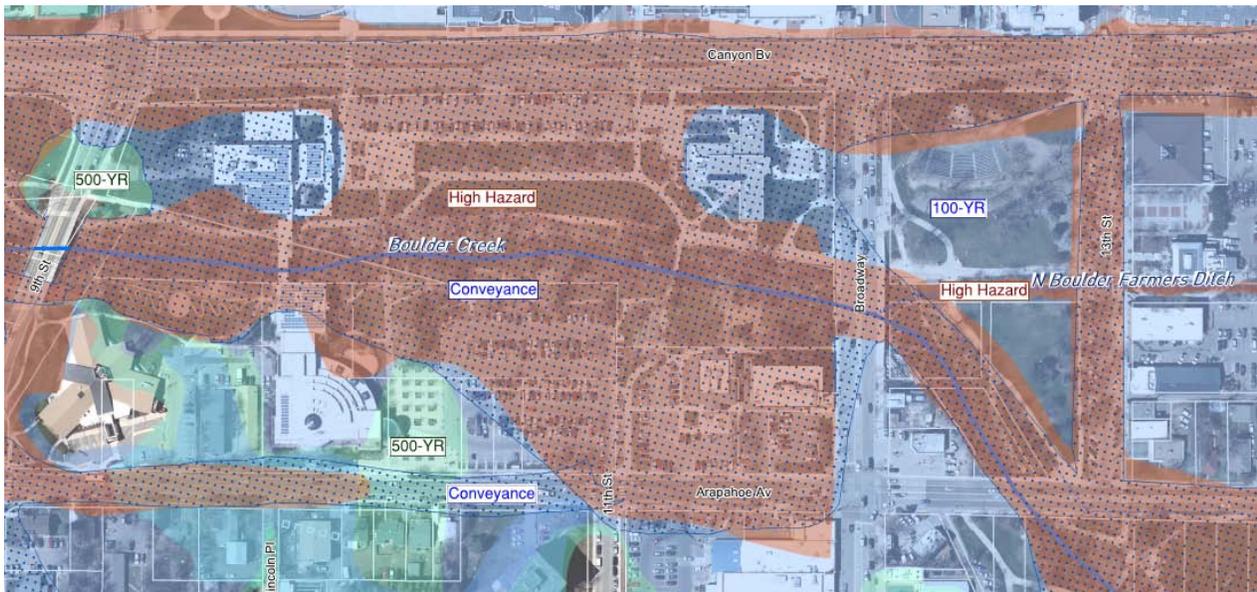
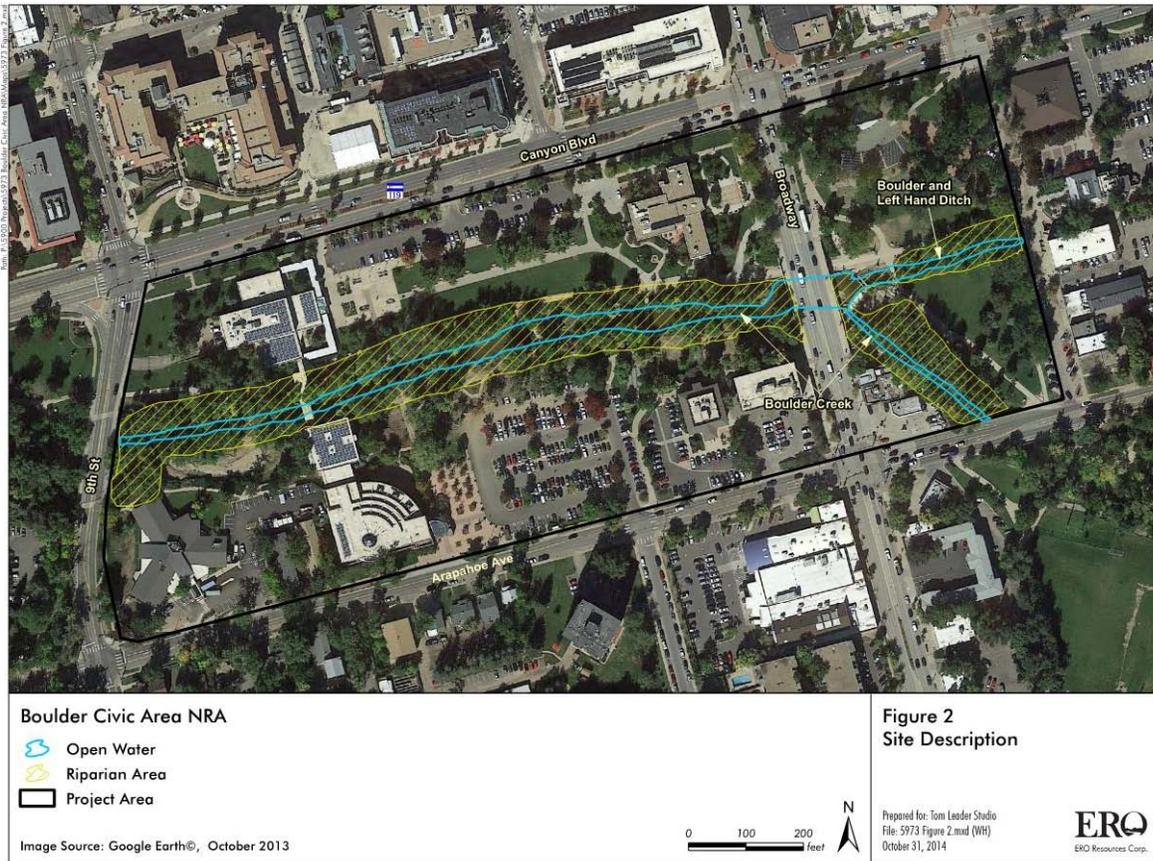
1. Describe the extent to which the project will encroach upon the 100-year, conveyance or high hazard flood zones. The project improvements are entirely within these flood zones. The appropriate flood analysis and permits will be obtained after a preliminary design has been completed.

2. Describe the extent to which the project will encroach upon, disturb, or fragment a riparian corridor (this includes impacts to the existing channel of flow, stream banks, adjacent riparian zone extending 50 feet out from each bank, and any existing drainage from the site to a creek or stream) – See Below

If potential impacts have been identified, please provide any of the following information that is relevant to the project:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts to habitat, vegetation, aquatic life or water quality
- A map showing the location of any streams, ditches and other water bodies on or near the project site
- A map showing the location of the 100-year flood, conveyance, and high hazard flood zones relative to the project site

Below is a figure that presents the existing floodplain conditions along the project reach, as well as the existing mapped wetlands and inner and outer buffer areas. The project will be within the 100-year flood, conveyance, and high hazard flood zones, and aspects of the project will be constructed within the wetland buffer area. Mitigation would be done in compliance with the city's wetland permit requirements. It is anticipated that the completed project will enhance the riparian corridor and water quality enhancement features will improve water quality.



C. Wetlands

1. Describe any disturbance to or loss of a wetland on site that may result from the project. – See Above

If potential impacts have been identified, please provide any of the following information that is relevant to the project:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts.

ATTACHMENT A

- A map showing the location of any wetlands on or near the site. Identify both those wetlands and buffer areas which are jurisdictional under city code (on the wetlands map in our ordinance) and other wetlands pursuant to federal criteria (definitional).

D. Geology and Soils

1. Describe any:

- a. impacts to unique geologic or physical features – **No Impacts**
- b. geologic development constraints or effects to earth conditions or landslide, erosion or subsidence – **No Impacts**
- c. substantial changes in topography or – **No Impacts**
- d. changes in soil or fill material on the site that may result from the project – **No Impacts**

If potential impacts have been identified, please provide any of the following information that is relevant to the project:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts.
- A map showing the location of any unique geologic or physical features, or hazardous soil or geologic conditions on the site.

E. Water Quality

1. Describe any impacts to water quality that may result from any of the following:

- a. Clearing, excavation, grading or other construction activities that will be involved with the project – *Construction of the proposed project features will require clearing, excavation and grading. This work will be done in accordance with construction site best management practices to ensure water quality and prevent sedimentation of the stream corridor.*
- b. Changes in the amount of hardscape (paving, concrete, brick, or buildings) in the project area – *The project includes construction of new concrete sidewalks and patios and reconstructing the multi-use path. These features will likely increase the impervious surface area along the project reach. Runoff from the trail will be routed to pervious surfaces prior to discharge to Boulder Creek.*
- c. Permanent changes in site ground features such as paved areas or changes in topography – *See comment above regarding the impervious areas. The project also includes a significant grading exercise to sculpt the area around the creek mimicking the historic conditions.*
- d. Changes in the storm drainage from the site after project completion – *The project will increase the runoff due to the increased imperviousness, however, the runoff will be directed to pervious surfaces and multiple water quality treatment techniques will be utilized throughout the project area.*
- e. Change in vegetation – *The project will disrupt / remove vegetation during construction. The project landscaping will use native and non-invasive landscape plantings.*

ATTACHMENT A

f. Change in pedestrian and vehicle traffic – *The project includes extension 11th Street pedestrian connection to Pearl Street and enhancement of the multi-use path that will facilitate alternative modes of transportation and therefore help to decrease vehicle traffic.*

g. Potential pollution sources during and after construction (may include temporary or permanent use or storage of petroleum products) – *Construction of the project features will require heavy equipment with associated petro-chemicals. Source control of these chemicals will be included as part of the construction specifications. There will be no use of chemicals following project completion (Greenways habitat maintenance is done without the use of chemicals).*

2. Describe any pumping of groundwater that may be anticipated either during construction or as a result of the project. If excavation or pumping is planned, what is known about groundwater contamination in the surrounding area (1/4 mile radius of the project) and the direction of groundwater flow? *No Impacts*

If any potential impacts have been identified, please provide any of the following that is relevant to the project:

- A description of how the proposed project would avoid, minimize, or mitigate impacts to water quality
- Information from city water quality files and other sources (state oil inspector or the CDPHE) on sites with soil and groundwater impacts within 1.4 mile radius of the project
- Groundwater levels from borings or temporary piezometers prior to proposed dewatering or installation of drainage structures

F. Air Quality

1. Describe potential short or long term impacts to air quality resulting from this project. Distinguish between impacts from mobile sources (VMT/trips) and stationary sources (APEN, HAPS).

Construction of the project will result in temporary increases in emissions. The trail components of the project will, however, facilitate use of alternative transportation modes and therefore help to reduce overall city emissions. The project will not result in any stationary air quality impacts.

G. Resource Conservation

1. Describe potential changes in water use that may result from the project.

a. Estimate the indoor, outdoor (irrigation) and total daily water use for the facility – The existing area north of the Boulder Creek between the Library and Municipal buildings is mainly lawn area, which requires an intensive watering schedule due to the constant pedestrian/vehicular impacts. The proposed changes would reduce the lawn areas and also dedicate large areas of the park for wetland mitigation and planting areas which will require initial irrigation, however, as the plants are established irrigation needs will be reduced.

b. Describe plans for minimizing water use on the site (Xeriscape landscaping, efficient irrigation system) – *The use of native and drought tolerant species will be incorporated into the planting design to decrease the demand of potable water irrigation. In addition, the proposed grading and stormwater features will serve to correlate a natural soil*

ATTACHMENT A

moisture gradient to the plant water demands, and increase the interaction of plant mass and roots with stormwater runoff.

2. Describe potential increases or decreases in energy use that may result from the project.
 - a. Describe plans for minimizing energy use on the project or how energy conservation measures will be incorporated into the building design
The creek path components of the project will facilitate use of alternative transportation modes and therefore help to reduce overall city emissions. The project will not result in any stationary air quality impacts.
 - b. Describe plans for using renewable energy sources on the project or how renewable energy sources will be incorporated into the building design – No Impacts
 - c. Describe how the project will be built to LEED standards – No Impacts
3. Describe the potential for excess waste generation resulting from the project. If potential impacts to waste generation have been identified, please describe plans for recycling and waste minimization (deconstruction, reuse, recycling, green points). – No Impacts

H. Cultural / Historic Resources

1. Describe any impacts to:
 - a. a prehistoric or historic archaeological site – *No Impacts (see below)*
 - b. a building or structure over fifty years of age – *No Impacts to the historic structures in the Civic Area are considered in the Park Development Plan proposal (including The Atrium Building, Municipal Building, Tea House, BMOCA, Library or the Bandshell Structure). Consideration is included to remove the Bandshell seating area south of the Bandshell structure and replace with a new pedestrian and bike loop through Central Park including an informal lawn bowl seating in place of the formal seating. Feedback from the July 2015 Design Inspiration provided many favorable responses to remove the seating and incorporate and informal lawn seating. It is understood that a Landmarks review of the potential removal of the seating will occur concurrently with the development of the Site Plan. The diversion structures within the Boulder Creek near the headworks for the irrigation ditch are landmarked structures that are not anticipated to be modified as part of this project.*
 - c. a historic feature of the site such as an irrigation ditch – See Below
 - d. significant agricultural lands that may result from the project – No Impacts

If any potential impacts have been identified, please provide the following:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts.

The Park Development Plan included a cultural resources survey along stream reaches. North Farmers Ditch was identified as a cultural resource. Consultant and City staff continues to work closely with the various ditch companies who own and have interest in the ditch located within Central Park. The topics of discussion and coordination relate to access, infrastructure, operations and liability. These topics are addressed in the Park Development Plan with the goal towards achieving a balanced approach. Council will continue to be informed of the proposed design of the ditch through upcoming memos and briefing. Disturbance of the ditch is not

ATTACHMENT A

anticipated as part of the installation of the access paths on either side of the ditch. In addition a picnic plaza with signage/narratives incorporating the historic importance of the ditch are included near, but outside the irrigation ditch easement.

I. Visual Quality

1. Describe the effects on:

- a. scenic vistas or views open to the public – *Effort will be made to open up view to Boulder Creek and out to Flatirons using selective tree removal, tree pruning and regarding.*
- b. the aesthetics of a site open to public view – *The design incorporates methods to increase a sense of public openness and accessibility from the street sidewalks into the park space and down to the creek.*
- c. view corridors from the site to unique geologic or physical features that may result from the project – No Impacts

J. Safety

1. Describe any additional health hazards, odors or exposure of people to radon that may result from the project – No Impacts
2. Describe measures for the disposal of hazardous materials – No Impacts
3. Describe any additional hazards that may result from the project (including risk of explosion or the release of hazardous substances such as oil, pesticides, chemicals or radiation) – No Impacts

If potential impacts have been identified, please provide the following:

- A description of how the proposed project would avoid, minimize, or mitigate identified impacts during or after site construction through management of hazardous materials or application of safety precautions.

K. Physiological Well-being

1. Describe the potential for exposure of people to excessive noise, light or glare caused by any phase of the project (construction or operations) – See Below
2. Describe any increase in vibrations or odor that may result from the project – See Below

If potential impacts have been identified, please provide the following:

- A description of how the project would avoid, minimize or mitigate identified impacts

The project will result in increased vibrations and noise during construction. This disruption will be minimized by conducting construction only during weekdays during normal business hours.

L. Services

1. Describe any increased need for the following services as a result of the project:
 - a. Water or sanitary sewer services – *With the earthwork and sculpting of the land within the project site, some of the water and sanitary services may be impacted and will need to be replaced.*
 - b. Storm sewer / flood control features

ATTACHMENT A

By adding water quality features and opening up the channel, it is anticipated that the project will improve storm sewer and flood control features. The project will model a no-rise situation for the 100-yr event.

c. Maintenance of pipes, culverts and manholes

If pipes, culverts and/or manholes are found to be function below optimal levels within the area of Phase I, improvements or rehabilitation will occur.

d. Police services – Possible Impacts

e. Fire protection – No Impacts

f. Recreation or parks facilities – *Extension of the multi-use path will provide recreational opportunities in addition to increased access to Boulder Creek, and a large “Green Valley” lawn for passive recreation.*

g. Libraries – No Impacts

h. Transportation improvements / traffic mitigation – *Enhancement of the multi-use path and pedestrian access may increase the amount of alternative transportation miles and therefore increase the maintenance requirements*

i. Parking – *A multi-departmental staff team has been working to develop strategies and options to address potential impacts and opportunities for multimodal access to/from the civic area. These options include a wide range of Transportation Demand Management (TDM) techniques as well as parking management strategies to accommodate existing and future needs by city employees, library patrons, city/downtown customers, and visitors to the Civic Area. In addition to serving the goals of the Civic Area, the parking and TDM strategies being explored support the city’s Transportation Master Plan objectives and overall sustainability goals. City employees have been engaged in this process through focus group discussions and open houses to review the potential strategies. As part of the continued Civic Area Park Development planning process in 2015, the TDM and parking management strategies will be refined and the selected options will be deployed on a broader scale in 2016. The project is removing roughly 45 parking spaces. A majority of the parking within the park has also been identified as counter to the City Code, which identifies no parking, shall be within the high hazard and conveyance zones or in areas with 18” of flooding.*

j. Affordable housing – No Impacts

k. Open space / urban open land – No Impacts

l. Power or energy use – *Extension of the multi-use path may increase the amount of alternative transportation miles and therefore decrease the use of oil and gas.*

m. Telecommunications – No Impacts

n. Health care / social services – No Impacts

o. Trash removal or recycling services

The trail system will facilitate easier trash and debris removal.

2. Describe any impacts to any of the above existing or planned city services or department master plans as a result of this project (e.g. budget, available parking, planned use of the site, public access, automobile / pedestrian conflicts, views) – See above

M. Special Populations

1. Describe any effects the project may have on the following special populations:

a. Persons with disabilities – See Below

ATTACHMENT A

- b. Senior populations – See Below
- c. Children or youth – See Below
- d. Restricted income persons – See Below
- e. People of diverse backgrounds – See Below
- f. Sensitive populations located near the project (e.g. adjacent neighborhoods or property owners, schools, hospitals, nursing homes) – See Below

Boulder's Civic Area has symbolic, geographic, and functional importance and should serve as an inclusive place for people to interact with each other and with government. The area has a historical focus and many long-standing functions and facilities highly valued by the community, such as the library, Sister City Plaza, Farmers' Market, and Teahouse. Existing community assets will continue to play a vital role in the area as well as potential to expand civic services or cultural, arts, science, educational or entertainment amenities that are otherwise lacking in the community. The site has been designed specifically with families in mind and to create a multi-generational and multi-cultural public space that serves all members of the community through specific amenities and programs. Understanding the importance of access and circulation throughout the site with the various paths and sidewalks, staff is working closely with the consultant team as well as cycling advocates within the community to ensure a safe and efficient route for the multiple users within the park. The park development plan will continue to build on the Civic Area Master Plan by providing detailed design and analysis of the key circulation routes and facilities. The proposed pedestrian and bike paths would be designed to ADA standards, providing a safe alternative mode of transportation for persons with disabilities, children and all other multi-use path connections. Restricted income people could use the adjacent transit and bus facilities to commute via mass-transit biking or walking instead of needing to rely on more expensive modes of transportation. The proposed physical and visual gateway enhancements will encourage ease of circulation from adjacent paths and transit facilities while providing new bike locks, benches and seating, enhanced signage and lighting.

N. Economic Vitality

1. Describe how the project will enhance economic activity in the city or region or generate economic opportunities. – *The Park will provide increased opportunities for outdoor recreation including nature exploration and play, fishing, kayaking, jogging, yoga, tai chi, etc. This plan is intended for use by the public, businesses, property owners, city officials and staff. The plan helps ensure that when redevelopment occurs around the park, property owners (public and private) can design their projects to be consistent with the vision for the area. It also helps ensure that public improvements will be in place to support the new development. Provide a vibrant mix of uses and design to encourage activity and inclusiveness throughout daytime and evening hours and around the year, which will help the economic vitality to areas in and around the Civic Area including downtown DBI uses, BMOCA, Boulder Farmers' Market, Tea House, Alfalfas, St. Julian's, etc. In addition this first phase of the park development will help to potential future programs such as a Performance Art Center, Market Hall.*

2. Describe any potential impacts to:

- a. businesses in the vicinity of the project (ROW, access or parking) – See above c. retail sales or city revenue and how they might be mitigated – *No Impacts*
- b. employment – *No Impacts*



APPROXIMATE LIMIT OF CIVIC AREA
PARK DEVELOPMENT PLAN
"MAJOR IMPROVEMENTS"

APPROXIMATE LIMIT OF
"MINOR IMPROVEMENTS"

CANYON BLVD

13TH ST

BROADWAY

ARAPAHOE AVE

- | | |
|---|--|
| A NATURE PLAY | K RESTORED RIPARIAN BANKS |
| B OPEN COURTYARD IMPROVEMENT | L 11TH STREET BRIDGE |
| C CAFE TERRACE | M DEMONSTRATION GARDENS |
| D PERFORMANCE HILL | N PEDESTRIAN CROSSING ZONE |
| E PEDESTRIAN PATH | O BRIDGE EXPANSION |
| F CREEK ACCESS AND TERRACE | P FARMERS' MARKET LOOP |
| G BIKE CREEK PATH | Q BANDSHELL LAWN |
| H GREEN VALLEY WITH DYNAMIC TOPOGRAPHY | R PICNIC PLAZA |
| I PEDESTRIAN UNDERPASS | S OAK GROVE (EXISTING HISTORIC TREES) |
| J INTERACTIVE ART PLAZA | T TEMPORARY BANDSHELL ACCESS PATH |

0' 40' 80'

TOM LEADER STUDIO

ENLARGEMENT PLAN: NATURE PLAY AND NORTH LIBRARY

CANYON BLVD



- A NATURE PLAY
- B RUBBER PLAY SURFACE
- C SPLASH PAD/INTERACTIVE WATER
- D SUMAC MINI-FOREST
- E PLAY MOUNDS/CLIMBING BOULDERS
- F SAND + BOULDER PLAY AREA
- G SEATING TERRACE
- H WETLAND PLAY GARDEN
- I RECLAIMED WOOD LOGS
- J EXISTING COTTONWOOD
- K RESTORED RIPARIAN HABITAT
- L CREEK TERRACE
- M SEATWALLS
- N FLEXIBLE FURNITURE
- O RESTORED PUBLIC COURTYARD
- P PERFORMANCE HILL
- Q PERFORMANCE PLAZA
- R CREEK TERRACE/ACCESS
- S PEDESTRIAN PATH
- T MULTI-USE CREEK PATH (BIKES)
- U DG GRAVEL RUNNING PATH
- V PEDESTRIAN CROSSING ZONE

Scale: 1" = 40'



ENLARGEMENT PLAN: 11TH ST BRIDGE AND PARK



- A PEDESTRIAN PATH
- B MULTI-USE CREEK PATH (BIKES)
- C DG GRAVEL RUNNING PATH
- D PEDESTRIAN CROSSING ZONE
- E ART PLAZA (TEMPORARY/INTERACTIVE)
- F 11TH STREET SPINE
- G 11TH STREET SPINE BRIDGE
- H PEDESTRIAN UNDERPASS
- I RESTORED RIPARIAN HABITAT
- J CREEK TERRACE / ACCESS
- K CREEK TERRACE / ACCESS
- L EXISTING CRAB APPLE TREES
- M CHERRY / CRAB APPLE TREE PLAZA
- N GREEN VALLEY / OPEN LAWN
- O DEMONSTRATION GARDENS
- P OAK & ASPEN ALLEE
- Q EXISTING WILLOW TREE

Scale: 1" = 40'



ARAPAHOE AVE

ENLARGEMENT PLAN: CENTRAL PARK

CANYON BLVD

13TH STREET

BROADWAY

ARAPAHOE AVE

- A** EXISTING BANDSHELL
- B** TEMPORARY ACCESS PATH
- C** BANDSHELL LAWN BERM
- D** PROPOSED TREE GROVE
- E** PEDESTRIAN PATH
- F** MULTI-USE CREEK PATH (BIKES)
- G** PEDESTRIAN CROSSING ZONE
- H** PEDESTRIAN CROSSING ZONE
- I** EXISTING MULTI-USE PATH
- J** ACCESS PATH
- K** EXISTING BRIDGE
- L** BRIDGE EXPANSION / METAL GRATE
- M** EXISTING TREES / OAK GROVE
- N** FARMERS' MARKET LOOP
- O** AREA FOR FARMER'S MARKET TENTS
- P** PICNIC PLAZA
- Q** PICNIC TABLES

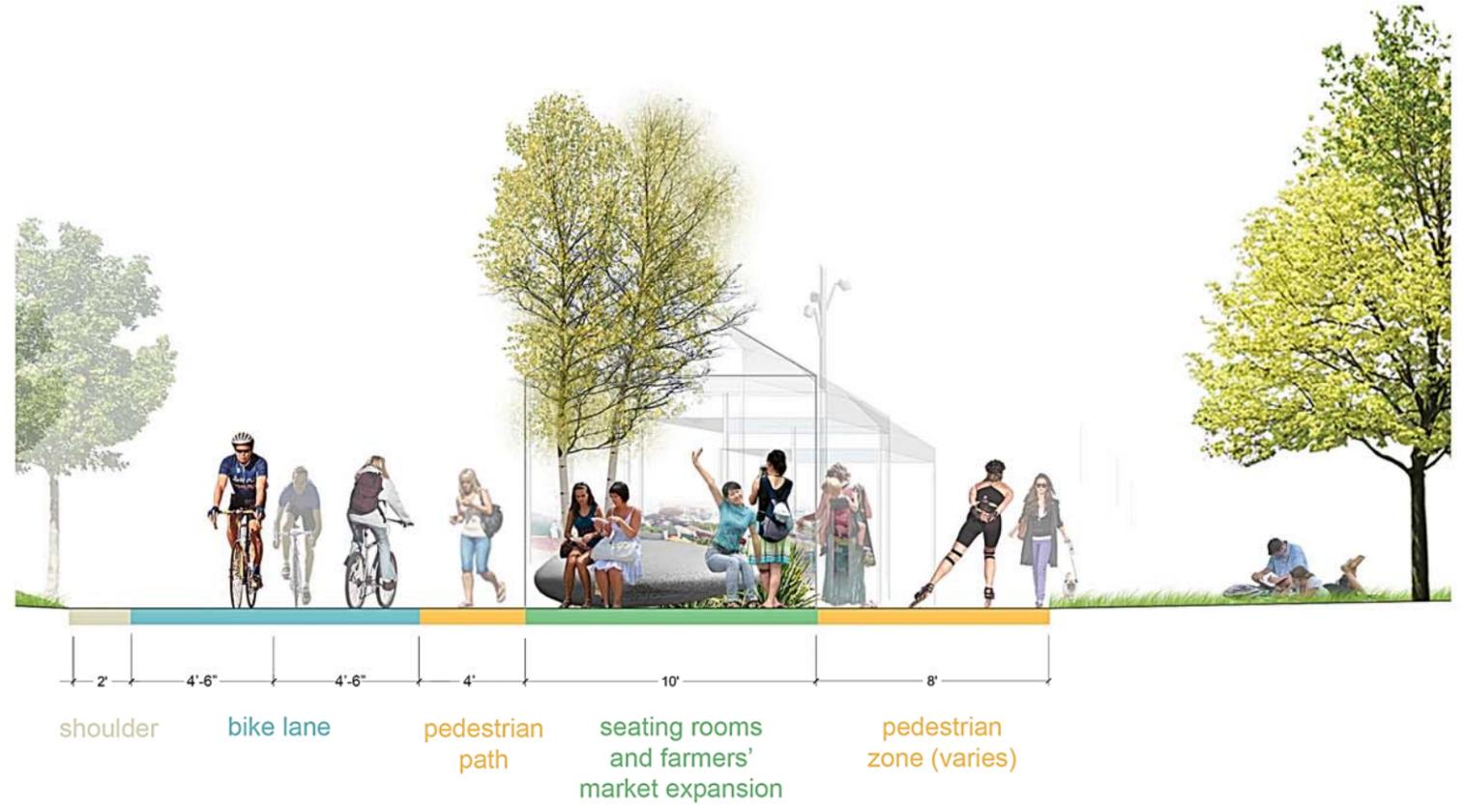
Scale: 1" = 40'



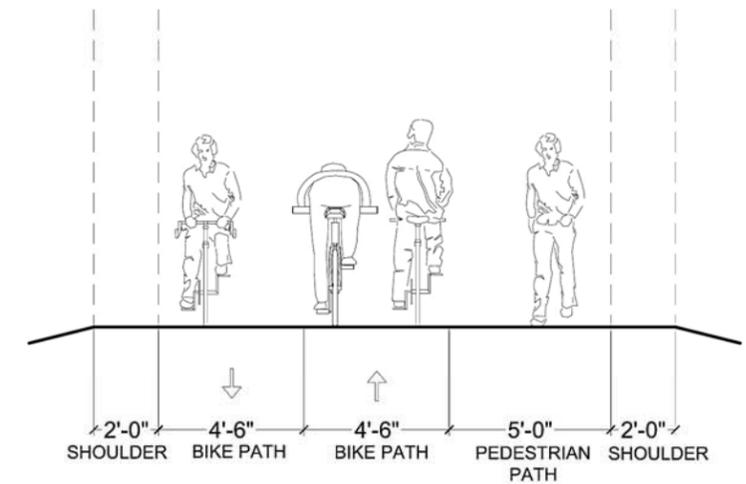
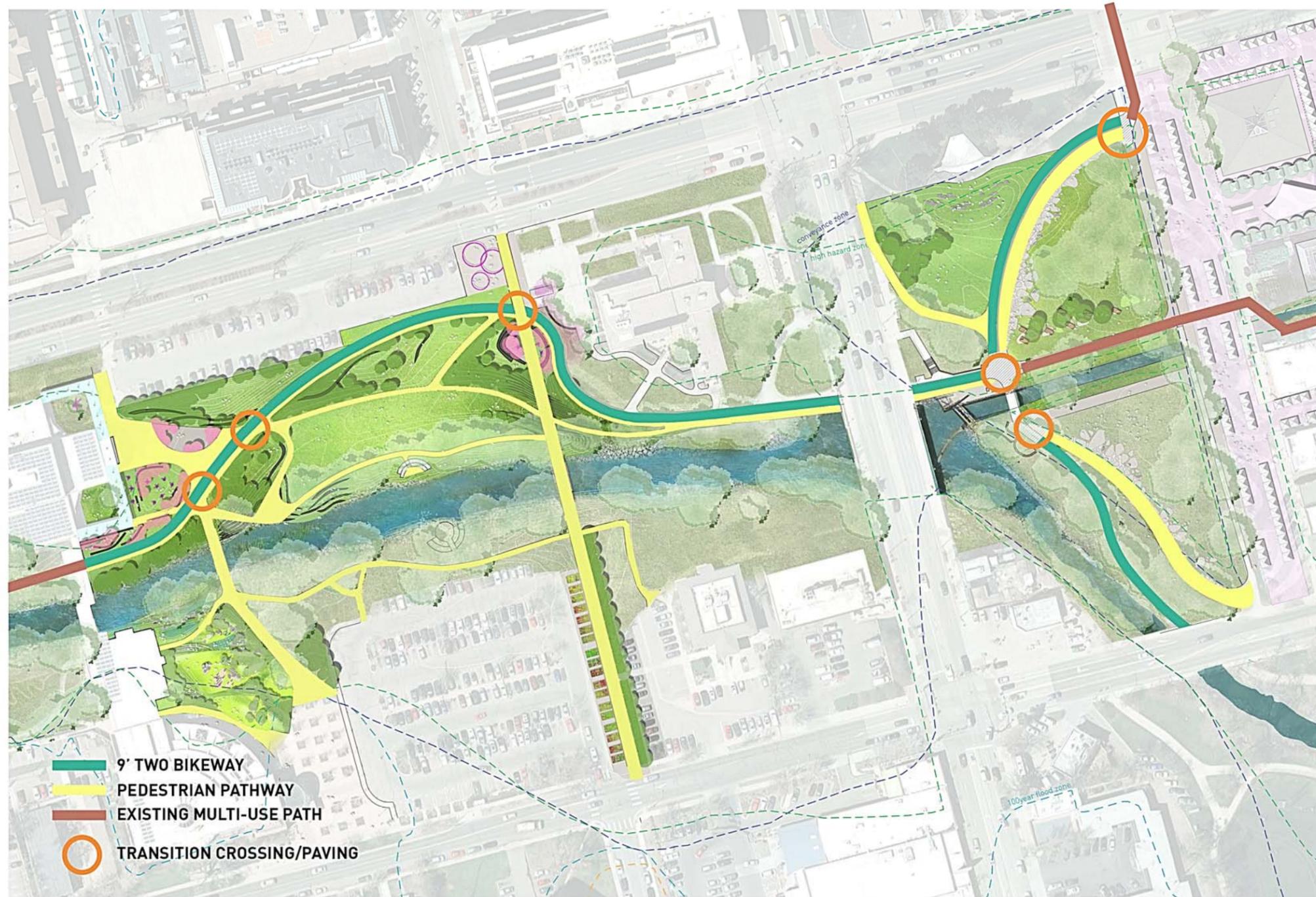
FARMERS' MARKET LOOP AXON



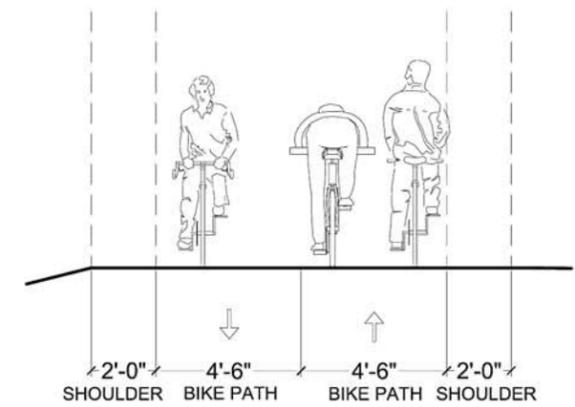
FARMERS' MARKET LOOP SECTION



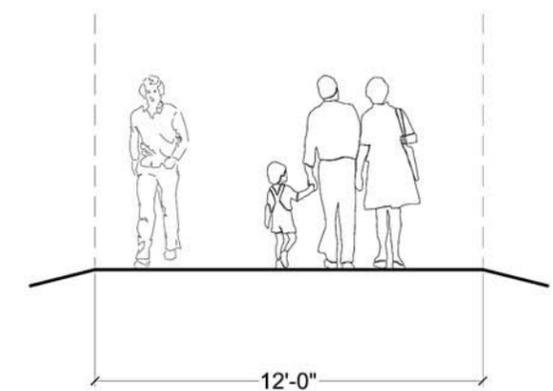
PROPOSED CIRCULATION HIERARCHY



multi-use path



separate secondary bike path



primary pedestrian path