



City Council Briefing April 5, 2016

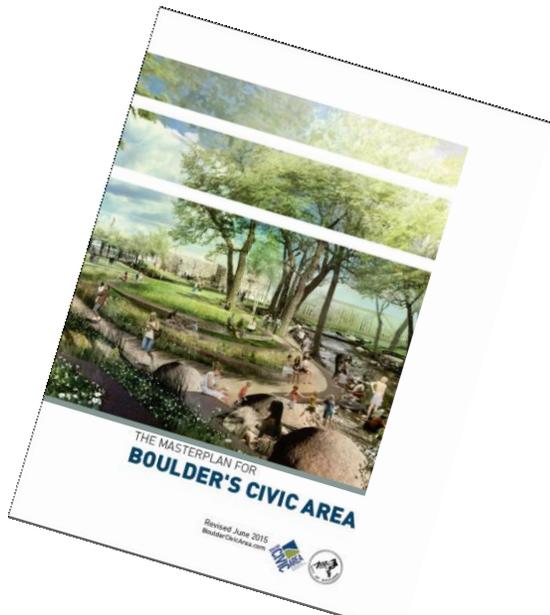
Purpose

To provide an update and get feedback on the long-term components of the Boulder Civic Area Plan (BCA)



Agenda

1. Civic Area Planning Video & Overview *(10 Minutes)*
2. Civic Use Pad *(20 Minutes)*
3. Market Hall Feasibility Analysis *(30 min)*
4. Comprehensive Civic Area Flood Analysis *(30 min)*
5. Civic Area Implementation-2016 Priorities *(20 min)*

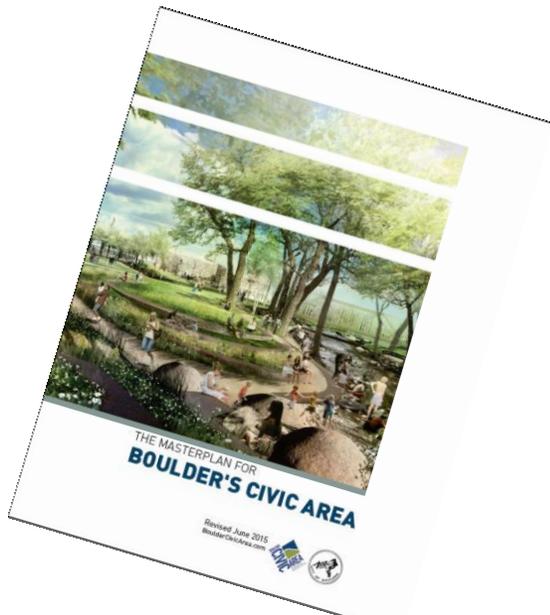


1. Civic Area Planning Overview



Update on Related Projects

- **Long-Term Civic Area Planning:**
 - **Market Hall Feasibility Analysis**
 - **Historic Resources**
 - **Floodplain Design – Opportunities & Constraints**
 - **Access Enhancements & Parking Changes**
- **Community, Culture & Safety Projects:**
 - **Civic Area Park Site**
 - **Arapahoe Underpass Improvements**
 - **Boulder Creek Path Improvements**
 - **Public Art Projects**
- **Related Projects:**
 - **Canyon Boulevard Complete Street Study**
 - **Boulder Community Health/Broadway Campus**
 - **CU-Grandview Conference Center/Hotel**
 - **Civic Use Pad**



April 4 Open House

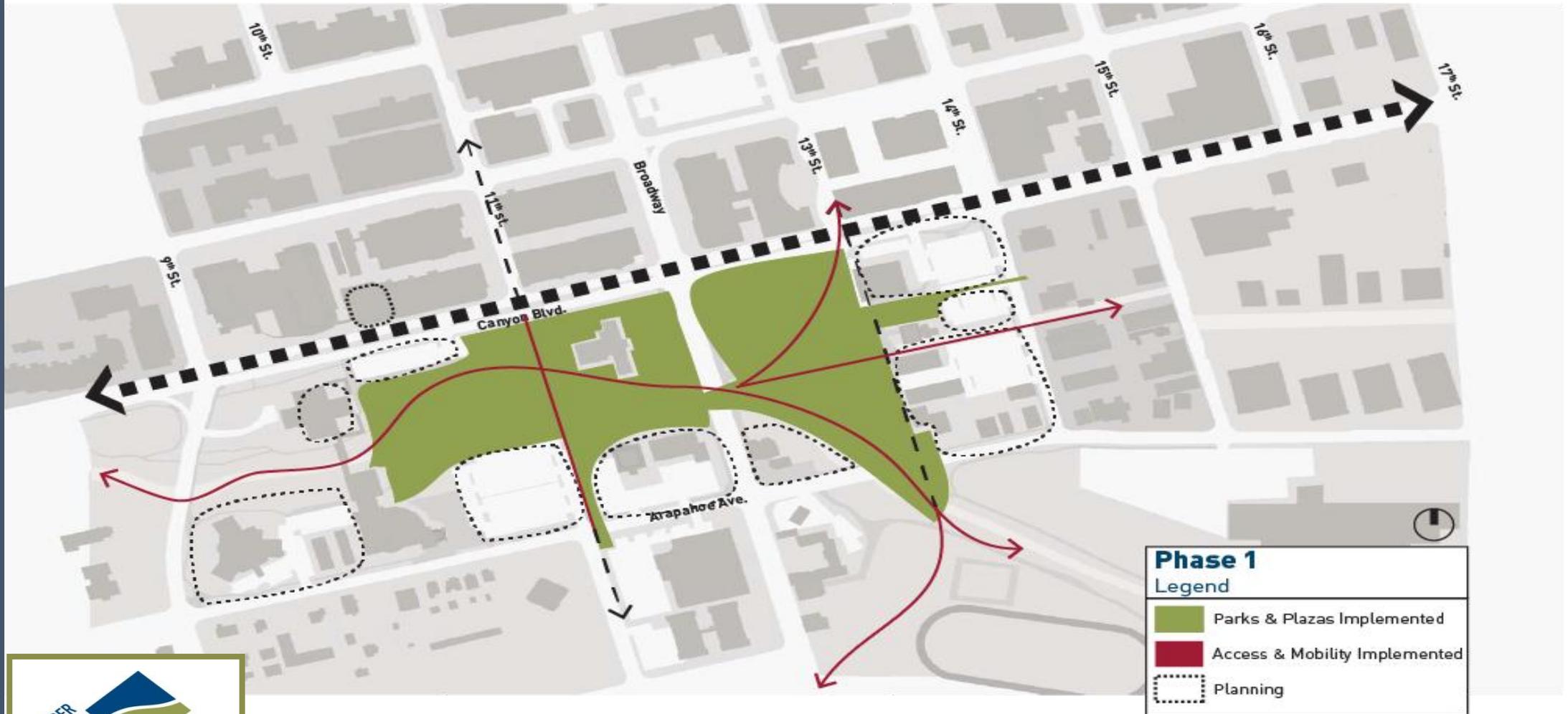
- *200+ community attendees*
- *12 project stations*
- *3 overview presentation times*



The Plan for Boulder's Civic Area



Phase 1: 2016 - 2018

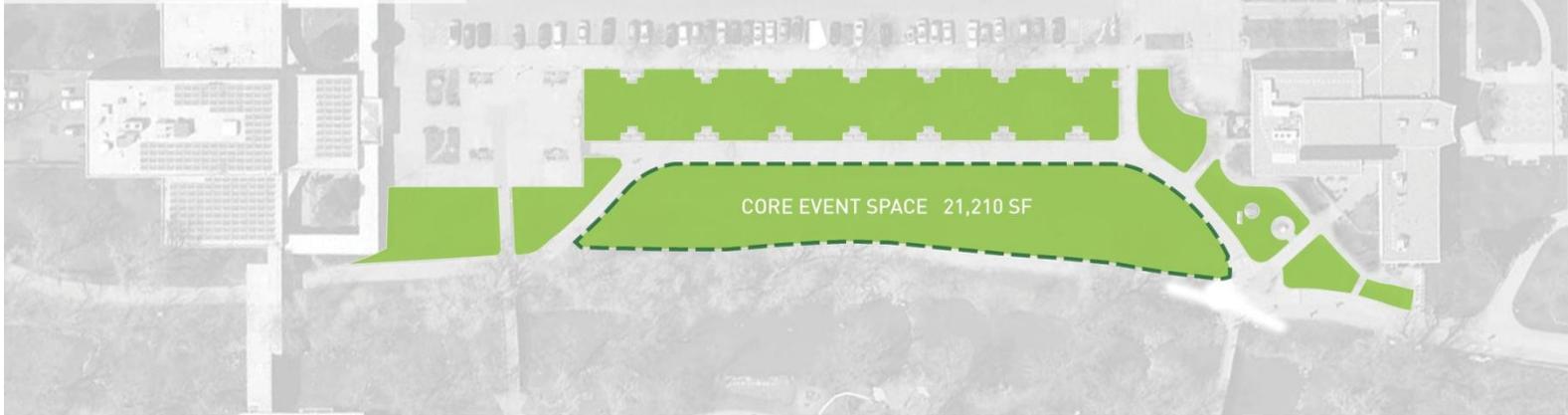


This phasing plan is preliminary and depends on the availability of funding sources (public, private and other).

Civic Area Programming and Events

EXISTING CONDITIONS

EVENT GREEN SPACE - 46,750 SF
*SLOPES LESS THAN 5:1



CURRENT PLAN (04/042016)

EVENT GREEN SPACE - 34,200 SF
*SLOPES LESS THAN 5:1

GREEN OPEN SPACE - 33,910 SF
*SLOPED LAWN SEATING AND NATIVE PLANTING COMMUNITIES

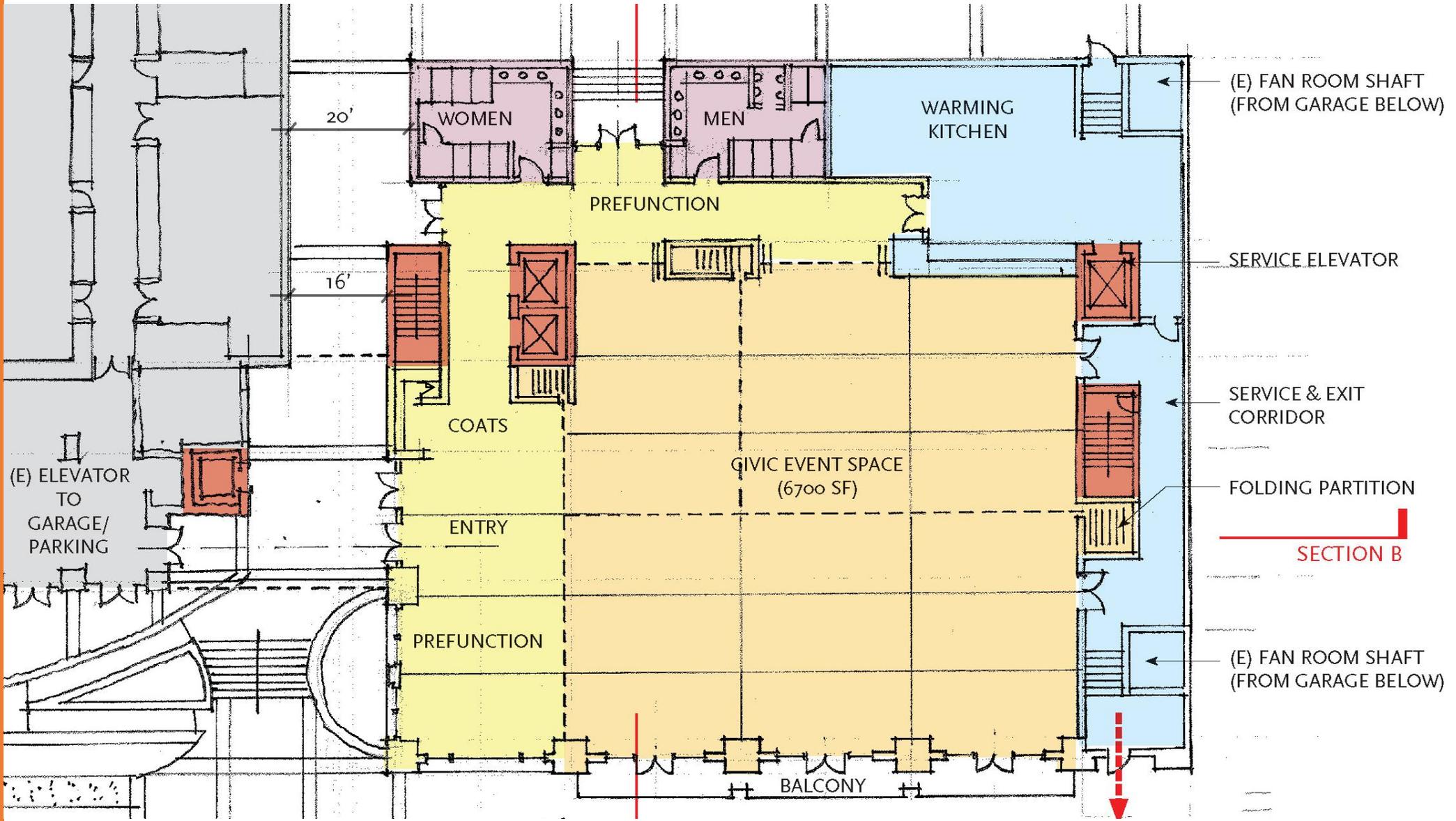


Park Design
Accommodates
Small Informal
Gatherings to
Large Multi-Day
Events

2. Civic Use Pad

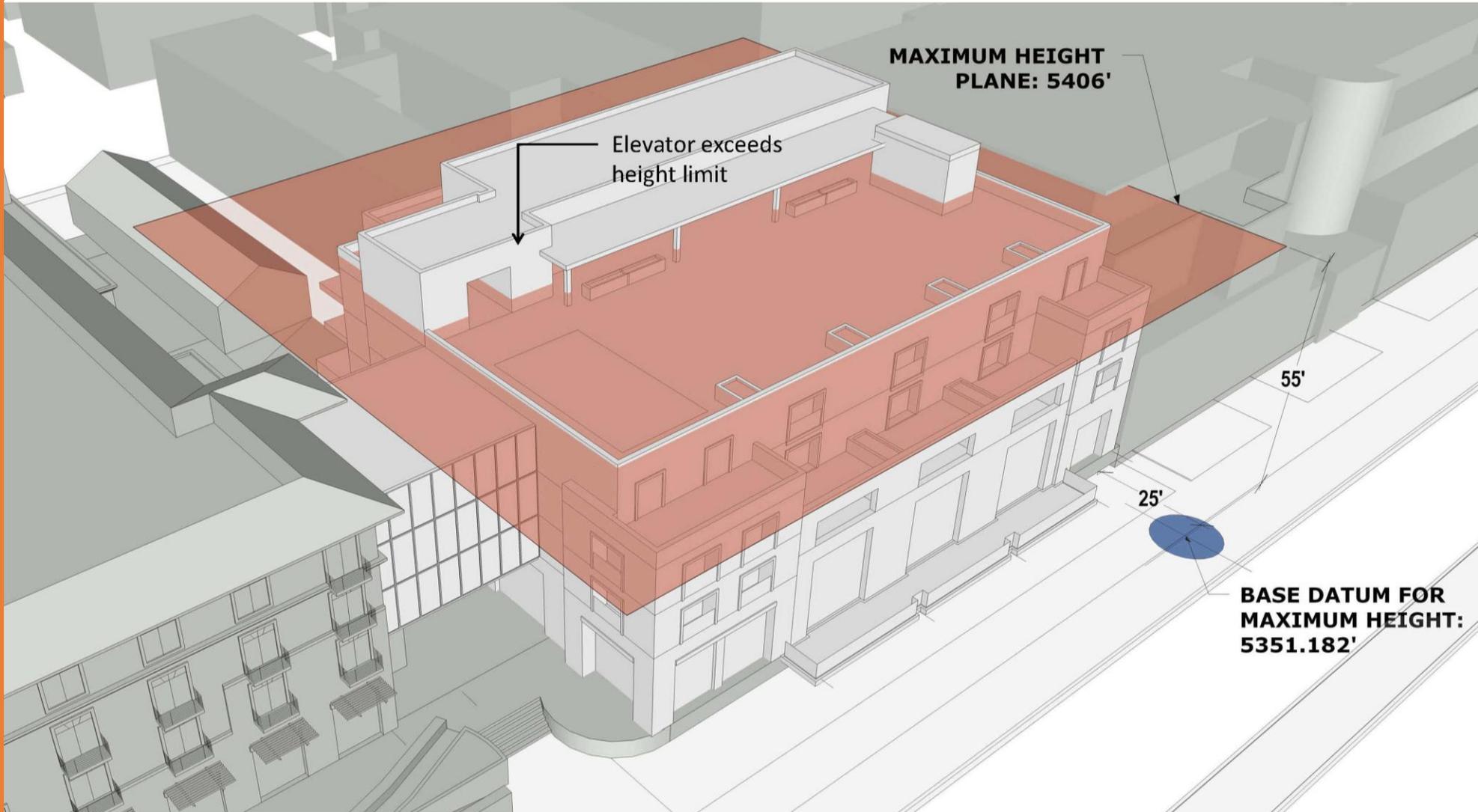


2. Civic Use Pad



Level 1: Civic Event Space

2. Civic Use Pad



AERIAL VIEW OF CIVIC PAD LOOKING NORTHEAST

EXHIBIT – C 3-D MODEL

2. Civic Use Pad

Key Finding:

Rooftop public space is not viable. Options remain for high quality, attractive meeting venue.

Next Steps:

- Develop Workable Building Design & Project Cost (*ongoing*)
- Convene Advisory Group to Provide Input (*Spring 2016*)
- Develop Management Agreement (*Summer 2016*)
- Approval of Management Agreement (*Fall 2016*)
- Develop Design & Begin Construction (*late 2017*)

2. Civic Use Pad

Question for City Council

Does council have any comments or questions on the proposed process and next steps?

3. Market Hall Feasibility Analysis

Ad Hoc Local Foods Working Group

A word cloud of stakeholders and organizations involved in the Market Hall Feasibility Analysis. The words are arranged in a non-linear fashion, with varying font sizes and colors. The colors used are black, orange, green, and blue. The largest word is 'Boulder County Farmers' Markets' in orange. Other prominent words include 'Blackbelly' in black, 'Skratch Labs' in orange, 'Colorado State University' in green, 'Boulder Mayor' in green, 'Boulder County Parks & Open Space' in black, and 'Naturally Boulder' in black. Smaller words include 'Downtown Boulder, Inc', 'Sanitas Brewing Company', 'Foodies Outdoor Markets', 'Savory Spice Shop', 'University of Colorado Boulder', 'Boulder County Public Health', 'Alfalfa's', 'Three Leaf Concepts', 'Fresh Ideas Group', 'Boulder County Farmers' Markets', 'BVSD', and 'Boulder County Parks & Open Space'.

Blackbelly
Skratch Labs
Downtown Boulder, Inc
Colorado State University
Boulder County Farmers' Markets
BVSD
Three Leaf Concepts
Sanitas Brewing Company
Foodies Outdoor Markets
Fresh Ideas Group
Savory Spice Shop
Boulder Mayor
Boulder County Parks & Open Space
Boulder County Farmers' Markets
University of Colorado Boulder
Alfalfa's
Boulder County Public Health
Naturally Boulder

3. Market Hall Feasibility Analysis

Benefits of Public Markets Linking Market to Communities



3. Market Hall Feasibility Analysis

Building types



Shed

Large Hall



Mixed-use Building



3. Market Hall Feasibility Analysis

Relationship to farmers market



Main Tenant

Day User

Adjacent



3. Market Hall Feasibility Analysis

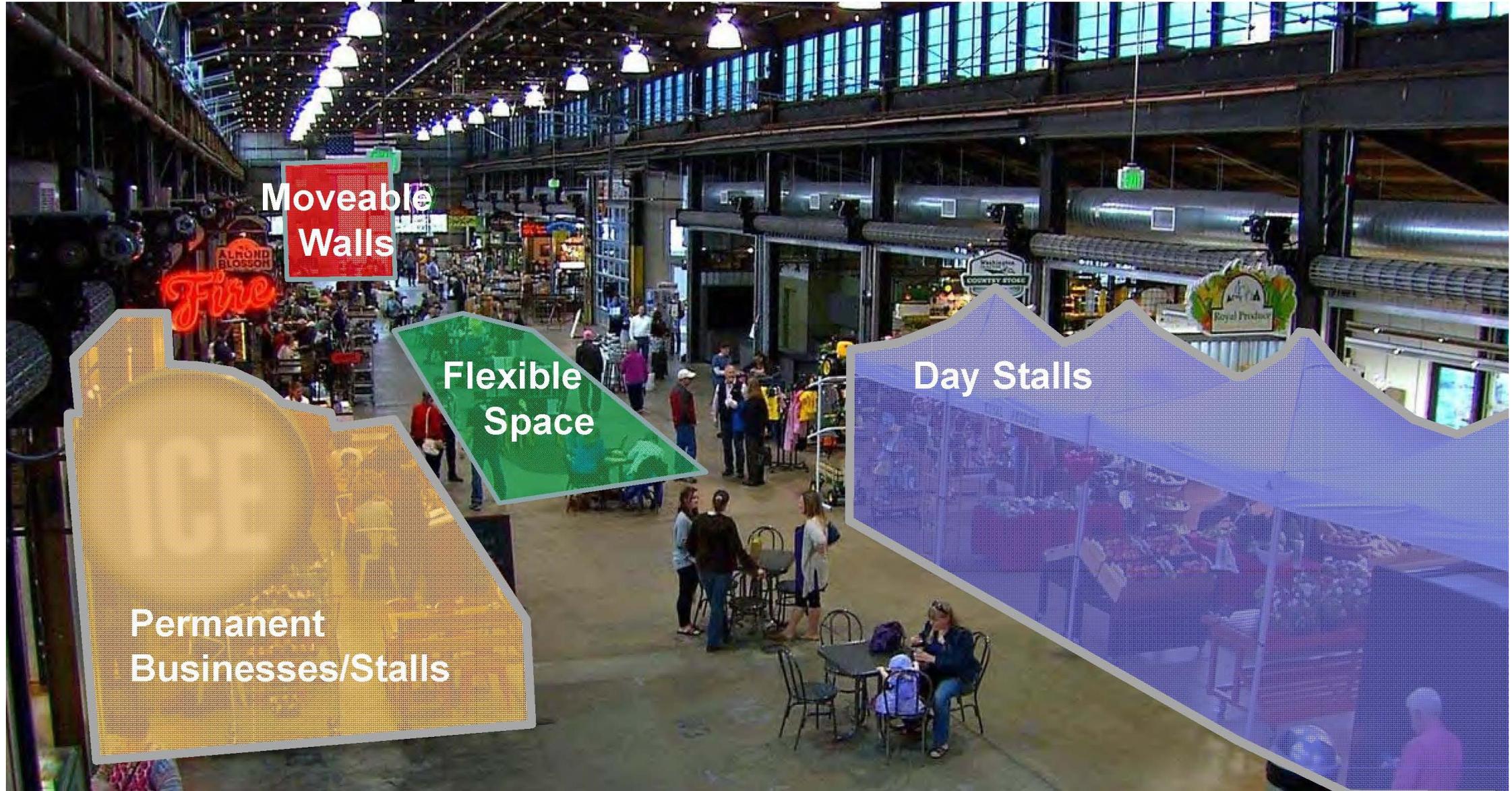
Study Result: *A Boulder Public Market is feasible*

- Strong vendor interest
- Operationally self-sustaining
- Compatible with Civic Area Master Plan
- Market should be a center for local food
- Education and innovation are important



3. Market Hall Feasibility Analysis

Mixture of spaces and tenants



3. Market Hall Feasibility Analysis

Recommended Program

- Flexible Event Hall
- Anchor Attraction
Brewer/Distiller/
Winery
- Temporary Stalls
- Permanent Retail
Stalls
- BCFM Winter
Market



3. Market Hall Feasibility Analysis

Key Finding:

Preliminary analysis indicates year-round public market hall is economically feasible, desired by key partners & would attract visitors from community & region.

Next Steps:

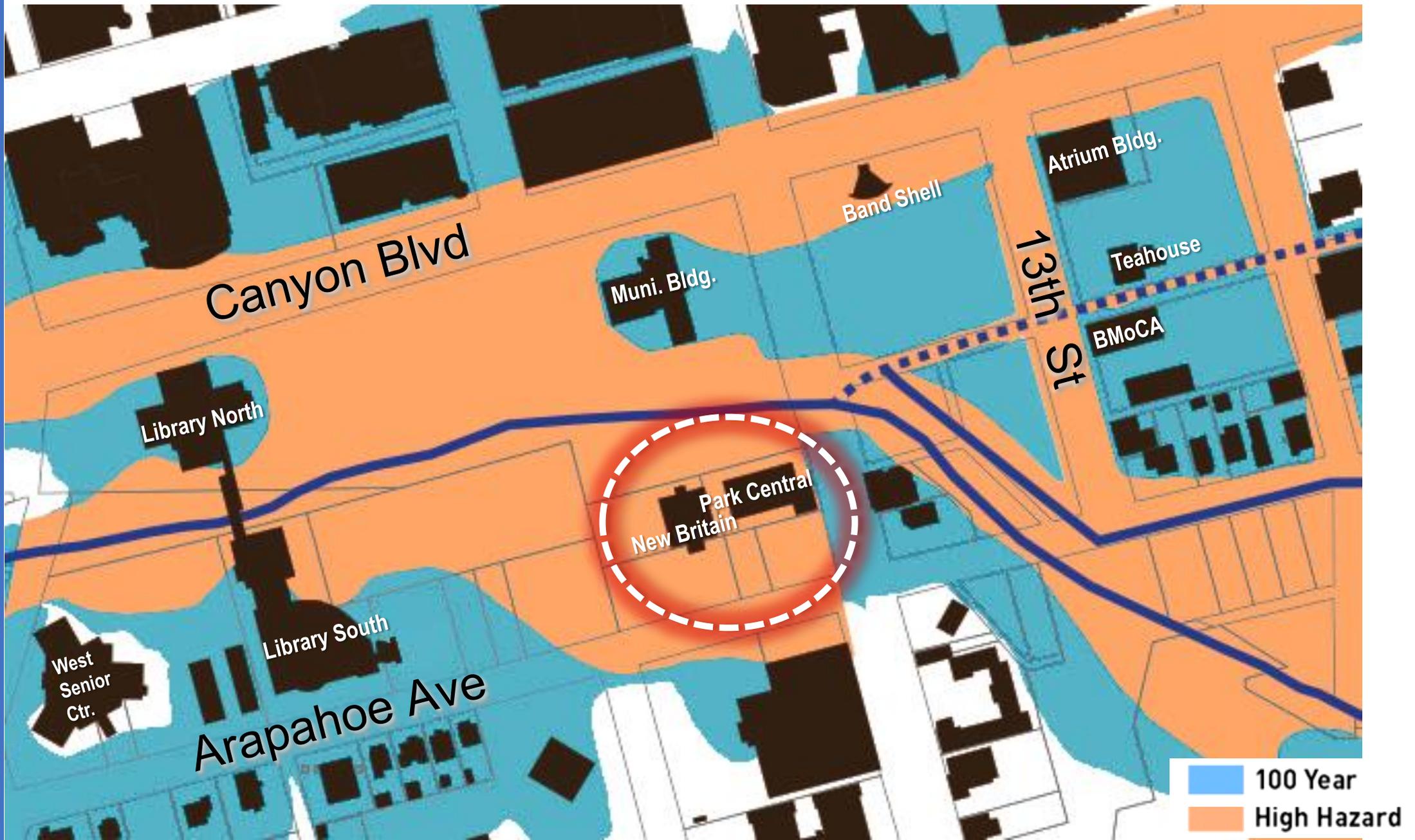
- Further understand how public market can work in Boulder
- Develop public process
- Further explore program, mission, governance & finance
- Investigate phasing options
- Determine facility needs & possible re-use of Atrium and/or new facility
- Cultivate partnerships/sponsors & potential tenants

3. Market Hall Feasibility Analysis

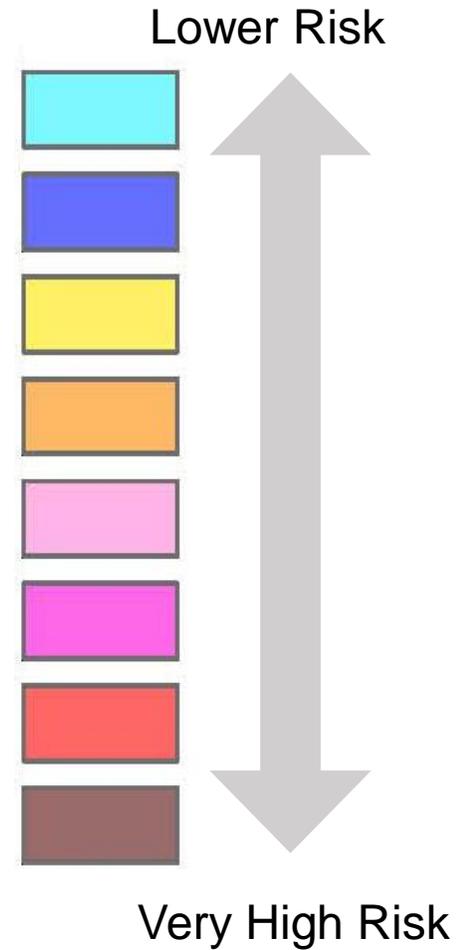
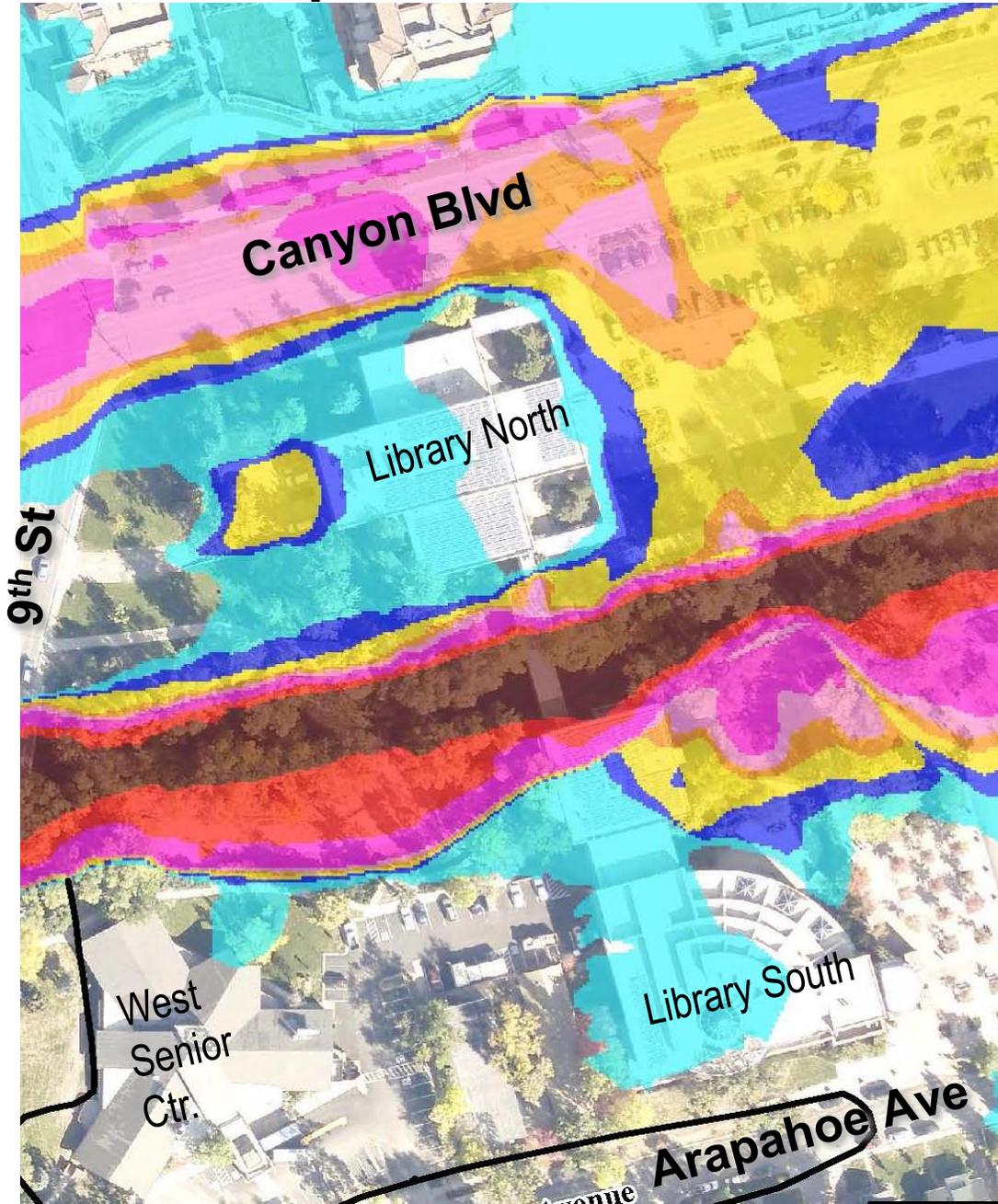
Questions for City Council

Does council have any questions or feedback on the preliminary Market Hall Feasibility Analysis and proposed next steps?

4. Comprehensive Flood Analysis



4. Comprehensive Flood Analysis – West Bookend



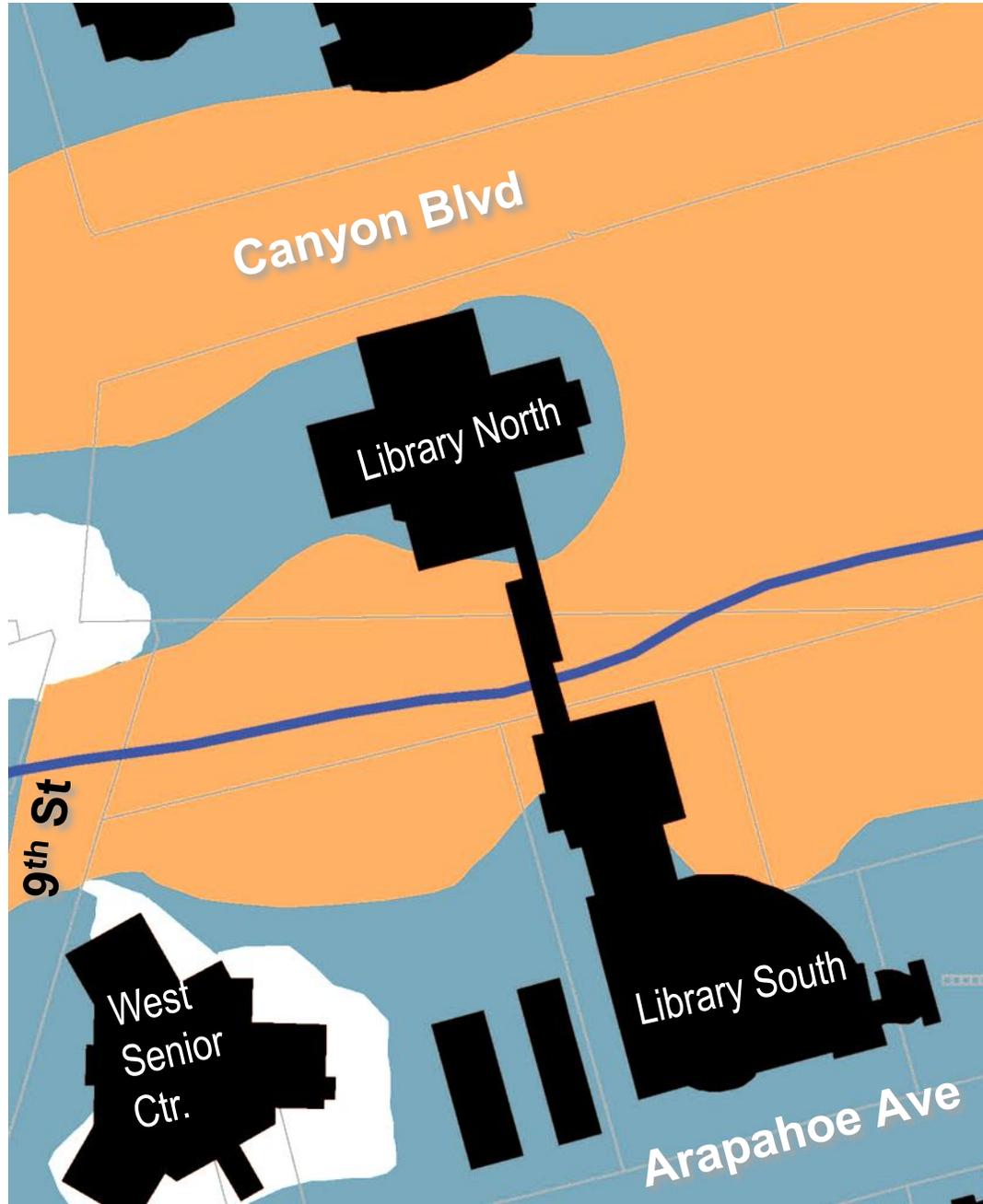
4. Comprehensive Flood Analysis – West Bookend



West Bookend "Test-fit"

Preliminary architectural "test-fit" to explore technical feasibility of potential buildings in a manner consistent with flood regulations.

4. Comprehensive Flood Analysis – West Bookend



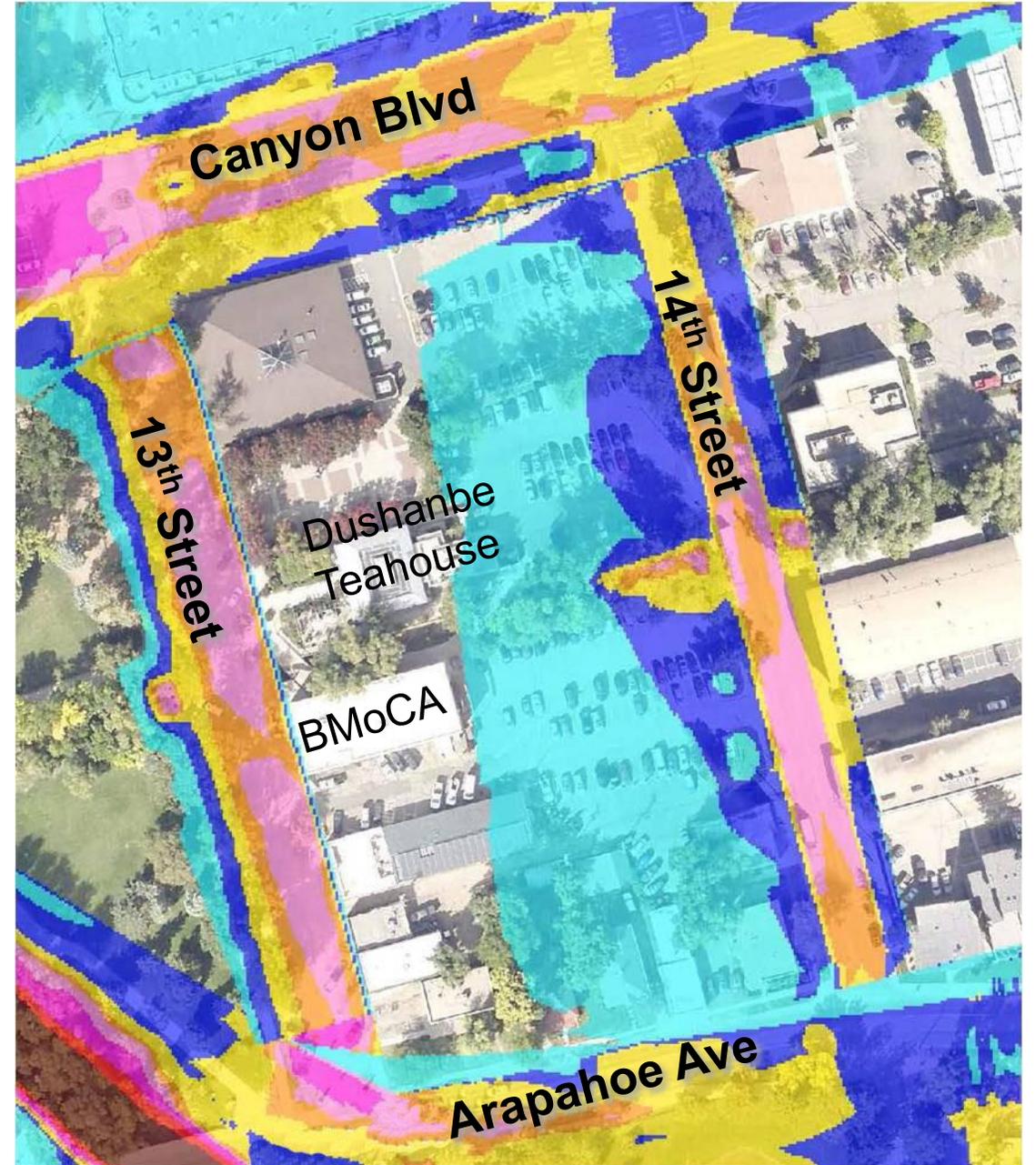
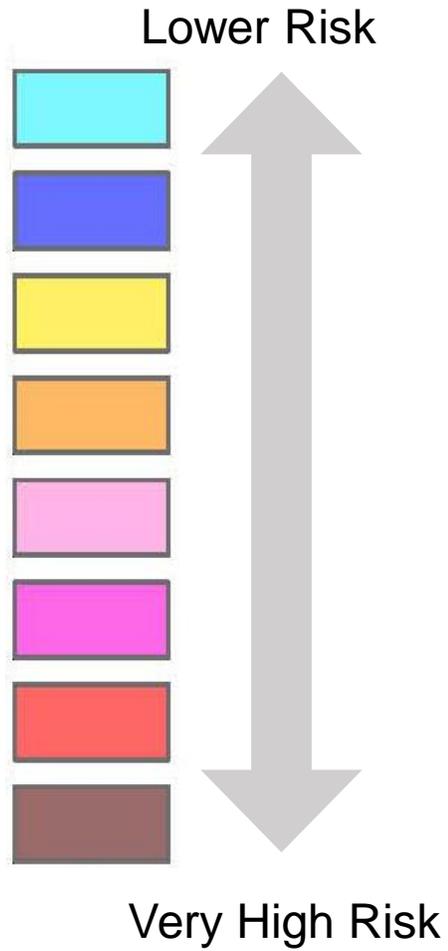
West Bookend

- North of creek higher risk area
- Redevelopment consistent with flood regulations is technically feasible
- Careful consideration will be needed to evaluate alternatives
- Recent work has helped answer the question of whether new facilities **could** be developed
- Subsequent analyses and stakeholders engagement will need to determine whether they **should**

100 Year

High Hazard

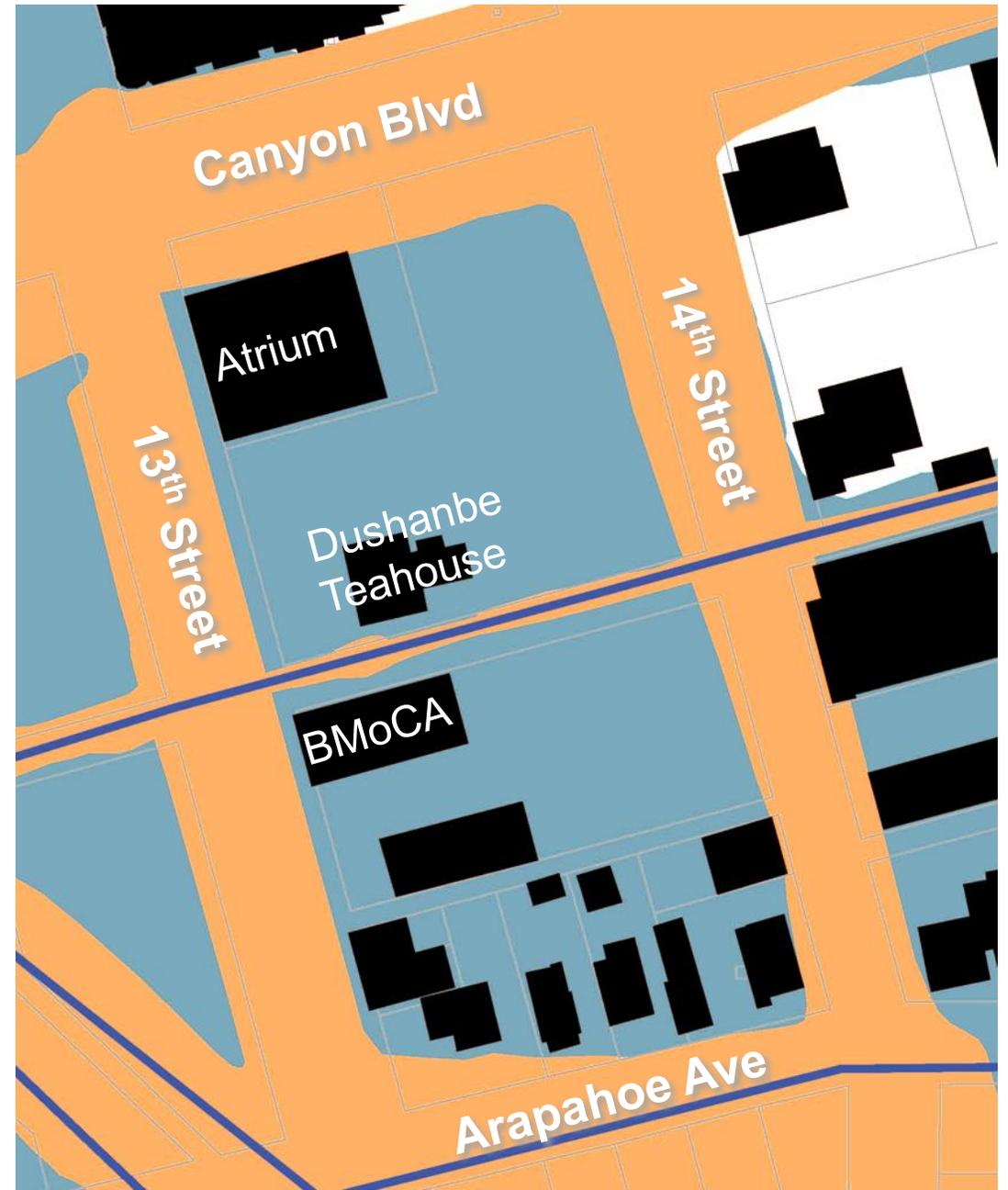
4. Comprehensive Flood Analysis – East Bookend



4. Comprehensive Flood Analysis – East Bookend

East Bookend

- More confined HHZ
- Floodproofing recommendations for Atrium Bldg.
- Focus of 2016/17 planning priority
- Market Hall feasibility/program analysis
- Market Hall facility “test fit” options
- Pending landmark application for the Atrium Building
- City/community space needs in coordination w/BCH planning



4. Comprehensive Civic Area Flood Analysis

Key Finding:

New facilities and increased activation **could** technically be accommodated, consistent with flood regulations. What **should** be developed requires significant more work.

Next Steps:

- *Develop preferred proposal for what **should** be developed for each bookend:*
 - ✓ Evaluate program needs
 - ✓ Test facility feasibility
 - ✓ Determine costs & tradeoffs
 - ✓ Consider impacts & alternatives

4. Comprehensive Civic Area Flood Analysis

Questions for City Council

Does council have questions or feedback on the flood analysis and implications for reuse or redevelopment in the “bookend” areas?

2016

2017

2018

Q1

Q2

Q3

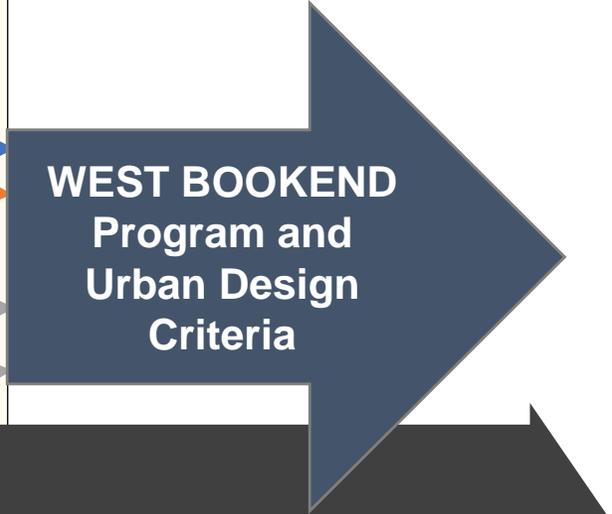
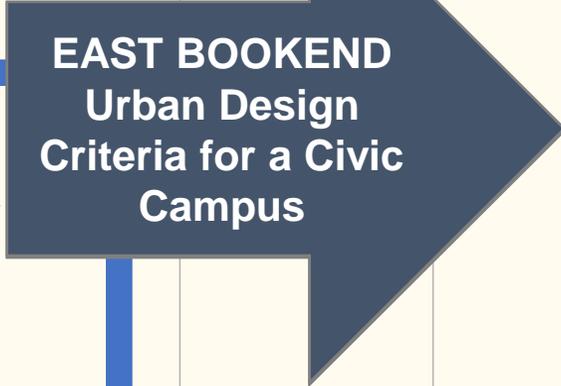
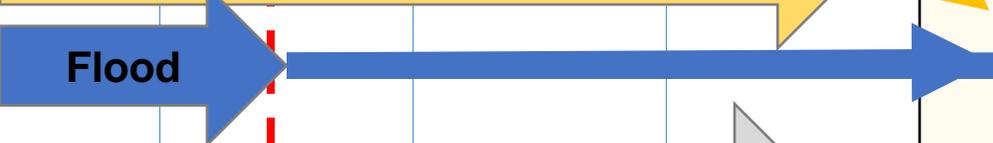
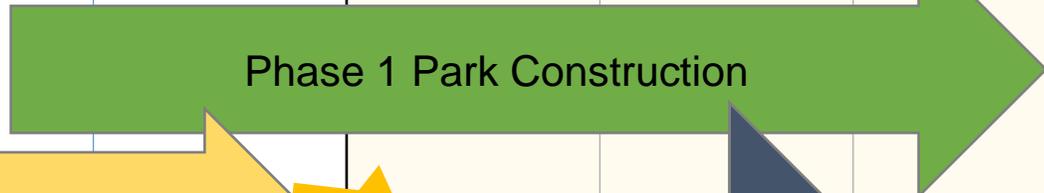
Q4

Q1

Q2

Q3

Q4



We are here

5. Civic Area Implementation-2016 Priorities

Key Finding:

East Bookend planning priority focus for 2016/17. West Bookend focus on near-term programming & analysis of key program elements.

Next Steps:

Begin Construction of Phase I Park Plan – Sept. 2016

East Bookend

- Market Hall Program Development
- City Facility Assessment (BCH vs. Civic Area)

West Bookend

- Complete Human Services Strategy & Update Library Master Plan
- Enhance program and activation

5. Civic Area Implementation-2016 Priorities

Questions for City Council

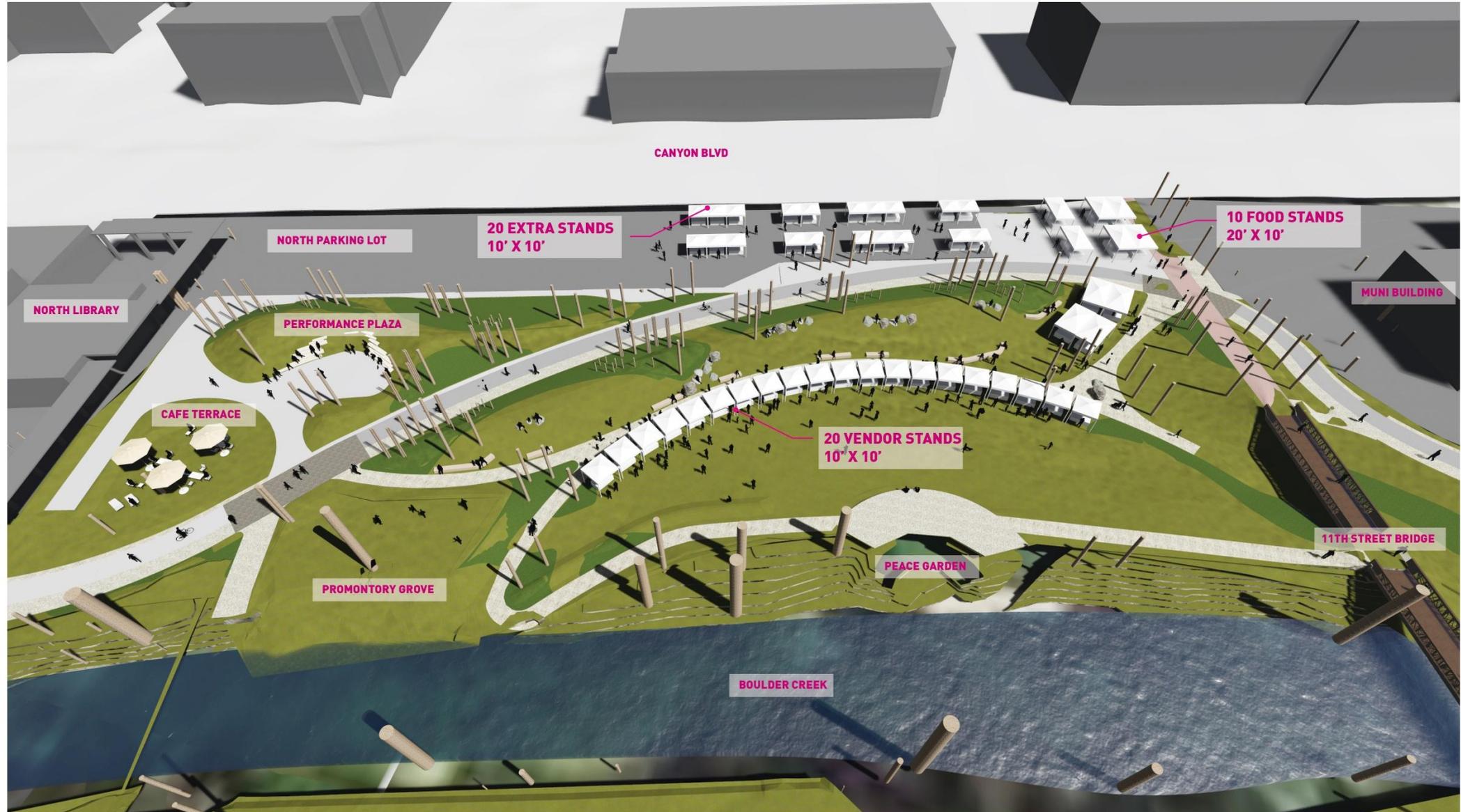
Does council have questions on staff recommendation to focus on the East Bookend work for the rest of 2016 and early 2017?



**City Council
Briefing
April 5, 2016**

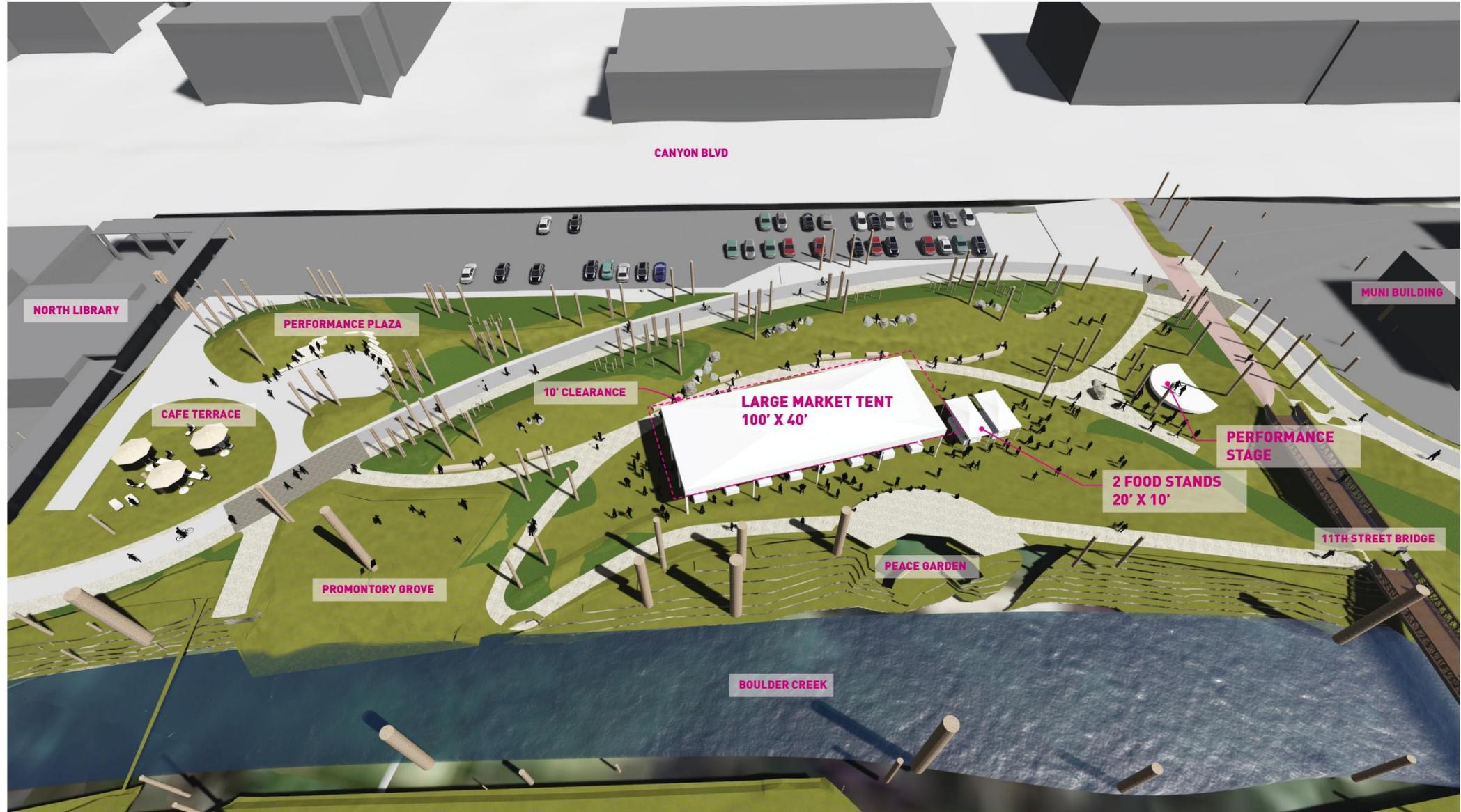
Reference Slides

Reference Slide



BOULDER BEER CRAFT FESTIVAL

Reference Slide



ART SHOW / MARKET

3. Market Hall Feasibility Analysis

Table 1
Market Hall Elements

Market Hall Elements	Approximate Size (net sq. ft.)	
	Alt. 1	Alt. 2
Event Hall.....	8,000	10,000
Demonstration Kitchen.....	1,000	1,500
Anchor Attraction.....	4,000	6,000
Production Space	2,000	3,000
Tasting Room	2,000	3,000
Food Hall.....	2,000	5,000
Food Vendors	1,000	2,000
Farmers' Market Co-op	1,000	1,000
Permanent Retail Stalls	-	2,000
Additional Elements.....	4,000	6,500
Office Space	2,500	5,000
Storage	1,000	1,000
Bathrooms and Support Space	500	500
TOTAL	Approximately: 19,000	29,000

Source: Economic & Planning Systems ; David K O'Neil

**A Boulder
Community Project
alpine-balsam
2016 - 2018**

Civic Use Pad
Management Agreement
& Design Development
2016/2017

Alternatives Analysis 2016
Design Development 2017

Canyon Complete Streets

**Atrium
Architectural Test-Fit
2016**

**Market Hall
Feasibility Study
2016**

**Flood Analysis
East Bookend
Q1 2016**

**East Bookend
Urban Design
Criteria
2017**

Park Design
in conjunction with related projects
2017

**Arapahoe Underpass
Design Development
2016-2017**

CU Conference Center/Hotel
Collaboration w/ CU on Key Issues
2016

**Park Construction
Summer 2016 - 2017**

**Shared Managed
Parking Q1 2016**

**Flood Analysis
West Bookend
Q1 2016**

**West Bookend
Urban Design
Criteria
2018**

9th

17th

CANYON BLVD

ARAPAHOE AVE

ARAPAHOE AVE

East Bookend

From re:architecture



City of Boulder Civic Area Plan

KEY FEATURES - OPTION 1

NORTH SIDE

1. Atrium Building is preserved as a wide open Event Hall as part of a Market Hall complex. The finish floor elevation of the Atrium is about 2'-9" below the FPE.
2. A flood protected "porch" is located on the south side to allow unprotected glass garage doors to open into the Market Hall.
3. A 1-story link connects the Atrium to a new East Building. It contains uses with higher infrastructure needs such as the Demonstration Kitchen. It also has a glass corridor to the East Bldg.
4. The East Building (A) has other Market Hall functions such as Food Hall and the Anchor Attraction. There are 2 additional stories above such as office or Civic functions. Each floor is about 9300 sf for a total for Bldg A of about 28,000 sf.
5. Level 1 of all buildings is the same as the Atrium Bldg. (2'-9" below FPE) thus all buildings require flood protection at the lower level.
6. The TeaHouse Plaza stays at the same elevation as the current Plaza
7. Building B also has about 9300 sf per level on 3 floors. The 1st Floor could have public uses such as restaurant or civic. The finish floor steps down 2 to 4'-9" below FPE putting the building closer to the elevation of 14th St. but requiring extensive floodproofing measures.
8. The E-W Utility Corridor is maintained between the north side of the TeaHouse Plaza and 14th St.
9. This option corresponds to the Alt. 1 Market Hall option (smaller all) in the Boulder Market Hall Feasibility Analysis dated March 17, 2016

SOUTH SIDE

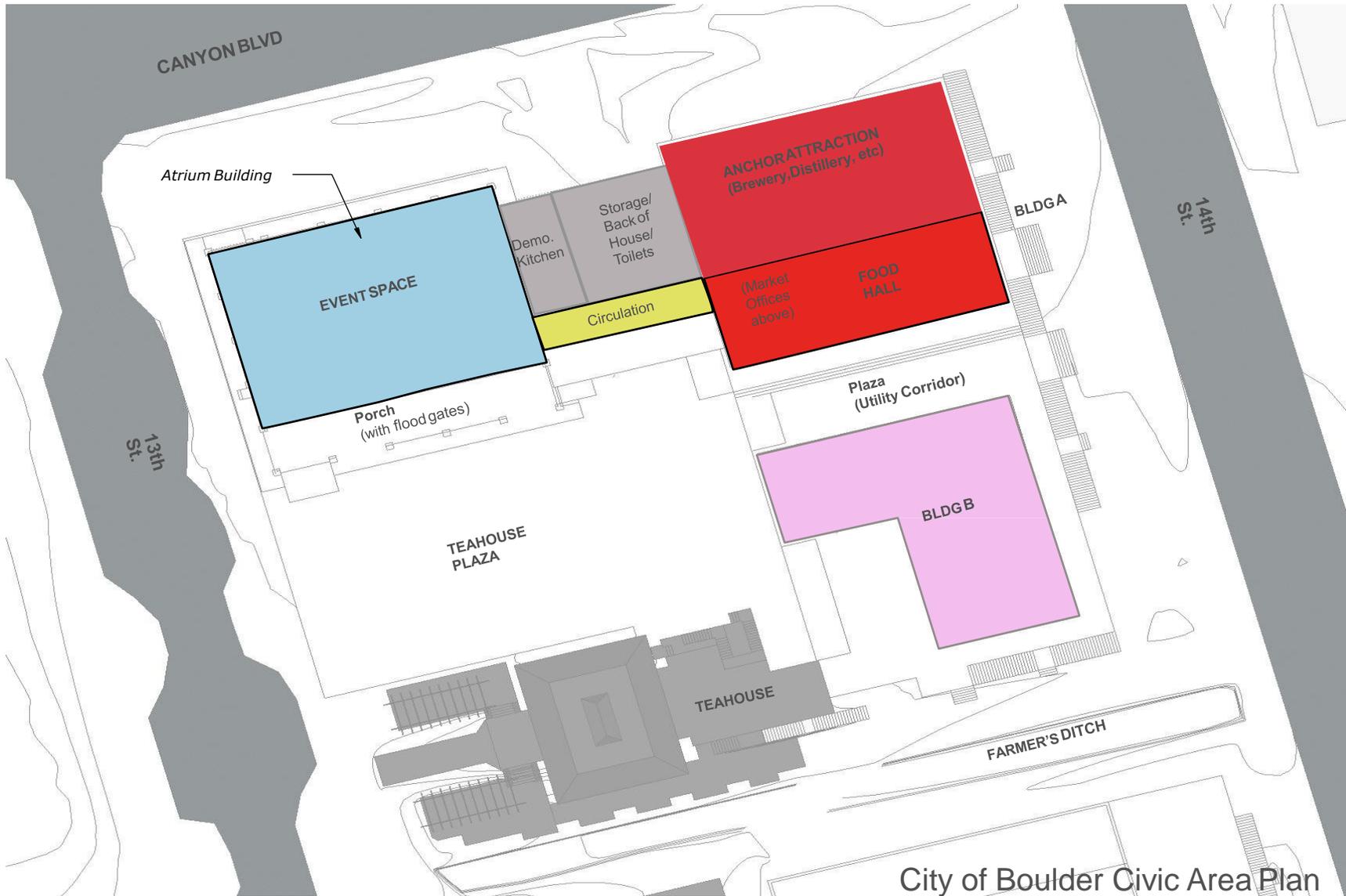
1. Building C has an above grade Structured Parking Garage with a 30' deep 3-story wrap on 14th St. The garage has 5 stories with the lowest level on existing grade which is about 5'-6' below FPE thus requiring flood protection to the FPE and a flood gate at the entry. There are about 170 spaces in the garage. The Finish Floor of the wrap on 14th St. would be at about elevation 5341 requiring about 5' of flood protected storefront and is about 3'-4' above 14th St. Each floor has about 5000 sf for a total of 15,000 sf, gross.
2. Building D has a finish floor of about 5340' and requires 6' of floodproofing, sitting about 3' above Arapahoe Ave. It could have a mix of nonresidential uses.
3. Building E is envisioned as new community or mixed use space. This would frame a new plaza south of BMoCA Plaza. The new building has about 6000 sf over floor on 2 floors for a total of 13,200 sf of new space. The finish floor would be 1' higher than the existing BMoCA to about 5344.5 and be about 18" below the FPE and thus would require floodproofing to that level. The Plaza would be elevated to about 6" below existing BMoCa or about 5342.7'.

Preliminary Architectural "Test-Fit" for Market Hall Program - Option 1

1"=100'
0' 50' 100' 200'

1 April 2016

re:architecture
www.re-architecture.com



City of Boulder Civic Area Plan

Preliminary Architectural "Test-Fit" for Market Hall Program - Option 1



1 April 2016



Option 1 - 3D View from West

1 April
2016



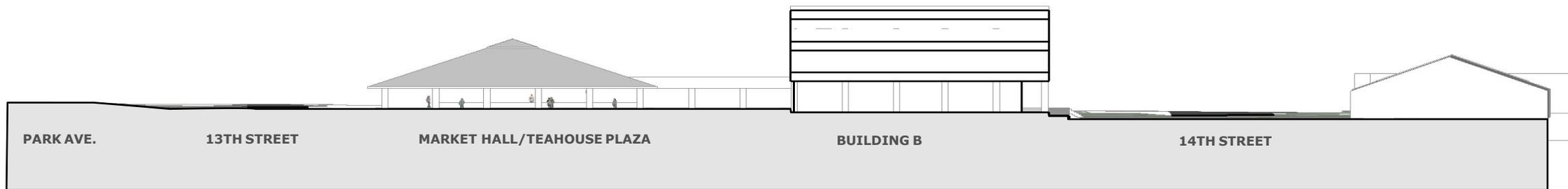
Option 1 - 3D View from SouthEast

1 April
2016



Option 1- 3D View from 13th St.

1 April
2016



Option 1 - E-W Section through TeaHouse Plaza

1 April
2016



KEY FEATURES - OPTION 2

NORTH SIDE

1. Atrium Building is replaced with a large Market Hall with offices and civic uses on the upper floors. The finish floor elevation of the new building is placed at the FPE so no floodproofing is required. This allows unrestricted openings such as glass garage doors to create maximum transparency.
2. The north portion of the building contains the Market Hall and Anchor attraction with 24' clear spaces. There is an additional story above that could house civic functions such as new Council Chambers and municipal offices. There is a large green roof with public gardens on this upper level. Both floors could have about 19,000 sf.
3. There is an elevated plaza at the FPE. The TeaHouse Plaza is elevated to about 2' below the FPE or about 2' above the existing plaza. This will eliminate the ramps on the north side of the TeaHouse Building and create a 2 tiered plaza that is larger than the existing space. The elevated plaza will be about 4' above 13th St. and 8' above 14th St.
4. The E-W Utility Corridor is relocated. Building A is linked to Building with a circulation spine.
5. Building B is also at the FPE and has the Food Hall and retail spaces as well as back of house and loading. The offices are co-located on the second floor of Bldg B with other community offices with the potential for additional community space or municipal offices on the 3rd level. There are 5000 sf on each level. It is about 6'-7' higher than 14th St and is thus set back 50' from 14th St. to stay outside the HHZ and provide space for the grade transition.
6. 150 parking spaces are located below the elevated plaza/ buildings. This will require a flood protection gate and is about 2'-3' below existing grade.

SOUTH SIDE

1. Building C is a U-shaped building that could contain a hotel or offices. There is a courtyard facing the BMoCA plaza. The first floor is about 4' below the FPE and 4' above 14th St.. It is setback 50' from 14th St. to provide a transition to grade. There is parking below the building with about 58 spaces. The parking would be about 5'-6' below grade and will require a flood protection gated.
2. Building D has a finish floor at the FPE of about 5346' and requires no floodproofing, sitting about 6'-7' above Arapahoe Ave. At this elevation, the building could have residential uses.
3. Building E is a new building frames a new BMoCA Plaza that links to Bldg C and its courtyard. The new building has about 4500 sf on 2 floors for a total of about 9000 sf of new space. The finish floor would be 1' higher than the existing BMoCA to about 5344.5 and be about 18" below the FPE and thus would require floodproofing to that level. The Plaza would be elevated to about 6" below existing BMoCa or about 5342.7'.

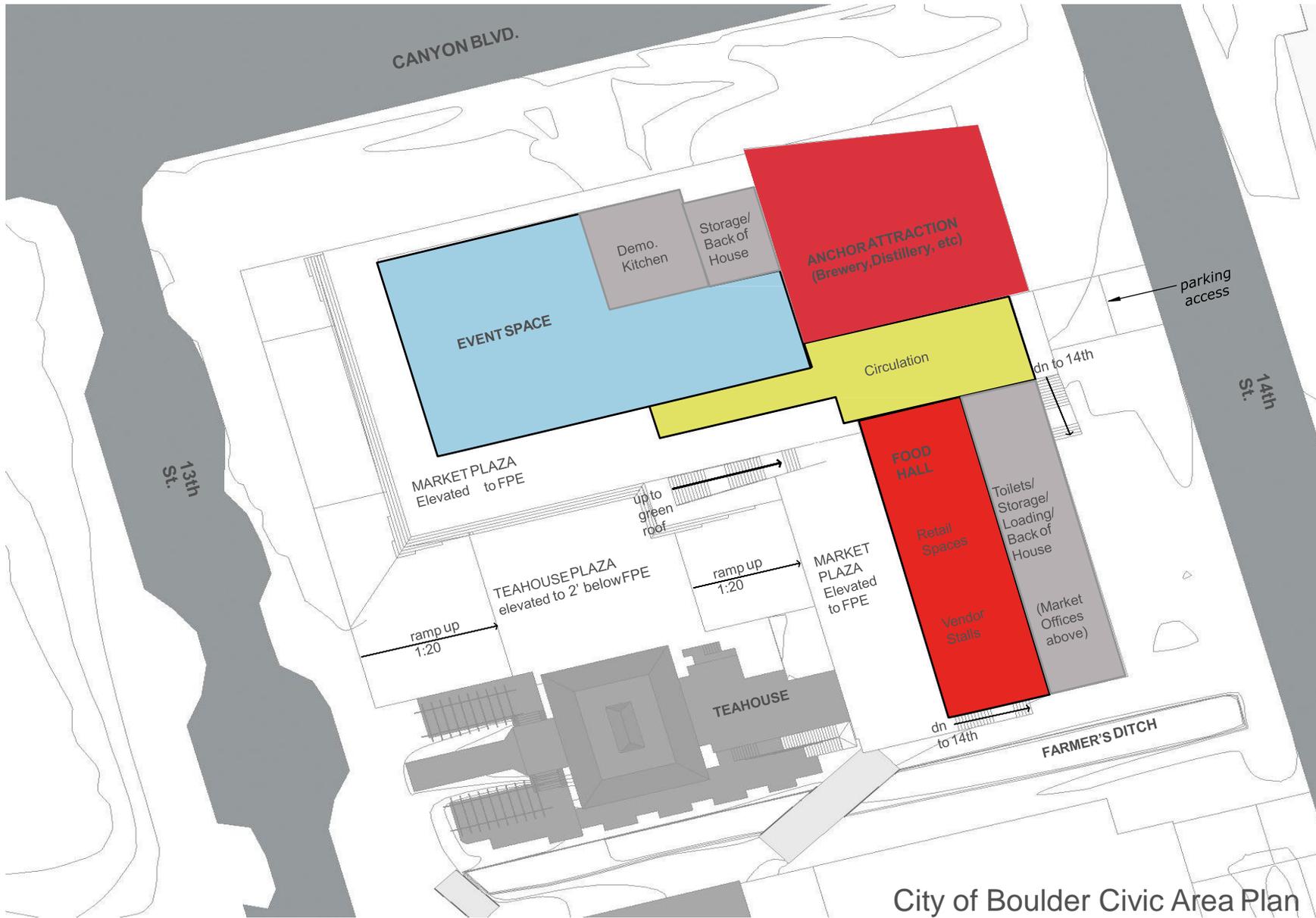
City of Boulder Civic Area Plan

Preliminary Architectural "Test-Fit" for Market Hall Program - Option 1

1"=100'
0' 50' 100' 200'

1 April
2016

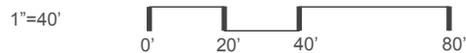
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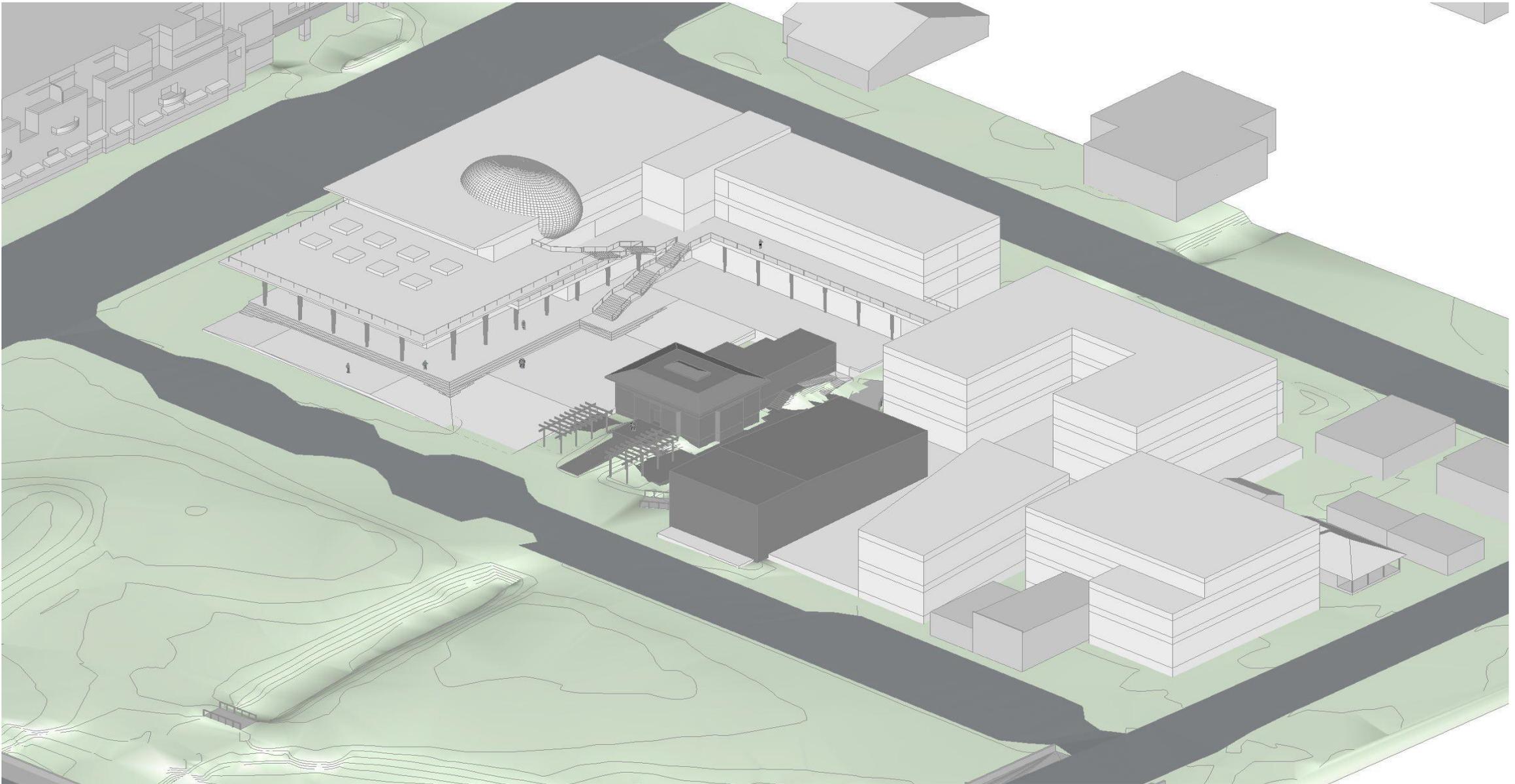
NOTE:
 Space Locations are Conceptual. Spaces can be re-arranged, e.g. Event Space and Anchor Attraction can be swapped.

City of Boulder Civic Area Plan

Preliminary Architectural "Test-Fit" for Market Hall Program - Option 2

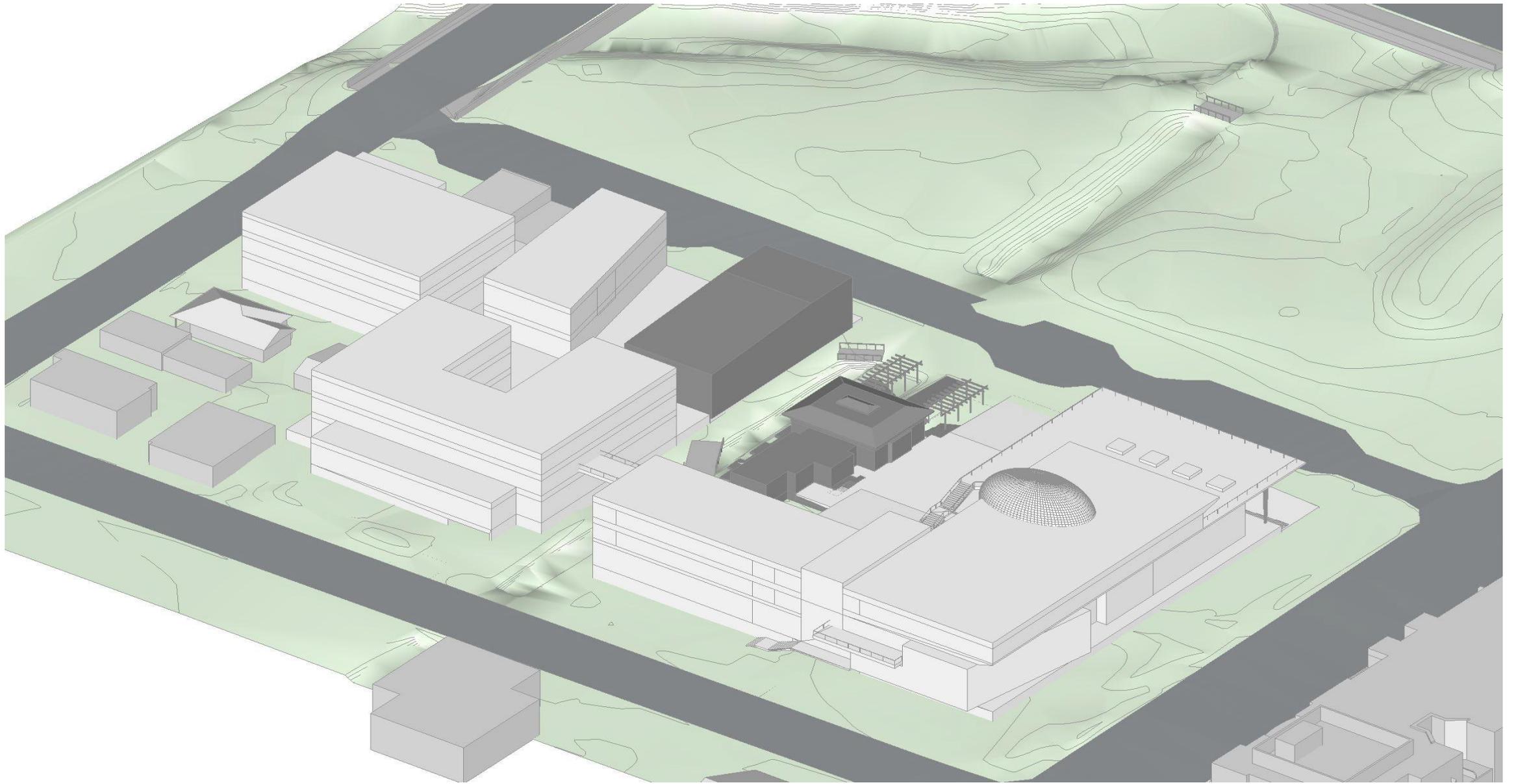


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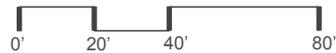


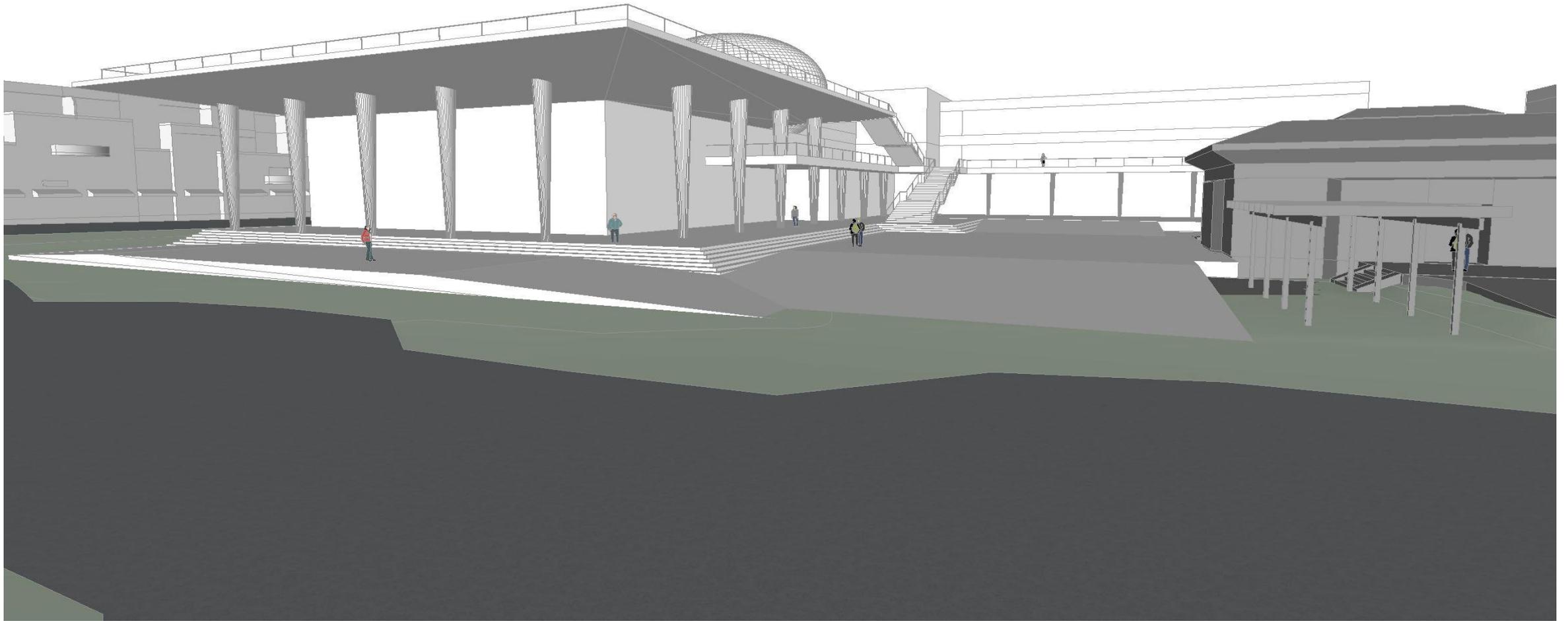
Option 2 - 3D View from West

1 April 2016



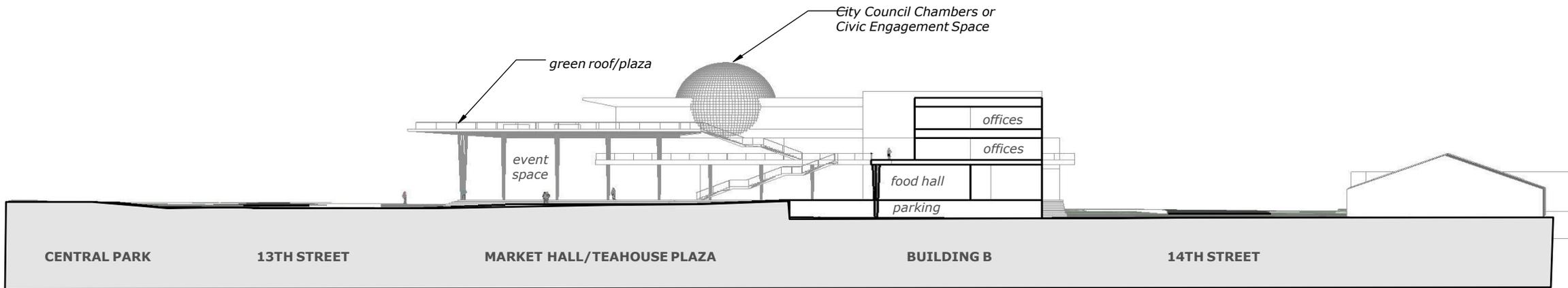
Option 2 - 3d View from Northeast





Option 2 - View from 13th St.

1 April 2016



Option 2 - East-West Section through TeaHouse Plaza

1"=40'



1 April 2016

West Bookend

From re:architecture



KEY FEATURES

NORTH SIDE

1. A new 2-story building (approx. 50,000 sf) can fit that could replace the existing Library North Bldg., currently located in the High Hazard Flood Zone (HHZ). (This assumes that the north wing of the library is not landmarked & existing library functions are consolidated elsewhere.)
2. The new building is located in Ineffective Flow Area, outside of the HHZ.
3. The main Assembly Space elevated to about 12.5' above Flood Protection Elevation (FPE), is located at Terrace level-Level 2. This space could be used for assembly uses (up to 500 seats) or for other community events.
4. Bridges connect Terrace level to the future Civic Use Pad over Canyon Blvd. and to Arapahoe Ave. over Boulder Creek.
5. Building Entry at Level 1 is 2' below FPE and flood protected.
6. Community spaces/restaurant elevated to FPE on Level 1.
7. HC Parking and Service Access located below building on grade. The elevation is less than 18" above 100 yr. flood level.

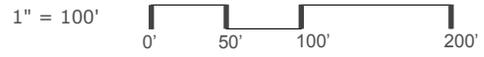
SOUTH SIDE

1. New Gregory Creek Drainage Channel diverts flow to creek and makes area west of Library subject to Boulder Creek flood elevations and not Gregory Creek.
2. New 5 level parking structure can be located 30' west of Library with about 400-500 parking spaces. The size depends on whether the garage goes underground and if it extends to the building on the west. The existing 14-unit housing would need to be relocated.
3. A 40' deep, 3 level garage wrap to south is shown that could step down Arapahoe to maintain transparency at sidewalk. Floor level is above FPE so no impacts on storefront requirements. Total wrap sf is about 15,000sf.
4. New building, attached to west of garage with courtyard facing west. Total of about 50,000 sf. The building is subject to Boulder Creek FPE and fronts on the corner of 9th and Arapahoe.
5. New Library Addition to east of Library faces Arapahoe and new park with library and park support functions. It is separated from library by plaza. The new building could have 2 and 3 story areas with a total of about 22,000 sf.

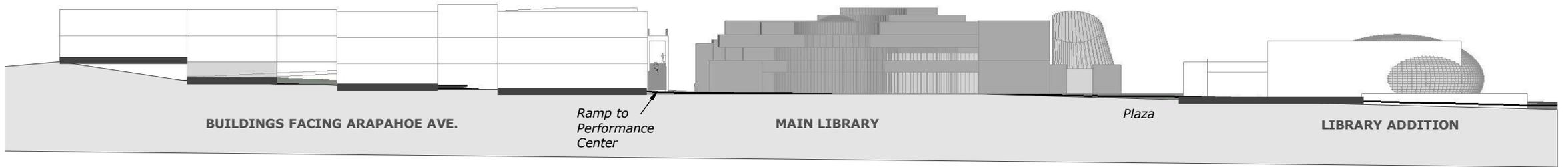
NOTE: This is a preliminary architectural "test-fit" to explore technical feasibility of potential buildings at the west bookend in a manner consistent with flood regulations. Any proposed redevelopment would require a broad community conversation as well as careful consideration to evaluate potential alternatives and their relative costs, appropriateness, impact on historic resources, and ability to mitigate life safety risks above and beyond minimum standards.

Preliminary Architectural Test Fit - West End

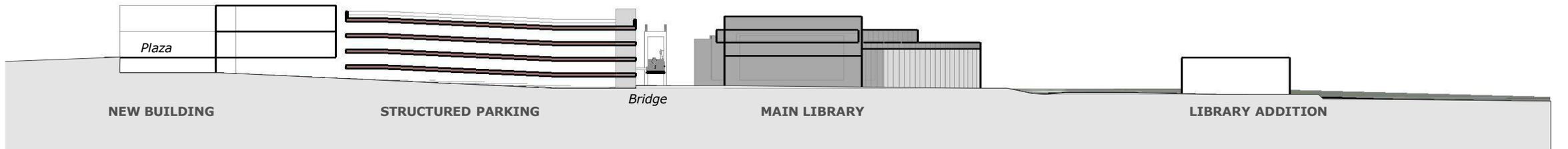
City of Boulder Civic Area Plan



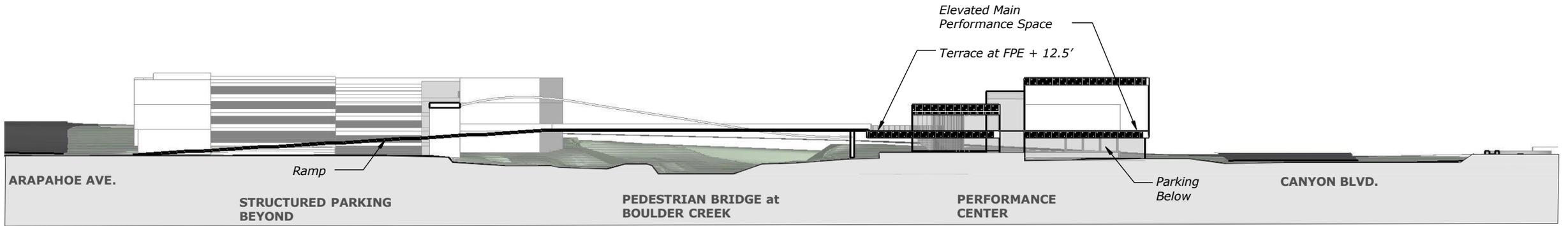
29 March 2016



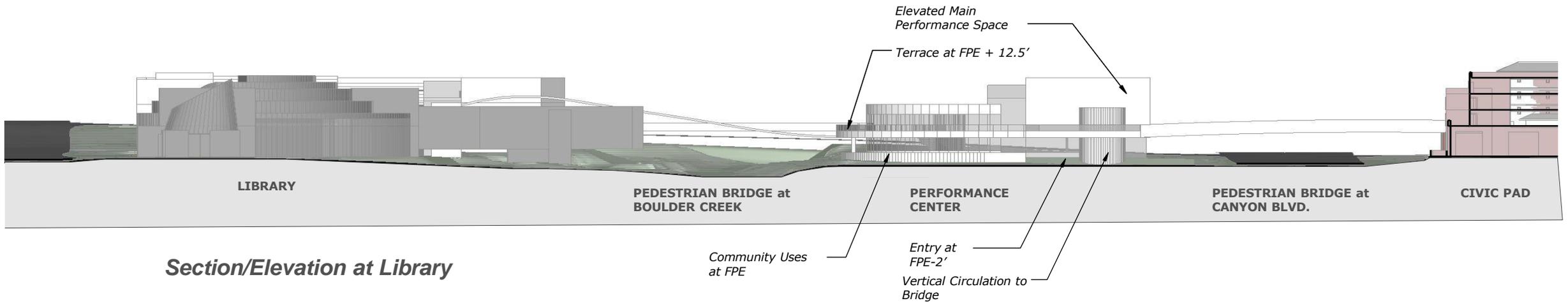
Section at Arapahoe Ave.



Section at Structured Parking



Section at Bridge



Section/Elevation at Library

West Bookend - North-South Sections Through Site

