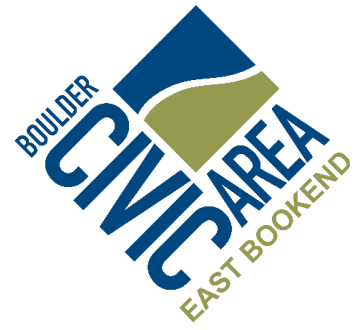


# Civic Area East Bookend Area Plan

## Frequently Asked Questions



### 1. What planning has already been done for this area?

In June 2015, City Council adopted the most recent update to the Civic Area Masterplan, which defines the overall vision for the site - Boulder's Civic Area will be the heart of Boulder with nature at its core, flanked by bookends of civic, cultural, and commercial buildings that are alive with activity, collaboration, and innovation at the east and west. Implementation of the Civic Area Master Plan is expected to take place over the next 10 to 20 years and is divided into three phases: 1) Park at the Core 2) East Bookend and 3) West Bookend.

Since the plan's adoption, the city has worked with residents to make this plan a reality. In 2015, a robust community engagement and design process began for phase 1 'Park at the Core' improvements and completed construction in November 2017. From 2016-2017, the community also participated in conversations about a potential indoor market hall in the East Bookend. These efforts were put on hold and will be incorporated into the area plan process.

The next step for the East Bookend site is the creation of an area plan to provide more detailed guidance for future development of the site and surrounding area. As a first step in the process, the city published a draft [Existing Conditions Report](#) in Feb. 2018. This document provides a comprehensive overview of the prior planning, research, and analysis that has been done within the Civic Area East Bookend and identifies considerations that will be addressed as part of the area plan process.

### 2. What is an Area Plan?

Area plans bridge the gap between the broad community goals established in the Boulder Valley Comprehensive Plan and more detailed zoning, development review and capital improvement programming decisions.

Area plans help develop common understanding of the desired future development of an area including expected changes, desired characteristics, and achievable implementation methods. The area plan will be guided by the Civic Area Masterplan but will provide a greater level of detail on desired **character** and **scale**, land uses, and the location of **streets, paths, parking, public spaces and public facilities**. The area plan will also address the economic and financial viability of the development options to ensure the site development is feasible and will contribute to the city's prosperity.

### 3. What does the area plan process look like?

The area plan process will integrate detailed technical analysis with community dialogue to explore options and then select the plan that best balances what is feasible with what the community desires. There will be many opportunities for community participation throughout the project. The 3 phases, to be completed by mid- 2019, are:

- Phase 1 – Develop feasible urban design frameworks that address the project goals. These generally include urban form, public realm and parks, connectivity, and land use.
- Phase 2 – Develop conceptual alternatives that further assess the physical, economic and financial realities of each site. These include realistic building footprints, 3D sketch models, street sections and more specific types of uses.
- Phase 3- Select the preferred option and develop a draft of the area plan. The final area plan will be adopted at the end of Phase 3.

### 4. What are the goals of this project?

The goals for the East Bookend Area Plan are based on the goals and principles established in the Civic Area Master Plan and include:

- A. Create an inclusive destination for residents and visitors to interact with each other and with government in a place that blends “natural” and “built” environments.
- B. Create opportunities for natural beauty, ecological function, recreation, food, innovation, art, and culture.
- C. Integrate the area’s history and landmarks into the site design and celebrate its cultural and historic assets.
- D. Implement a comprehensive multi-modal access and parking strategy that provides connections to, from, and within the area.
- E. Create welcoming and transparent civic buildings and spaces that foster public discourse and inspire community engagement.
- F. Integrate environmentally sustainable strategies and flood safety regulations into the layout and function of the public realm and built environment.
- G. Create an area plan that balances city and community needs with physical, economic and financial feasibility to ensure responsible use of community resources.

### 5. What has changed since the Civic Area Masterplan was completed in 2015?

Since the 2015 Master Plan, the following projects have been completed and will impact the East Bookend Area Plan process. These projects include:

- An initial analysis of city facilities, which shows that the consolidation of city facilities in the East Bookend should create a place that fosters civic engagement and community discourse and could include up to 60,000 sf of new building space.
- The study for the new Downtown Boulder Transit Station will be incorporated. The impacts of including a transit station into the East Bookend could influence the character of the East Bookend.

- The Canyon Corridor Plan identifies a multi-modal design for Canyon Boulevard, which could impact the character and uses in the East Bookend.
- Floodplain designations were updated, therefore safety risks and parameters for building in the floodplain changed and will need to be reassessed.

Given these changes, the details of the Civic Area Masterplan will be assessed, and additional study will be done on physical limitations of the site, current economic realities, and financial implementation strategies.

### **6. What uses are being considered for the site?**

Potential new uses for the East Bookend have been identified in the Civic Area Master Plan (2015), the Civic Area Phase I (Park at the Core) planning (2015-2016), and outreach events related to the Public Market (2016-2017) and include:

- Public Market Hall
- Expanded BMoCA space
- Event & Meeting Space
- Residential
- Park Space
- Retail
- Structured Parking
- Downtown Boulder Transit Station
- City Services & Civic Functions
- Commercial Office Space
- Innovation Center
- Teahouse Persian Gardens
- Small Cafes or Restaurants
- Covered Structure on 13<sup>th</sup> Street

More information about each of these potential uses can be found in Section B of the [East Bookend Existing Conditions Report](#). Since all desired uses will not fit within the East Bookend, all effort should be made to ensure the final plan reflects a balance in the type, mix, and scale of uses. Special attention is required for a careful mix of uses and their design to achieve the guiding principles. This will help provide activity and interest throughout the day and night, all week long, and all year.

An economic study is now underway to determine market viability of those uses on each site, then those viable uses will be tested against physical location parameters, and then against financial feasibility.

**7. Why are city facilities included in the redevelopment of the East Bookend? Is there is a benefit to residents and customers?**

Currently, city services are distributed across the community, at several different sites, and in both leased and owned facilities. The dispersed approach presents a challenge for the community to access the city services especially when a customer has multiple business transactions and may need to visit two or more separate locations. Additionally, the distribution of services does not maximize the efficiencies and cost-effectiveness of city facility operations and maintenance. New and/or renovated buildings could advance achievements toward climate goals for city facilities, be models of sustainability and energy efficiency, enable more efficient operation and maintenance of facilities and relieve major maintenance backlog projects in buildings slated for consolidation.

The Civic Area is envisioned as a place for civic engagement and community discourse. City functions that support and foster community participation, such as our City Council Chamber, City Manager's Office, the City Clerk may consolidate in the Civic Area. The constraints on space in the East Bookend preclude the ability to accommodate all city service needs here, so the Alpine-Balsam site, which is less than 1 mile from the Civic Area, provides an opportunity to consolidate city services between two locations near each other.

**8. How do floodplain regulations affect the area and what can be built?**

Flooding is a significant issue in the Civic Area East Bookend. The entire East Bookend is located within the 100-year floodplain and a portion of the site lies within the conveyance and high hazard zones. This will impact numerous aspects of future design including:

- Design: in certain locations, five feet of floodproofing is required, which may have impacts on the visual character of the area and activation of the ground floor
- Parking: due to the risk associated with below-grade parking structures in the flood zones, below-grade parking will not be considered for the East Bookend
- Buildings: All new structures will be required to meet or exceed the city's existing flood standards
- Risk and Public Safety: The risk associated with each land use and level of activation will be carefully considered to avoid putting people in harm's way

**9. Will future development on this site go over the city's 55' height limit?**

No. All development will follow adopted regulations and codes.

**10. Will the Teahouse, Bandshell and BMoCA remain on the site?**

The Bandshell and BMoCA building are designated landmarks and will remain in their current location. The Teahouse will also remain in its current location on the site.

The East Bookend encompasses one of the oldest parts of Boulder with two designated landmarks and eight buildings that have been determined to be potentially eligible for landmark designation. Determining how new buildings fit into the existing historic fabric of the East Bookend will be critical in the planning process. For more information on historic preservation considerations in the East Bookend, see the Historic Preservation topic in Section C of the [East Bookend Existing Conditions Report](#).

**11. How do we pay for this?**

The city is incorporating this question into the area plan process to understand the future development's feasibility – economically and financially. As we explore uses with the community for the area, we'll also explore the economic factors that impact the uses and the financial mechanisms available to implement them.

There are multiple ways to finance uses (such as housing, retail, office space, etc.) and elements (public features, infrastructure, etc.) that may be identified in the area plan. Throughout the process, we'll learn more about what works best for Boulder and the community. In general, common types of financing includes:

- Public-private partnerships
- Sale of portions of city-owned parcels on the site
- Other city resources
- New tax
- Other financial mechanisms

The financing examples mentioned here may not ultimately work for funding these projects or it may require a combination of these and others to accomplish the projects. The process to determine what will work includes an evaluation of the surrounding market and economic conditions, financial projections of proposed uses, and engagement with the community, city boards, and City Council. The goal is to create an area plan that is financially viable to implement achieving a combination of the following objectives:

- Establish a structure that recoups the city's current or future investment in land, infrastructure, city facilities or other city investments
- Establish ways to make a return that reinvests in community benefits
- Explores partnership opportunities
- Identifies sustainable funding streams to help activate and maintain the area

As the area plan development progresses, we will provide more information to the community regarding economic and financial analysis and strategy.



## Civic Area East Bookend Area Plan Frequently Asked Questions

