

# Civic Use Pad



*City Council  
Study Session*

*January 28, 2014*

# ***Civic Use Pad: Council Study Session***

---

## ***Purpose:***

- ▣ **Project Background**
- ▣ **CUTF IV Vision**
- ▣ **Proposed Next Steps**
- ▣ **Council Feedback**

# Civic Use Pad: Council Study Session

## *Agenda:*

- ▣ **Staff Presentation**
- ▣ **Civic Use Task Force IV  
Comments**
- ▣ **Feedback from City  
Council**

# ***Civic Use Pad: Council Study Session***

---

## ***Questions for City Council:***

- ▣ **Does Council support the new vision of a public private partnership and coordination with Civic Area Plan?**
- ▣ **Does Council support further analysis?**
- ▣ **Does Council support revisions to the Urban Renewal Plan and other documents?**

# **Civic Use Pad: *Project Background***

---

## ***Timeline:***

- ▣ **9<sup>th</sup> & Canyon Urban Renewal Plan, 1988; revised in 1995**
- ▣ **First Civic Use Task Force – 1998**
- ▣ **Hotel completed in 2003; garage 2002**
- ▣ **Consideration of numerous proposals by two other task forces**
- ▣ **4<sup>th</sup> Task Force appointed in 2009**

# **Civic Use Pad: *Project Background***

---

## ***Previous Ideas Considered:***

- ▣ **Location for the Depot**
- ▣ **Childrens' Museum and Dance Facility**
- ▣ **Boulder History Museum**
- ▣ **500 Seat Performance Venue**
- ▣ **Hotel Meeting Space and Dance Facility**
- ▣ **Entry for a Conference Facility  
connected to buildings to the east**

# **Civic Use Pad: *Project Background***

---

## ***CUTF IV Members:***

- ▣ **City Council Members: Morzel, Young, Karakehian and Becker**
- ▣ **Fern O'Brien, BID**
- ▣ **Matt McMullen, DMC, and Chair**
- ▣ **Josie Heath, non-profit sector**
- ▣ **Wendy Reynolds, financial sector**
- ▣ **Susan Connelly, BCVB, and Vice Chair**
- ▣ **Michael Smith, Arts Commission**
- ▣ **Cindy Carlisle, community sector**
- ▣ **Bruce Porcelli, St. Julien Partners**

# **Civic Use Pad: *Project Background***

---

## ***CUTF IV Accomplishments:***

- ▣ **Analyzed legal documents**
- ▣ **Developed vision and performance criteria**
- ▣ **Outreach to dozens of Boulder groups**
- ▣ **Considered science related uses with UCAR, NCAR, Climate Center, CU Museum, Exploratorium**
- ▣ **Analyzed “layer cake” approach: art house cinema, meeting space and hotel uses**

# **Civic Use Pad: *Project Background***

---

## ***CUTF IV Accomplishments:***

- ▣ **Conducted financial and market analysis of “layer cake” approach**
- ▣ **Enhanced relationship with St. Julien**
- ▣ **Issued a RFI to developers for options**
- ▣ **Conducted a survey of community organizations**
- ▣ **Commissioned a feasibility study or “fit test”**

# Civic Use Pad: *Project Background*

---

## *CUTF IV Conclusions:*

- ▣ Single user is unrealistic
- ▣ Urban Renewal plan needs to change
- ▣ Redefinition of ***civic use*** to ***civic benefit***
- ▣ CAP creates new opportunities
- ▣ Public/private partnership is necessary to achieve success prior to 2020 when the civic use requirement expires.

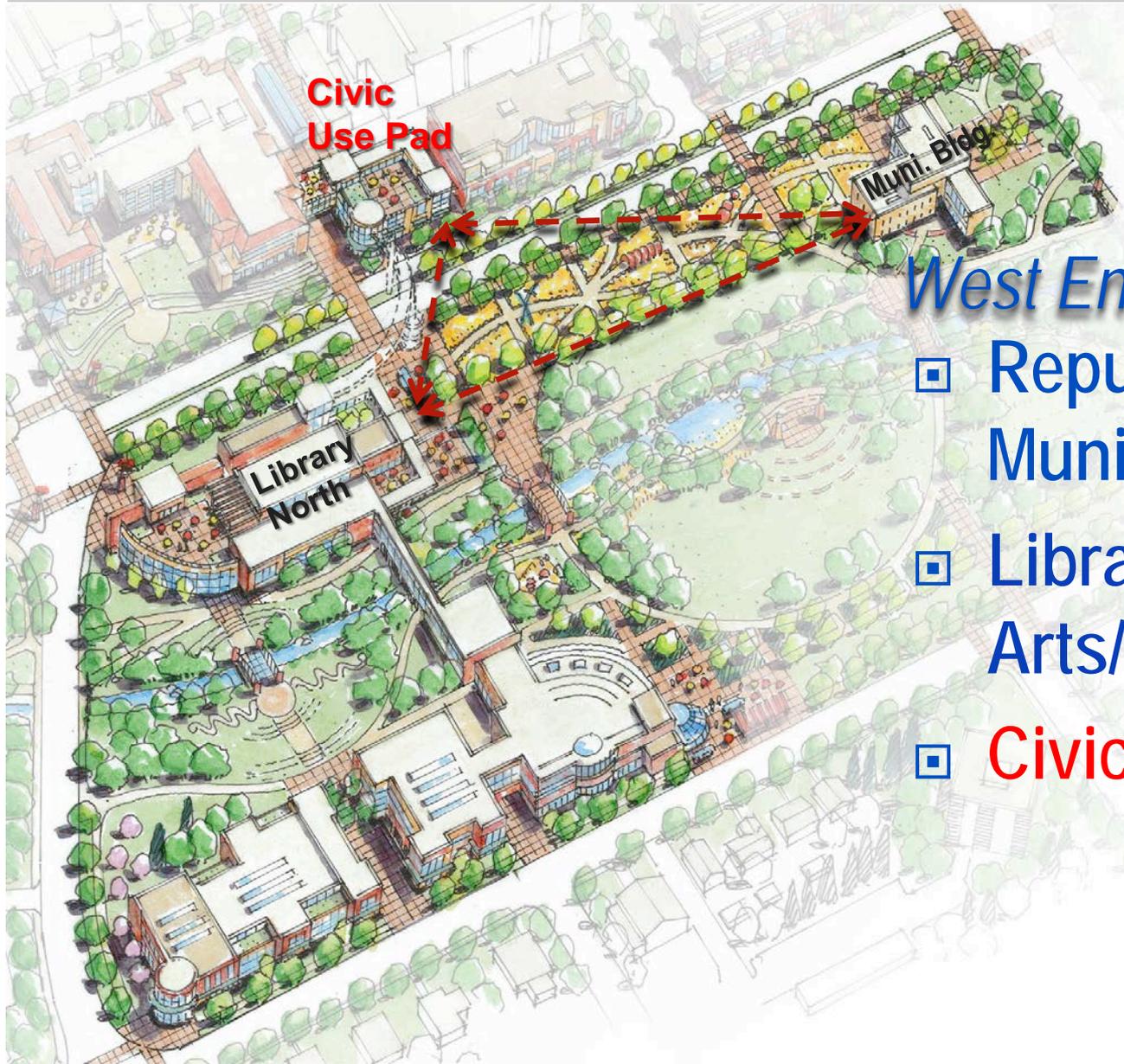
# **Civic Use Pad: *Project Background***

---

## ***CUTF IV Vision:***

- ▣ **A public/private partnership between the City, CAGID and St. Julien to create a facility including 8,000 square feet of meeting space, hotel uses, and rooftop terrace in coordination with the Civic Area Plan. The civic benefit will derive from community access to the meeting space and rooftop terrace.**

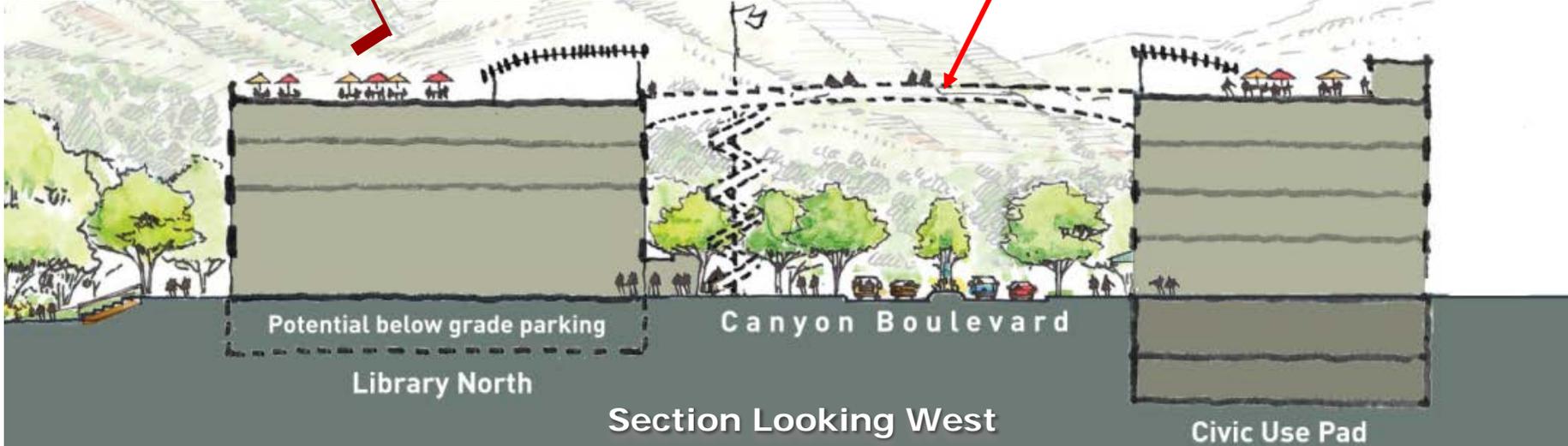
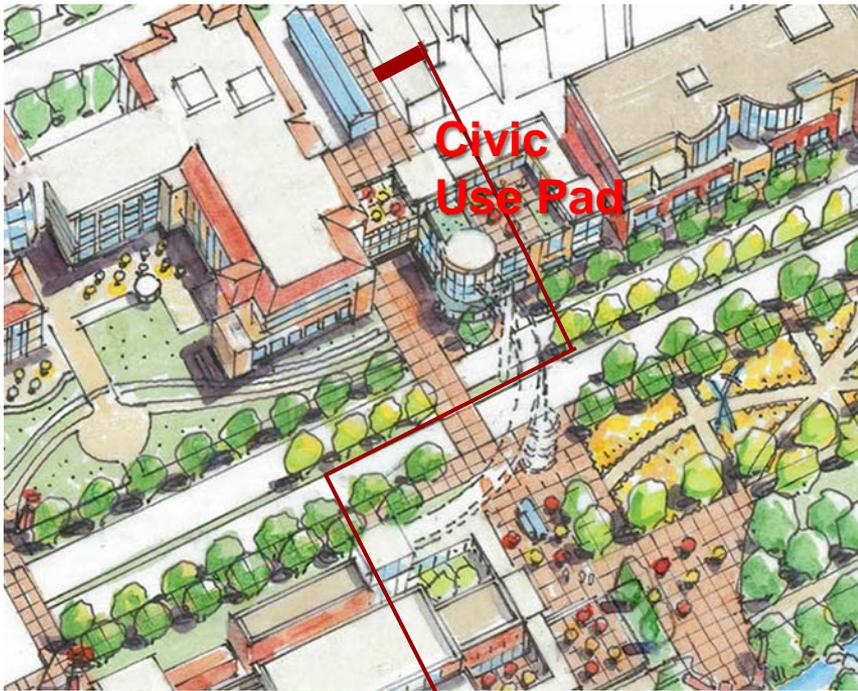
# Civic Use Pad: *Civic Area Plan*



## *West End Programs:*

- ▣ Repurposed Muni. Building
- ▣ Library North – Arts/Performance
- ▣ Civic Use Pad

# Civic Use Pad: *Library Connection*

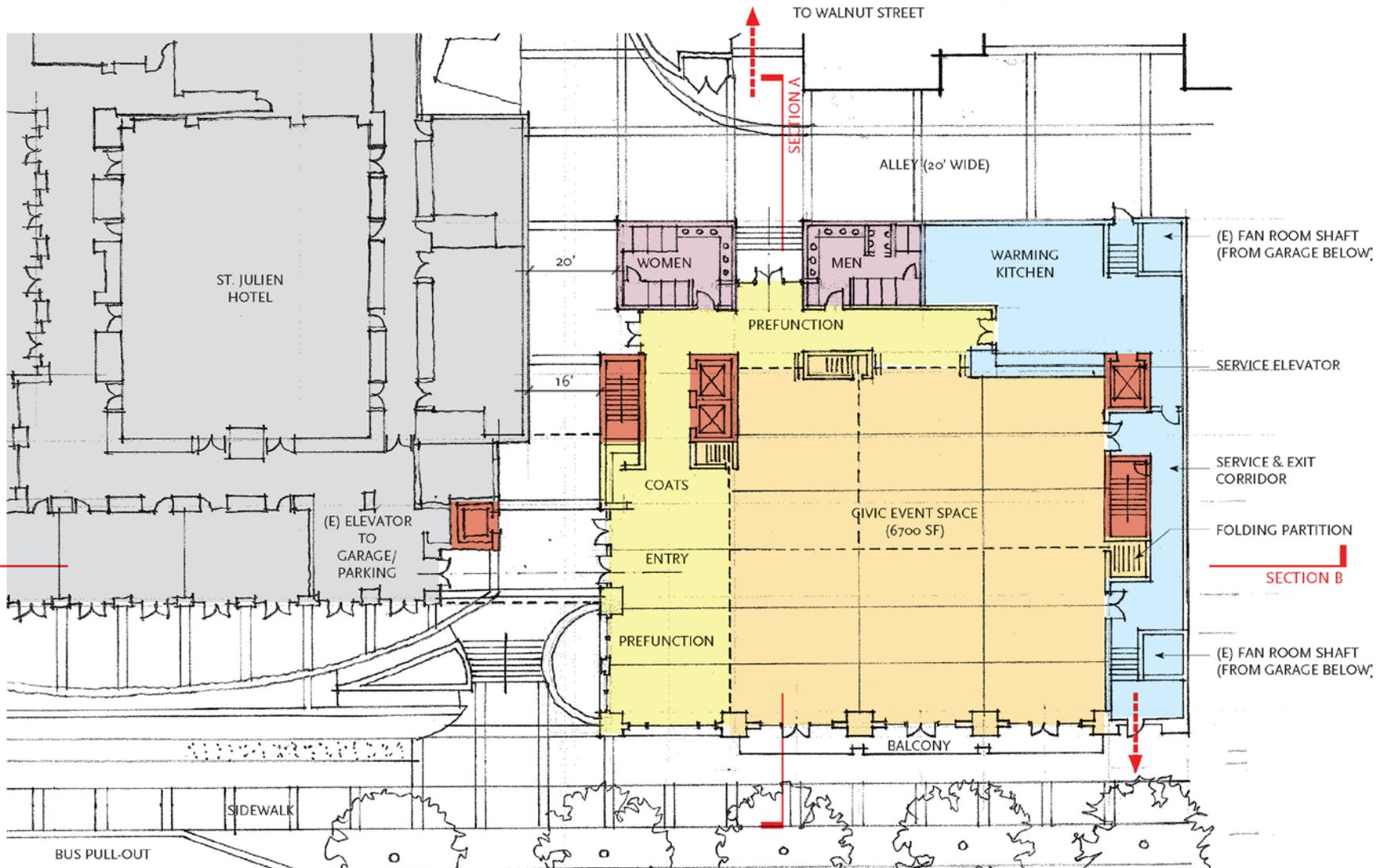


# ***Civic Use Pad: "Test-Fit" Program***



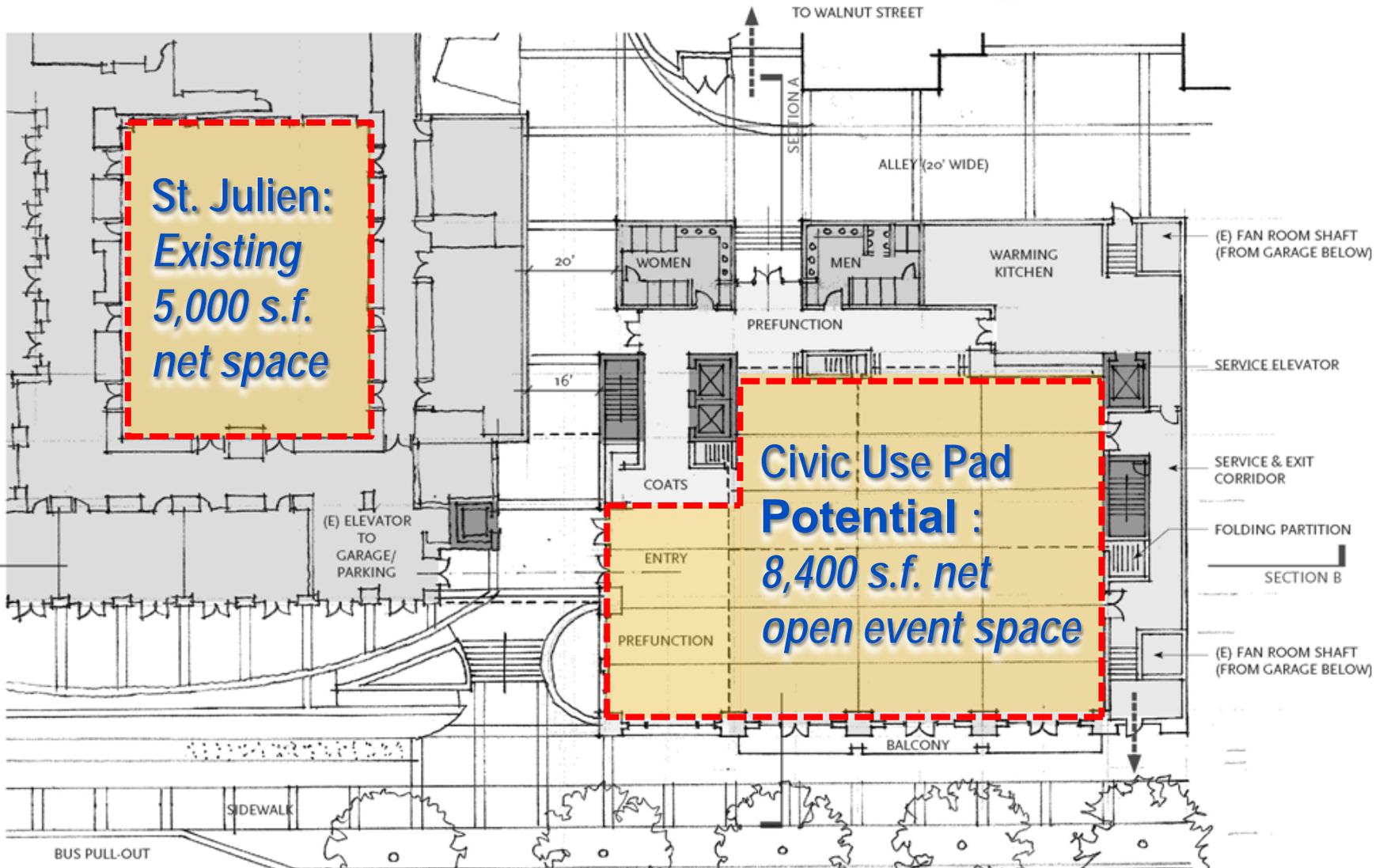
***4-levels, with potential connection to St Julien above***

# Civic Use Pad: "Test-Fit" Program



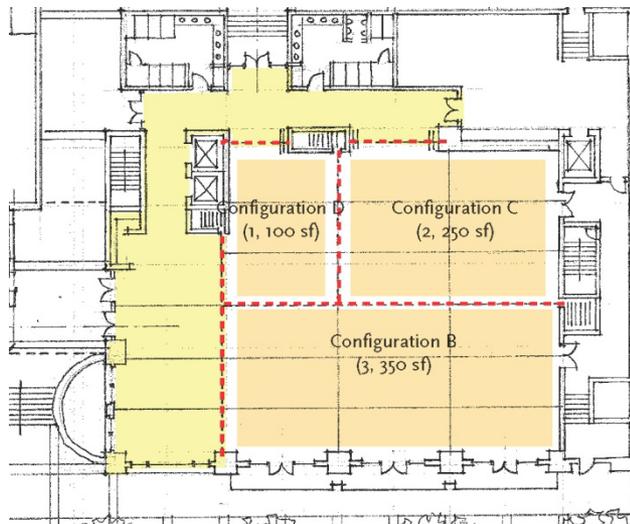
**Level 1: Civic Event Space**

# Civic Use Pad: "Test-Fit" Program

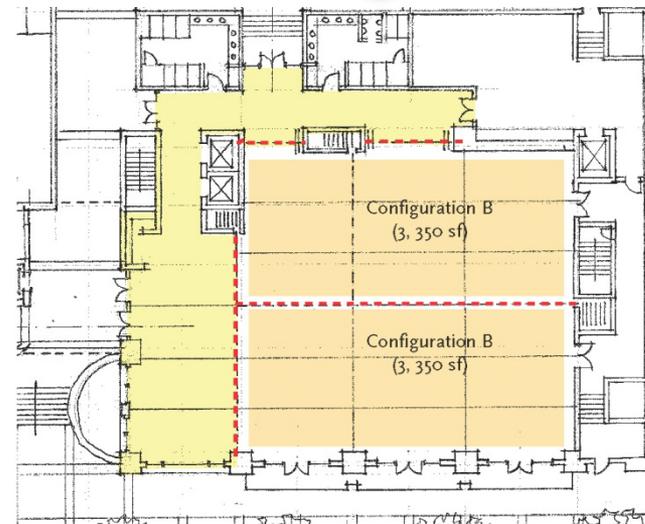


## Level 1: Civic Event Space

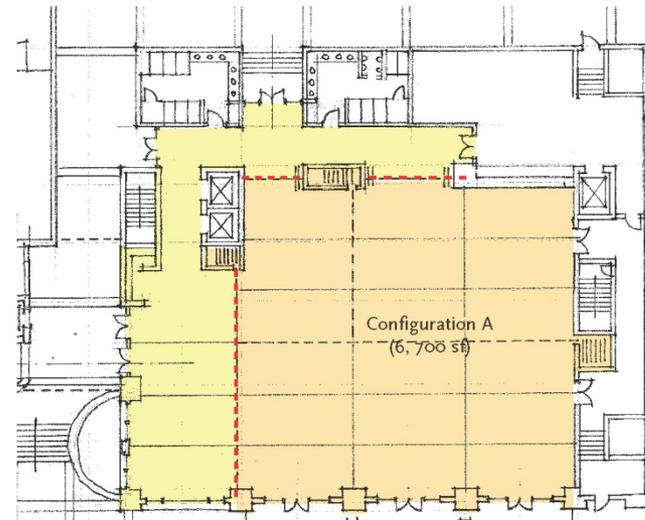
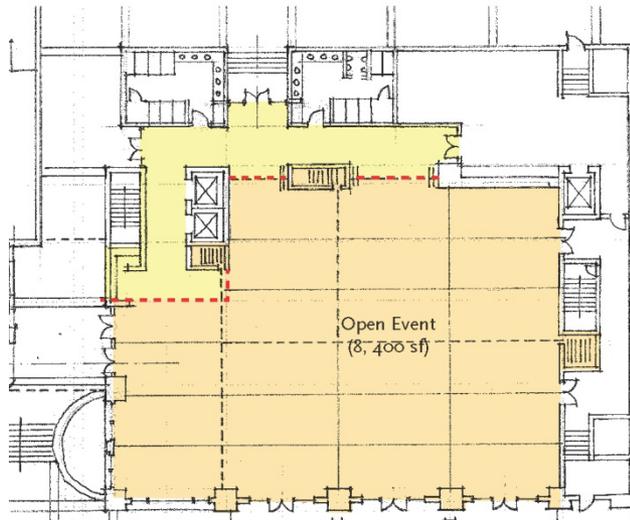
# Civic Use Pad: "Test-Fit" Program



Partitioned Event - with prefunction

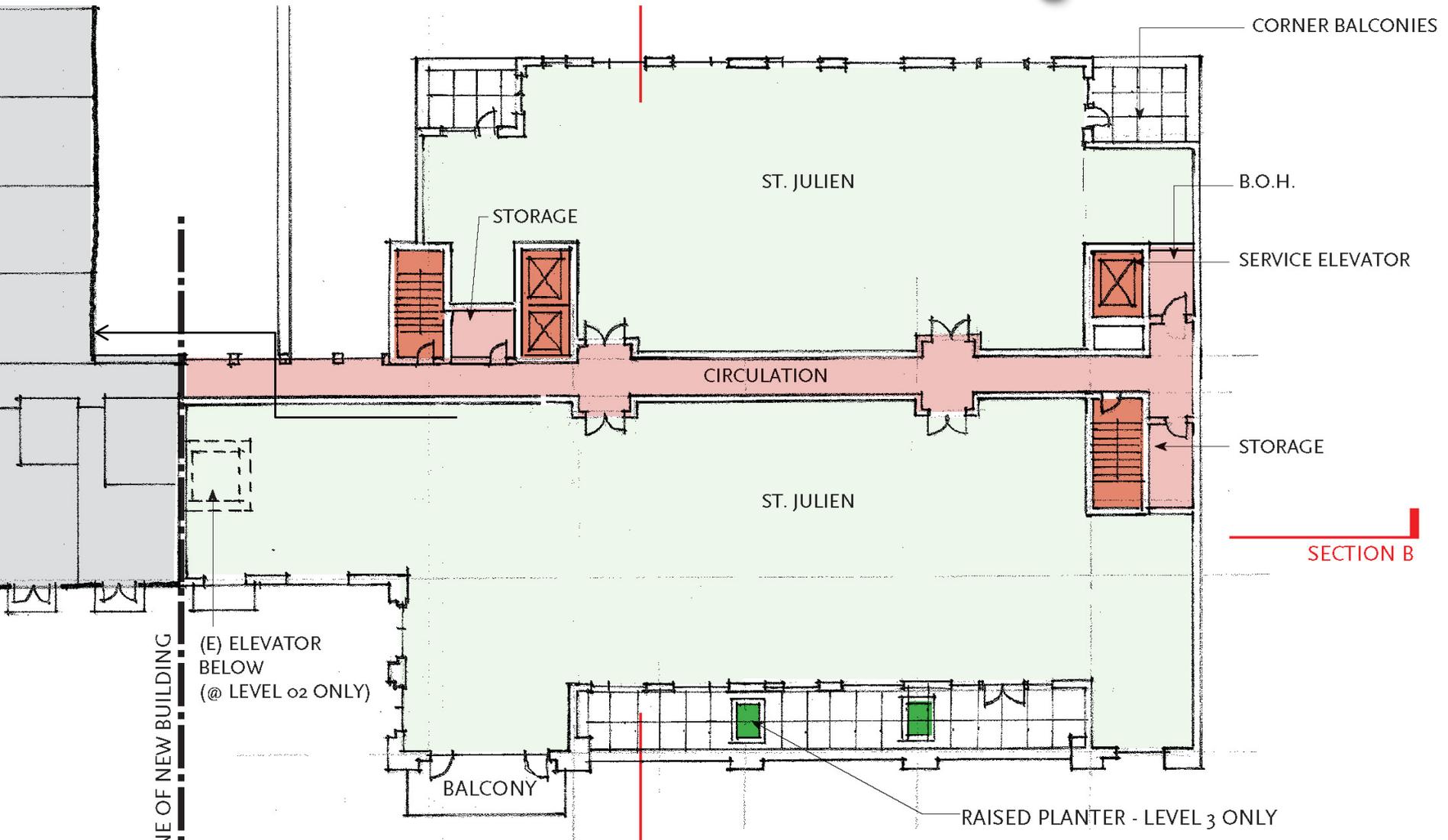


Partitioned Event - with prefunction



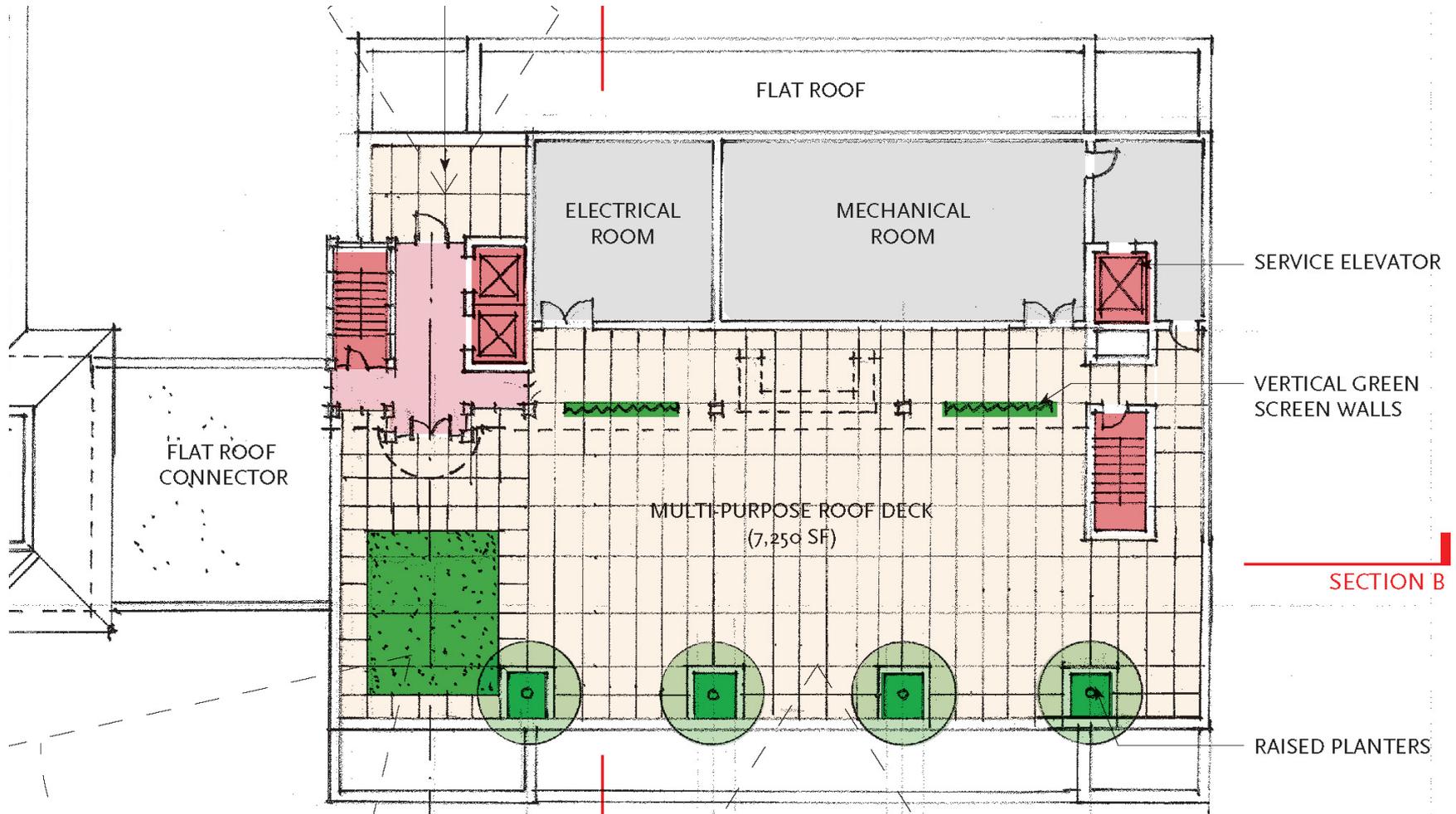
## Level 1: Civic Event Space Configurations

# Civic Use Pad: "Test-Fit" Program



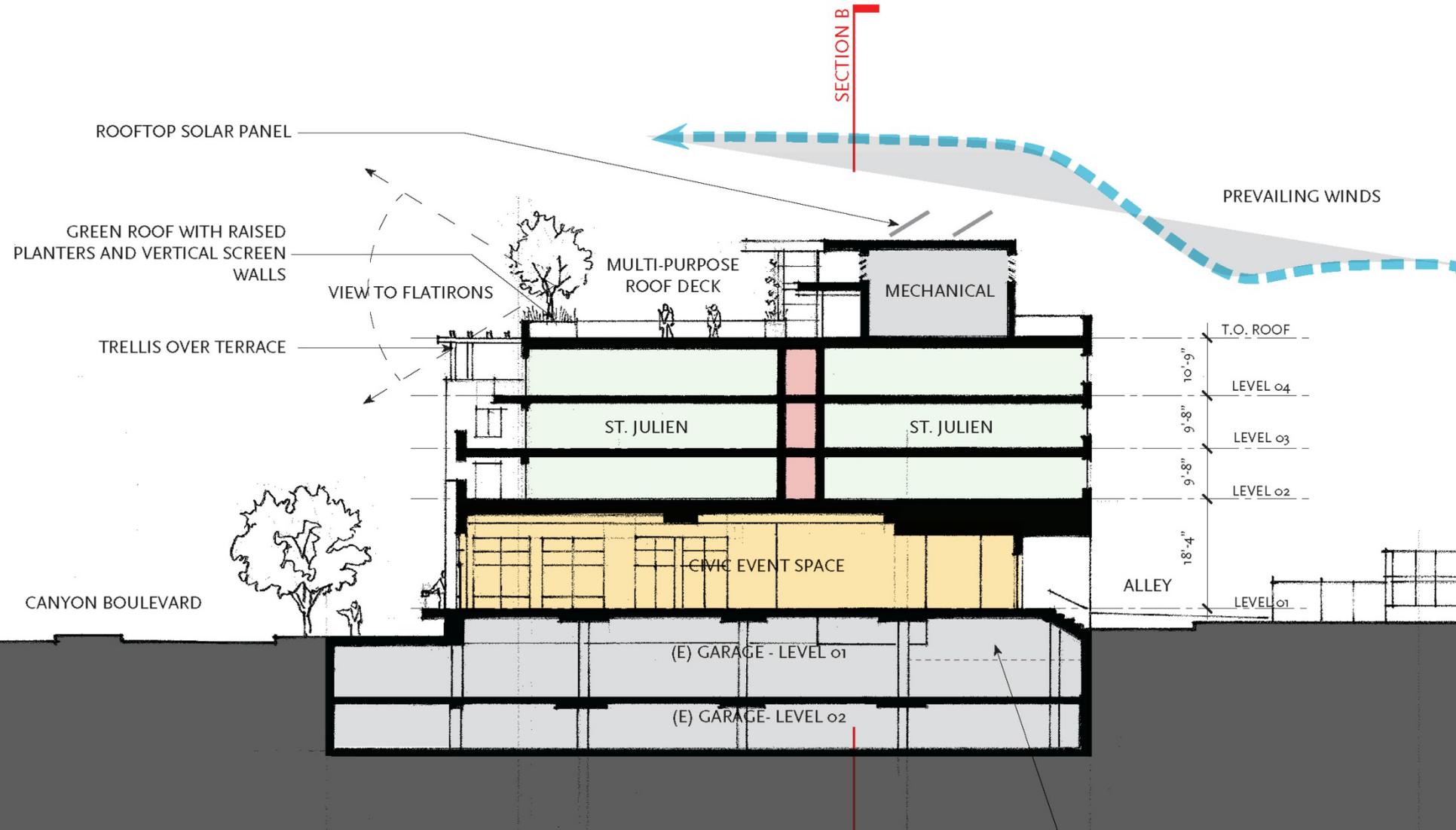
**Levels 2, 3 & 4: St. Julien**

# Civic Use Pad: "Test-Fit" Program



***Roof Level: Multi-purpose Public/Private Space***

# Civic Use Pad: "Test-Fit" Program



**Building Section**

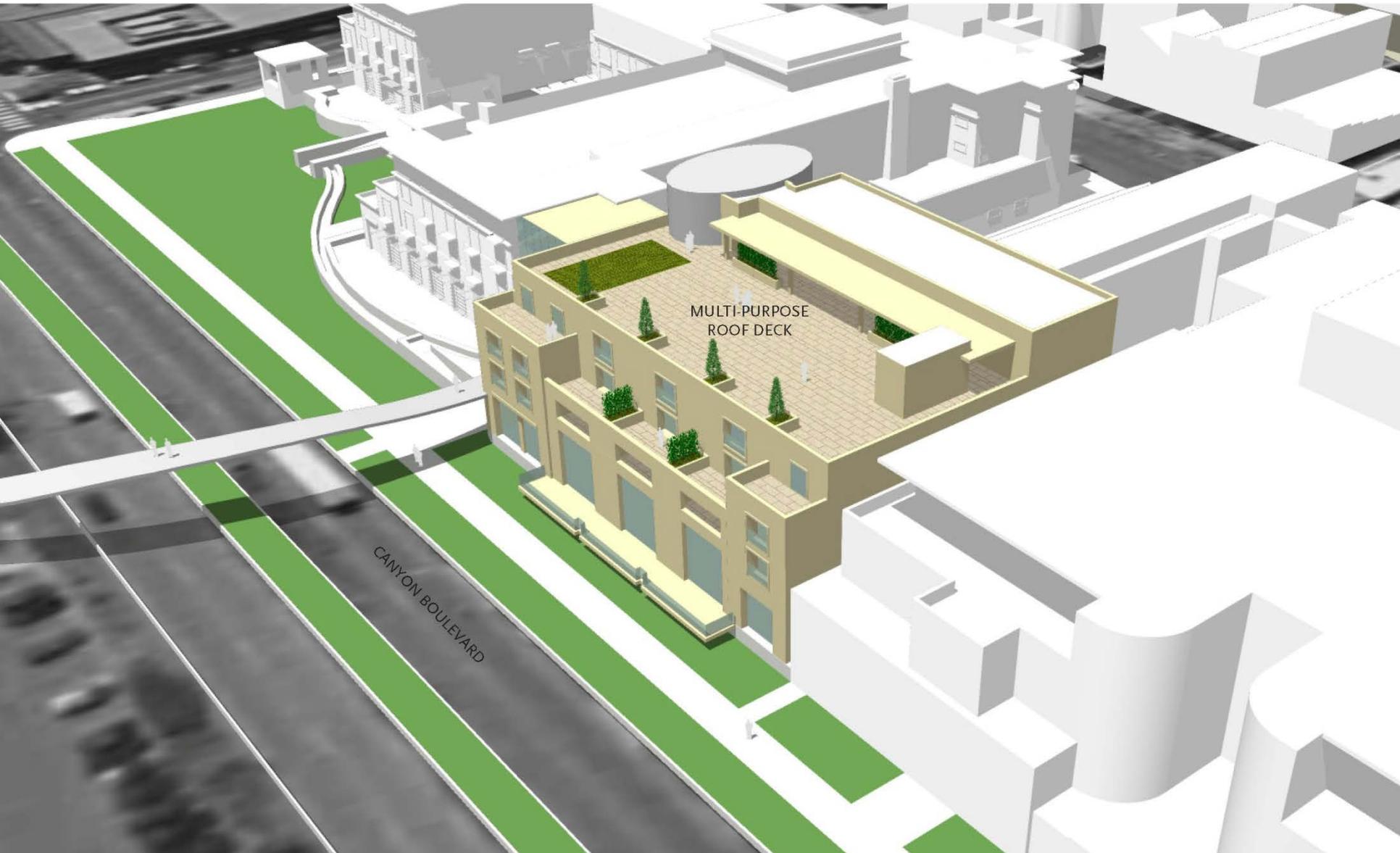
# Civic Use Pad: "Test-Fit" Program

FORM AT  
CORE/  
ATION



LEVEL 02 BRIDGE  
CONNECTION ACROSS  
CANYON BLVD.

# Civic Use Pad: *"Test-Fit" Program*



# Civic Use Pad: *"Test-Fit" Program*



The "Mini Roof", NYC rooftop public arts project

# Civic Use Pad: *“Test-Fit” Program*



A'Boulae, a Minnesota rooftop events venue

# Civic Use Pad: *“Test-Fit”* Program



Oslo Opera rooftop public space

# **Civic Use Pad: *Next Steps***

---

- ▣ **Analysis of changes to legal documents**
- ▣ **Analysis of planning issues**
- ▣ **Development of MOU**
- ▣ **Exploration of financing options**
- ▣ **Continued coordination with the CAP process**

# ***Civic Use Pad: Council Study Session***

---

## ***Questions for City Council:***

- ▣ **Does Council support the new vision of a public private partnership and coordination with Civic Area Plan?**
- ▣ **Does Council support further analysis?**
- ▣ **Does Council support revisions to the Urban Renewal Plan and other documents?**

# Civic Use Pad



*City Council  
Study Session*

*January 28, 2014*