



# City Council Briefing April 5, 2016

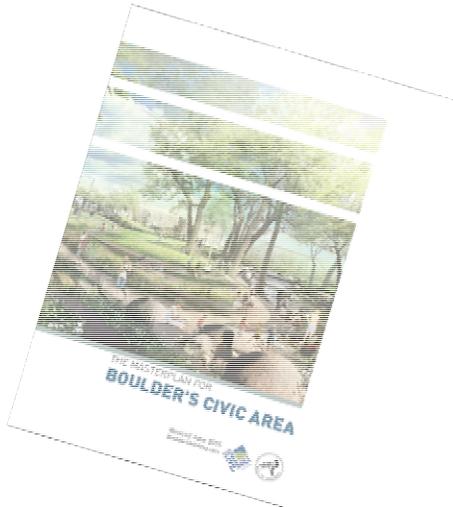
## **Purpose**

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)*

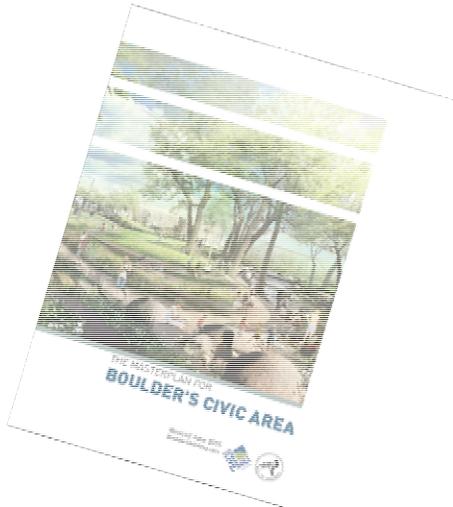


# 1. Civic Area Planning Overview



# 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

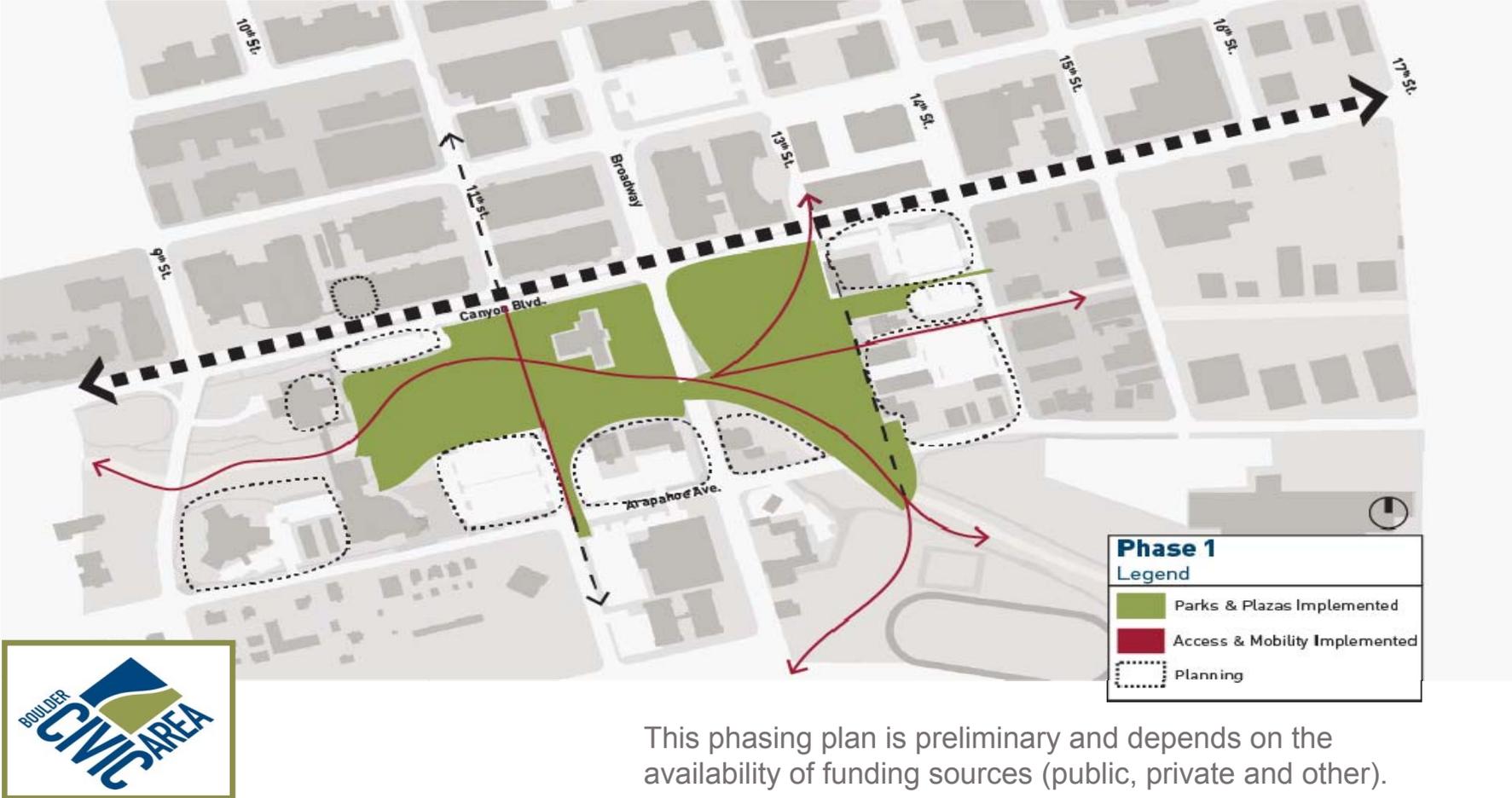
- *200+ community attendees*
- *12 project stations*
- *3 overview presentation times*



# The Plan for Boulder's Civic Area



# Phase 1: 2016 - 2018

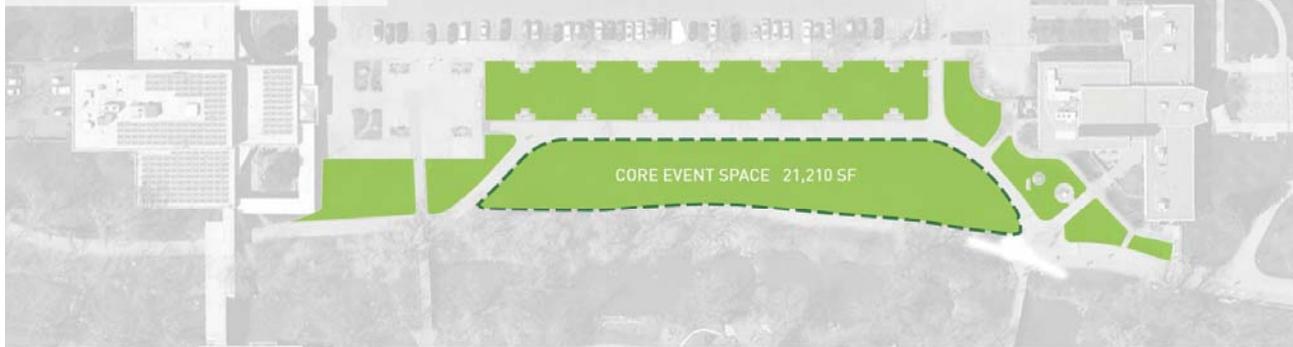


This phasing plan is preliminary and depends on the availability of funding sources (public, private and other).

# 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

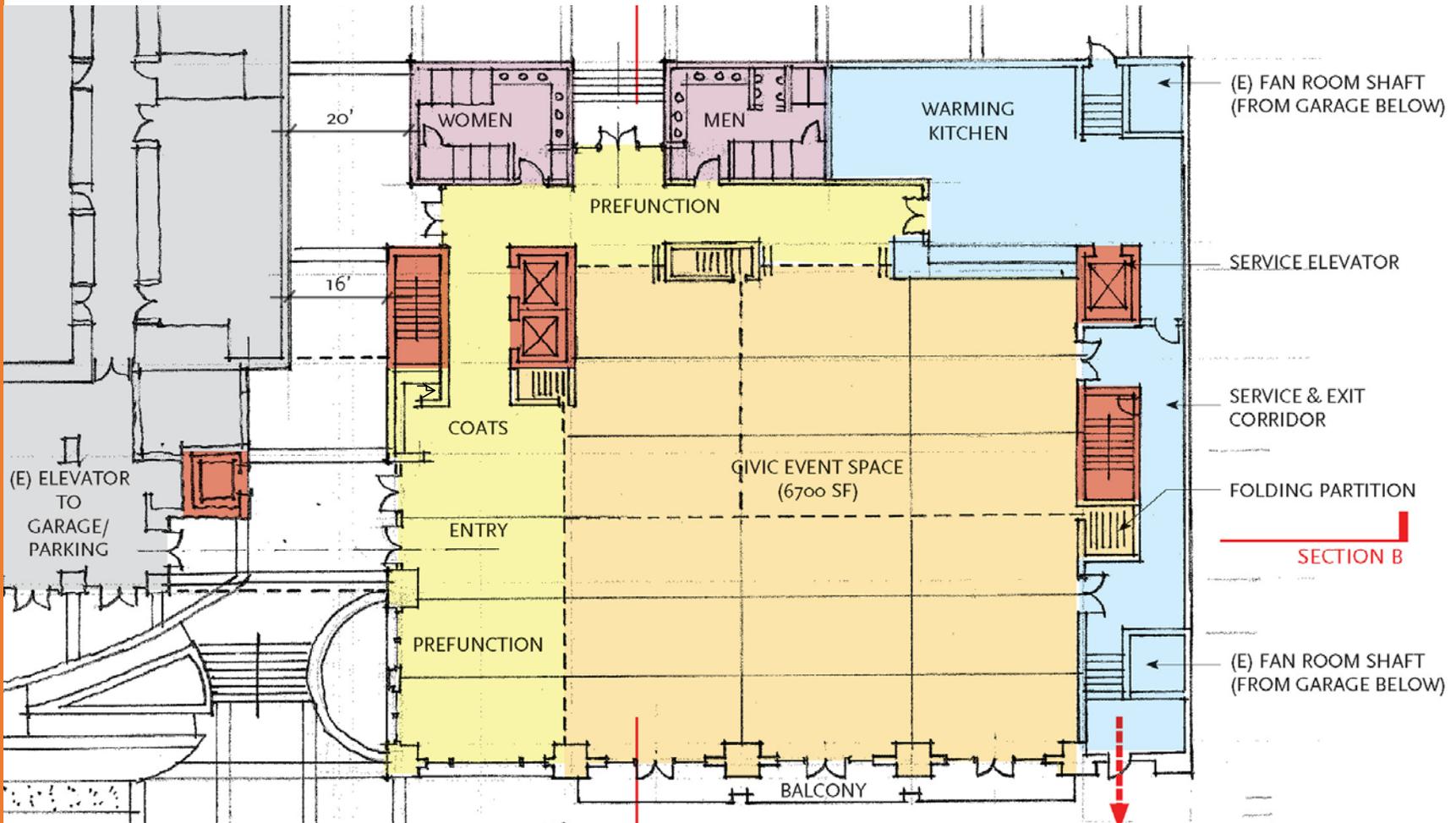


Park Design  
Accommodates  
Small Informal  
Gatherings to  
Large Multi-Day  
Events

## 2. Civic Use Pad

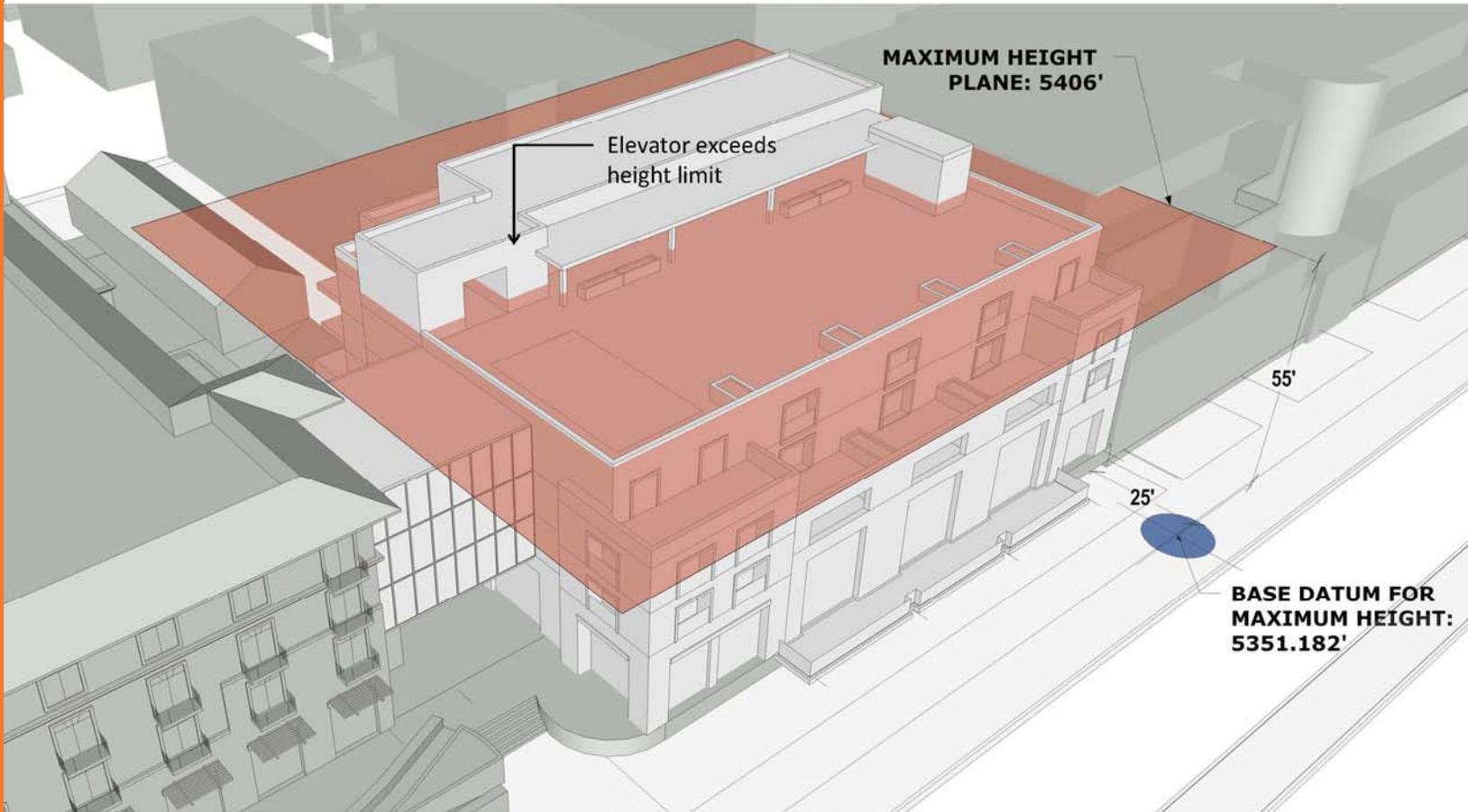


## 2. Civic Use Pad



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 roughly circular pattern, with varying font sizes and colors. The largest words are 'Boulder County Farmers' Markets' and 'Boulder Mayor'. Other prominent words include 'Blackbelly', 'Skratch Labs', 'Colorado State University', 'BVSD', 'Boulder County Parks & Open Space', 'Naturally Boulder', 'Alfalfa's', 'Savory Spice Shop', 'Foodies Outdoor Markets', 'Sanitas Brewing Company', 'Three Leaf Concepts', 'Fresh Ideas Group', 'Downtown Boulder, Inc', 'University of Colorado Boulder', and 'Boulder County Public Health'.

Blackbelly  
Skratch Labs  
Downtown Boulder, Inc  
Colorado State University  
Boulder County Farmers' Markets  
BVSD  
Three Leaf Concepts  
Sanitas Brewing Company  
Foodies Outdoor Markets  
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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



Ford Foundation Research

# 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

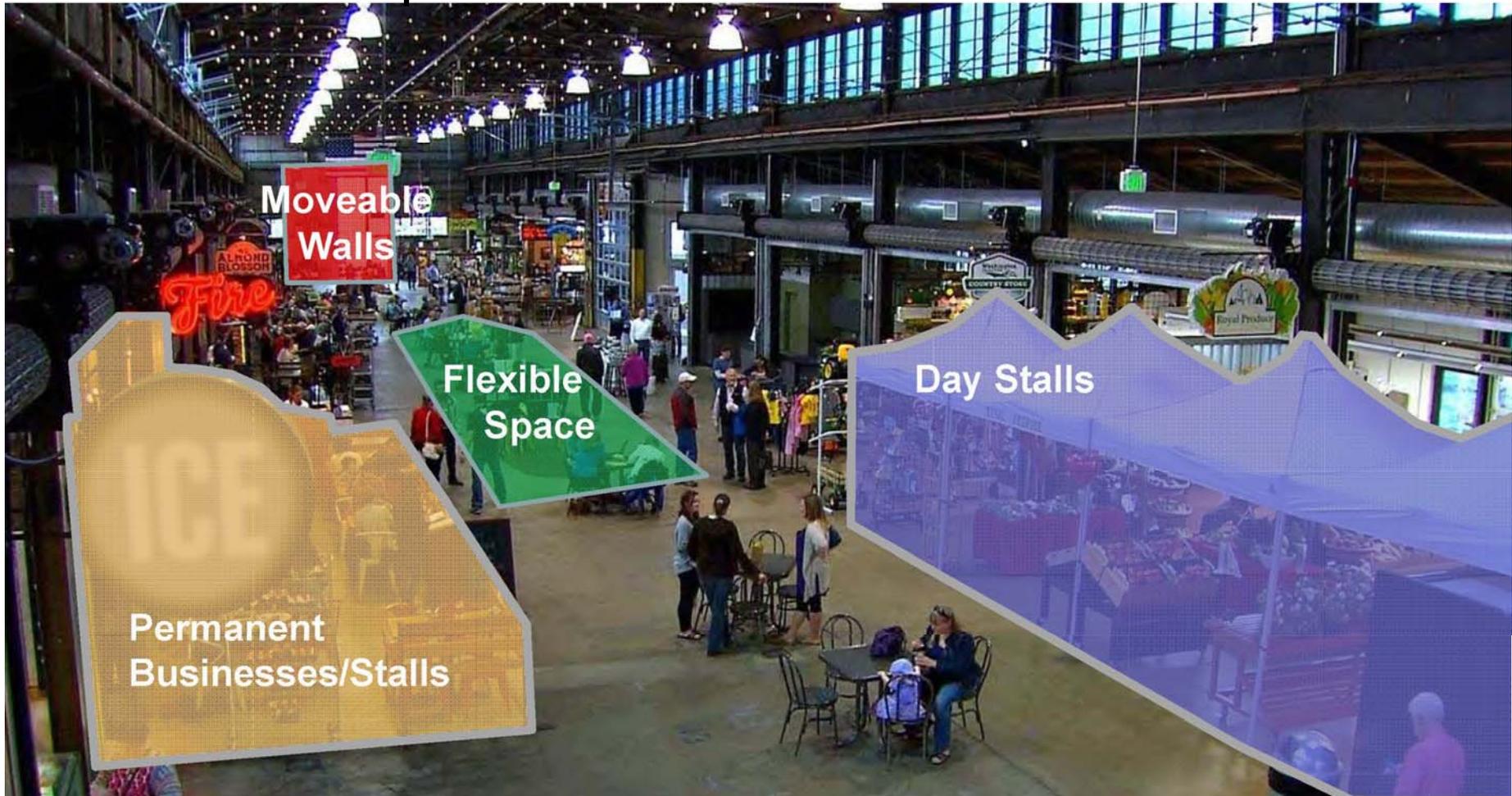
Study Result: *A Boulder Public Market is feasible*

- 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:

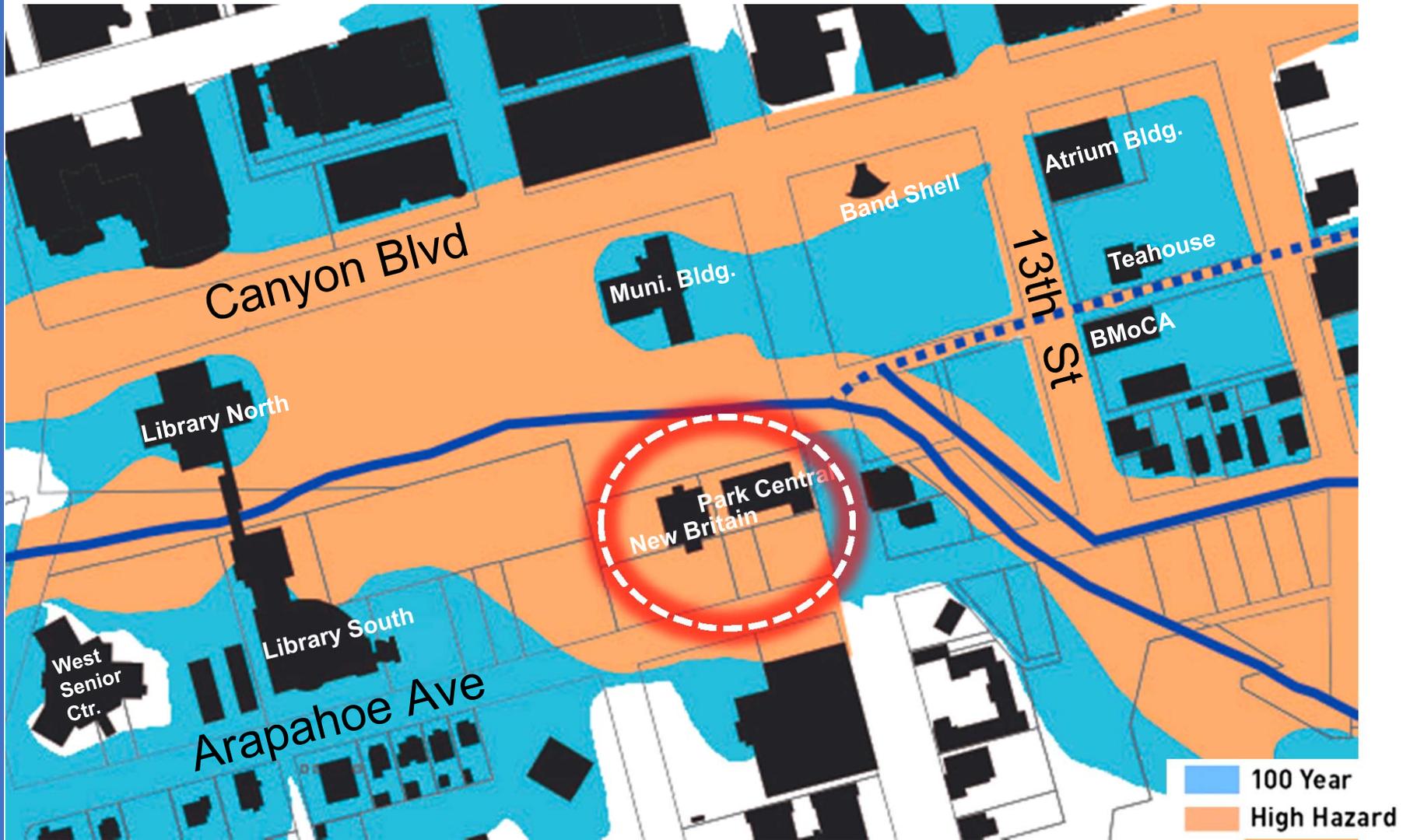
- Further understand how public market can work in Boulder
- Develop public process
- Further explore program, mission, governance & finance
- Investigate phasing options
- Determine facility needs & possible re-use of Atrium and/or new facility
- Cultivate partnerships/sponsors & potential tenants

### 3. Market Hall Feasibility Analysis

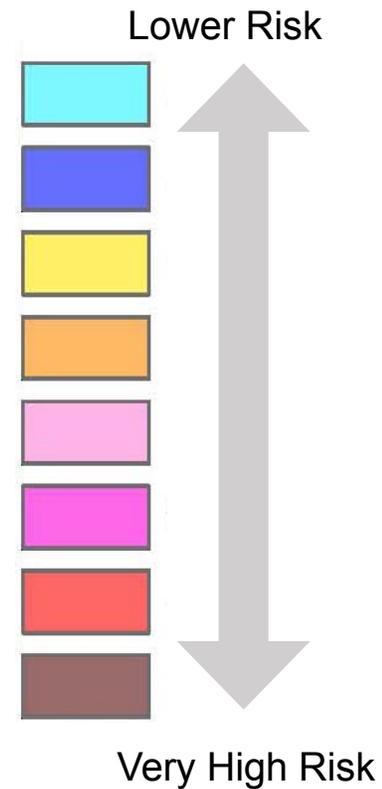
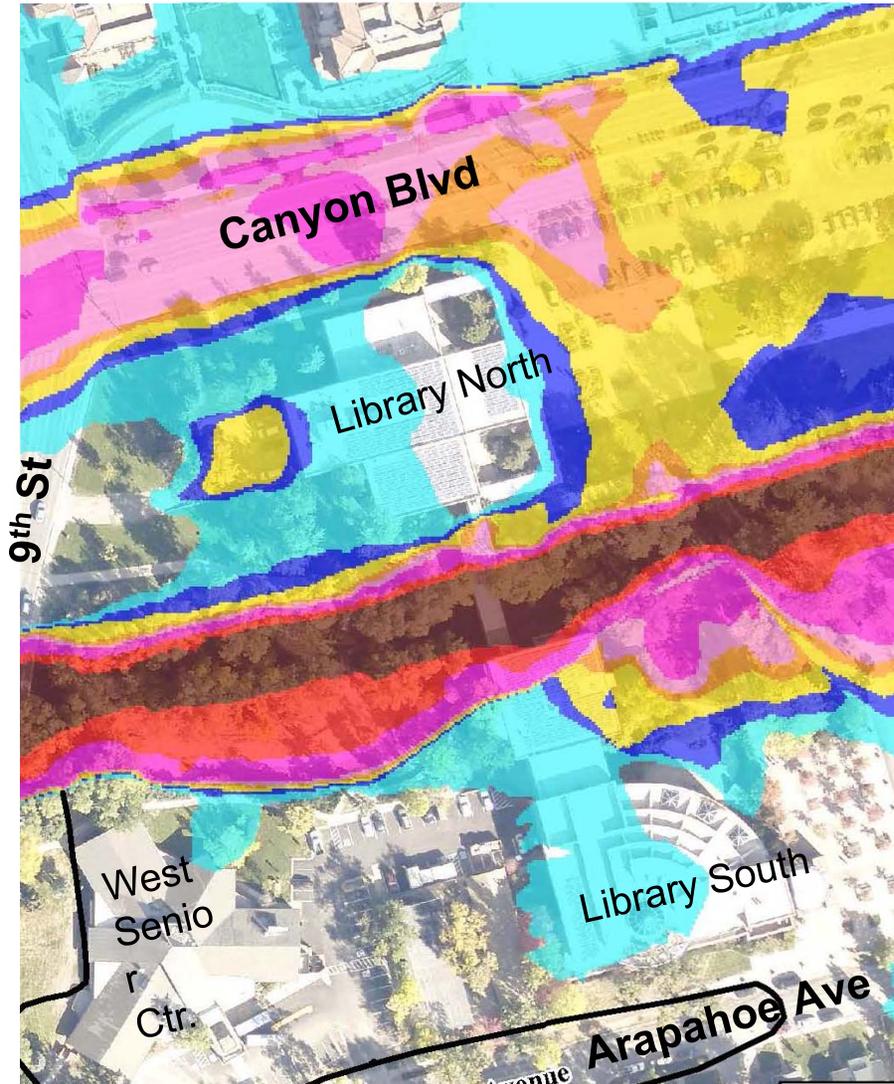
Questions for City Council

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



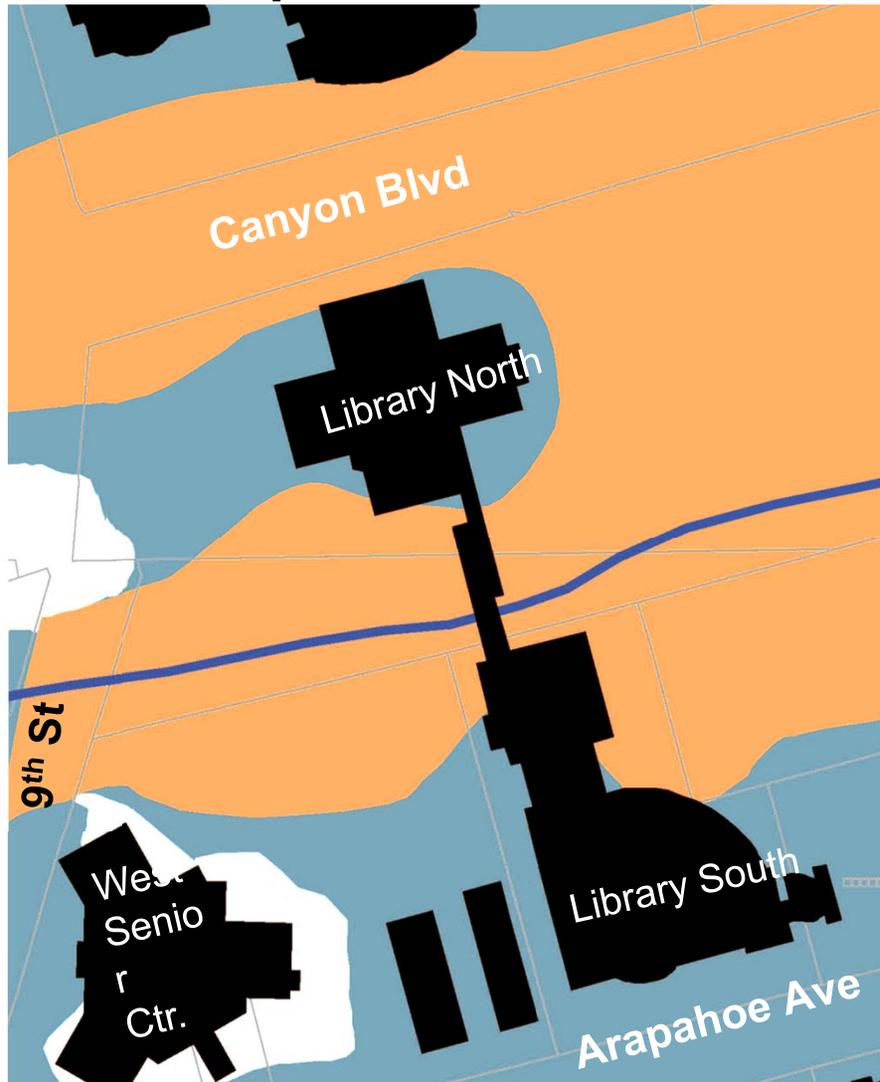
# 4. Comprehensive Flood Analysis – West Bookend



## West Bookend “Test-fit”

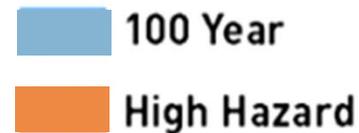
**Preliminary architectural “test-fit”** to explore technical feasibility of potential buildings in a manner consistent with flood regulations.

## 4. Comprehensive Flood Analysis – West Bookend

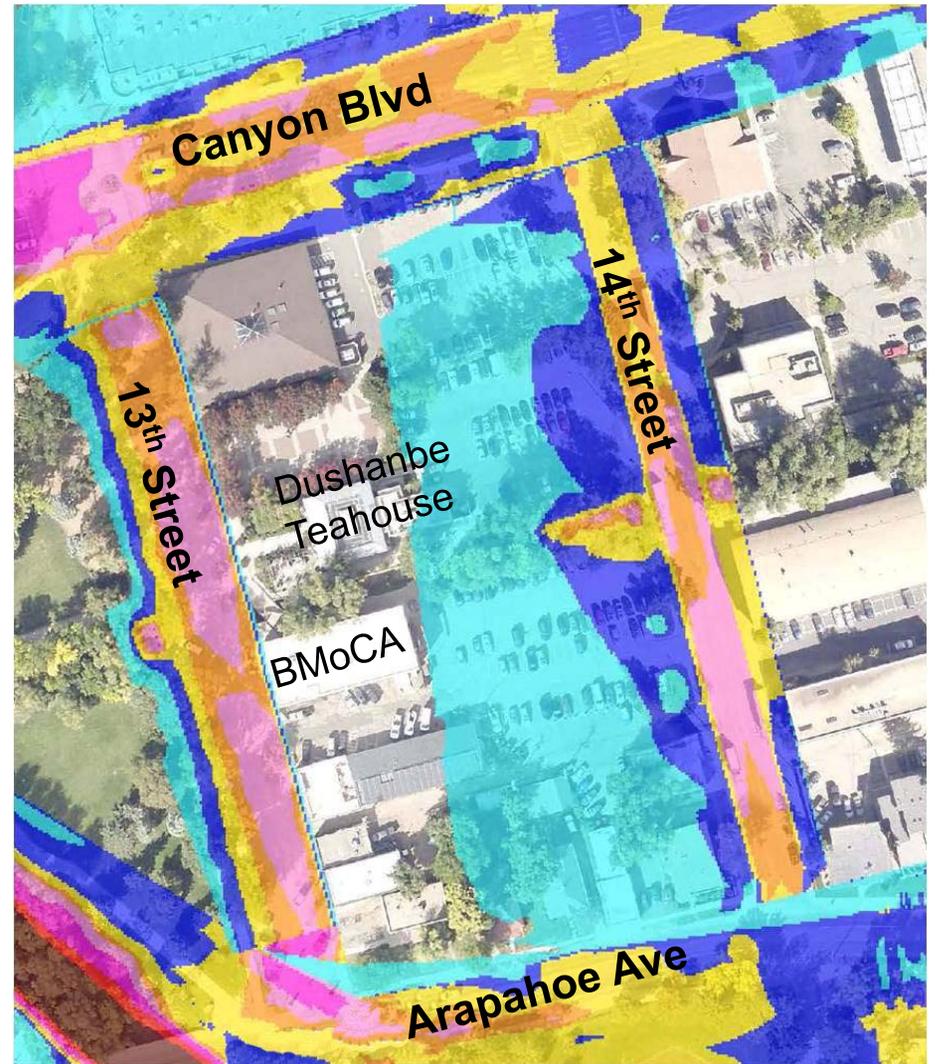
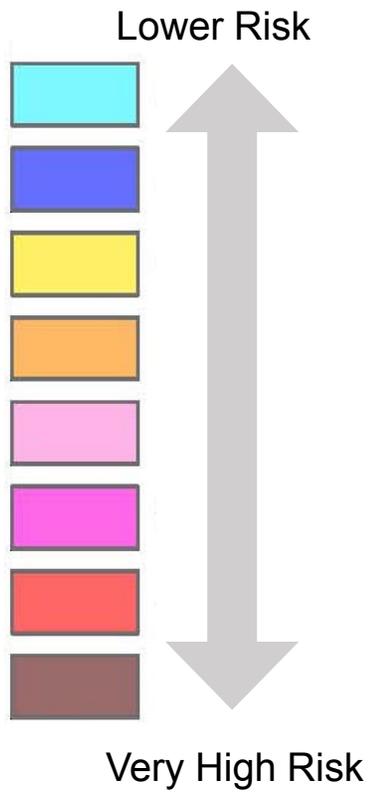


### West Bookend

- 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**



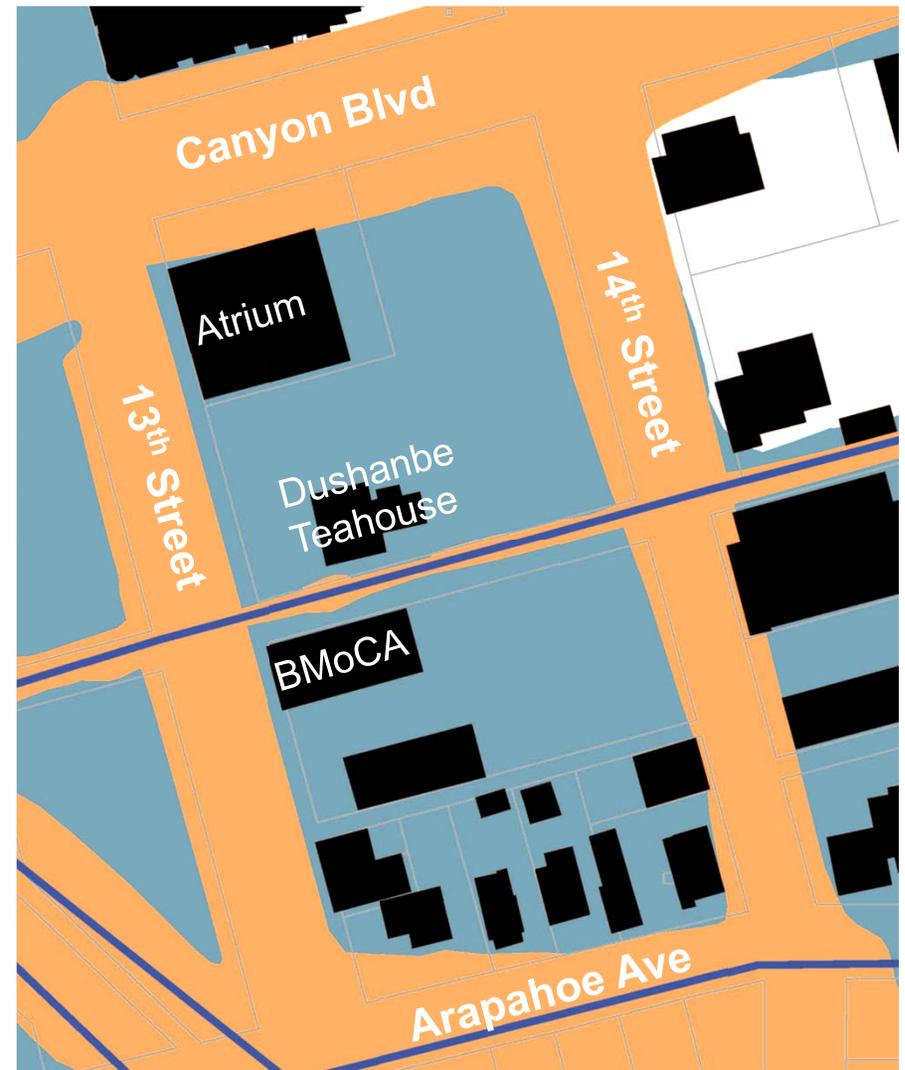
# 4. Comprehensive Flood Analysis – East Bookend



## 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.

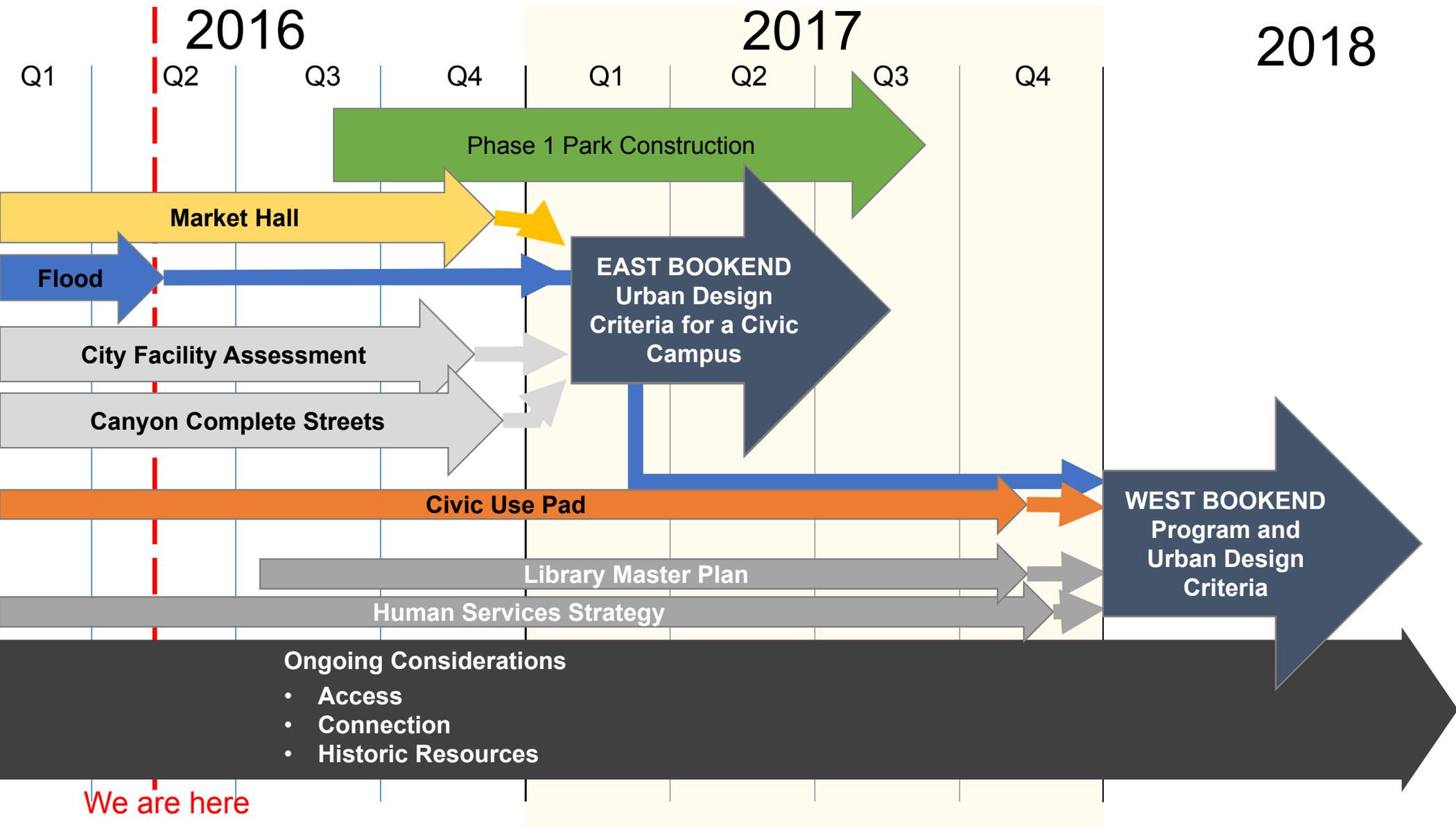
### Next Steps:

- *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?



## 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?



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