

# Civic Area Study Session



# Vision to Reality

*March 31, 2015*



THE PLAN FOR  
**BOULDER'S CIVIC AREA**



# *Study Session Agenda and Objectives*

---

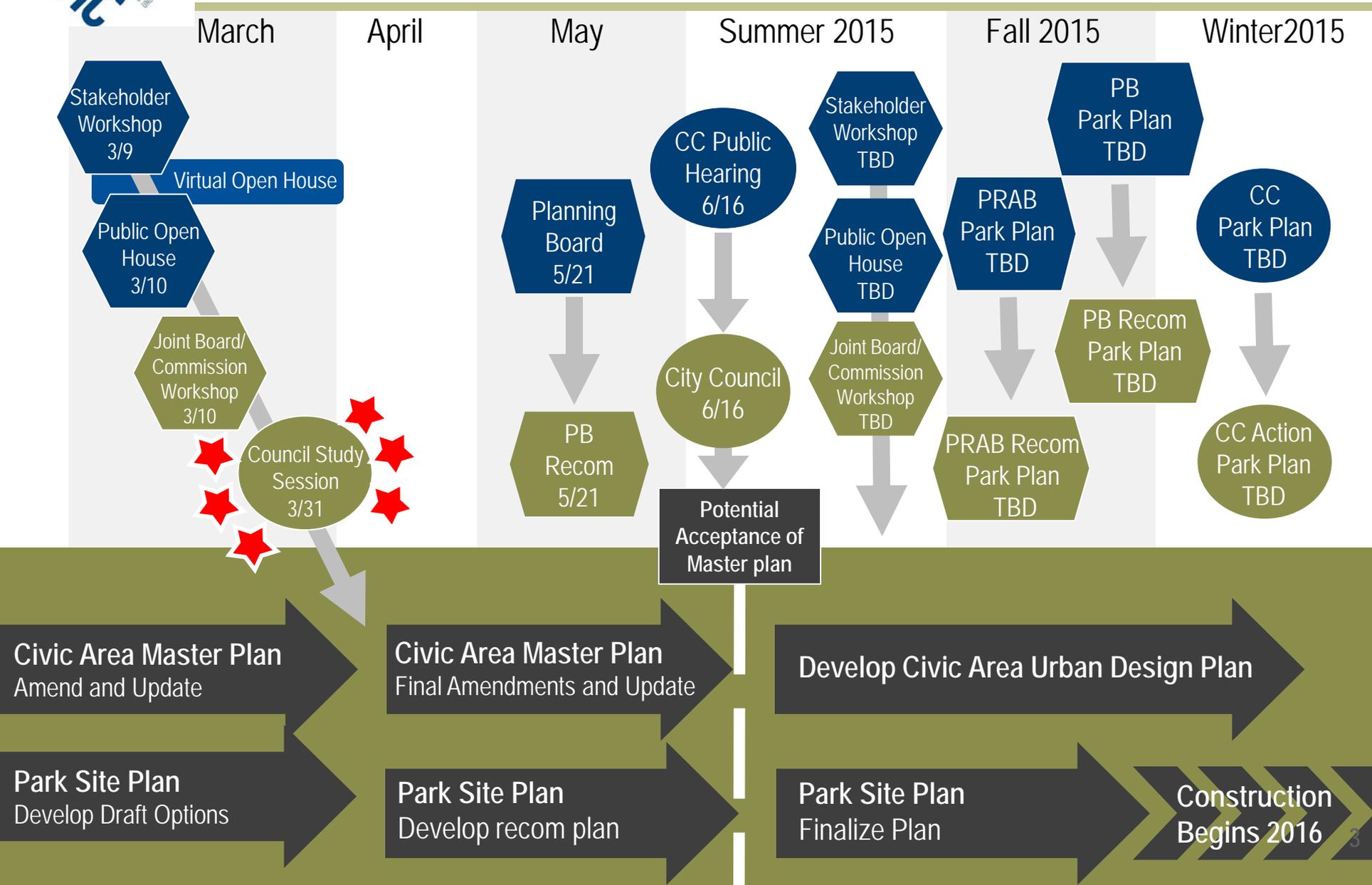
## 6:30 – 7:25 Review Park Site Plan Development

- Does council have any questions on the preferred option for the Park Site Plan?

## 7:25 – 8:00 Discuss Master Plan Update

- Does council have any questions about updating the Civic Area Master Plan?
- Does council support staff's proposed further analysis of relocating city services to Boulder Community Health site?

# Where Are We Now?



# Where Are We Now?

## Approved Funding for 2016 Construction (Ballot Item 2A Projects)

- Civic Area Initial Improvements - \$8.7M
- Boulder Creek Path Improvements- \$5.125M
- Public Arts (potential Civic Area)- \$200,000
- University Hill/11<sup>th</sup> St. Lighting Connectivity - \$80,000



# Park Site and Plan Development Goals

*Transformation = People + Places*

- 1.UNIFY** the creek core
- Provide for a **VARIETY** of experiences
- Create strategic **CONNECTIONS**
- ACTIVATE** existing edges
- Reveal the site's **HISTORY**





# Park Goals: **Reveal The Site's Natural History**

*But the plan of keeping open for public use near the heart of the city a simple piece of pretty bottom-land of the very sort that Boulder Creek has been flooding over for countless centuries, of growing a few tough old trees on it and a few bushes, and of keeping the main part of the ground as simple open common, where the children can play and over which the wonderful views of the foothills can be obtained at their best from the shaded paths and roads along the embankment edge – this would give a piece of recreation ground worth a great deal to the people.*

-Frederick Law Olmsted Jr., from The Improvement of Boulder, Colorado. Report to the City Improvement Association, March 1910



**FOOTHILL VIEWS**

**SHADED EMBANKMENT**

**TREE GROVES**

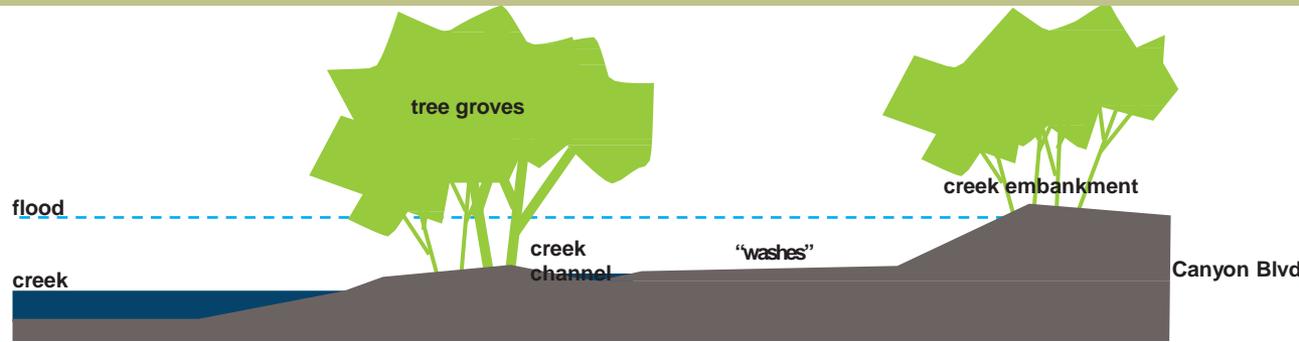
**FLOOD**

**OPEN WASHES**

**CREEK CHANNELS**

# Park Goals: REVEAL THE SITE'S NATURAL LANDSCAPE

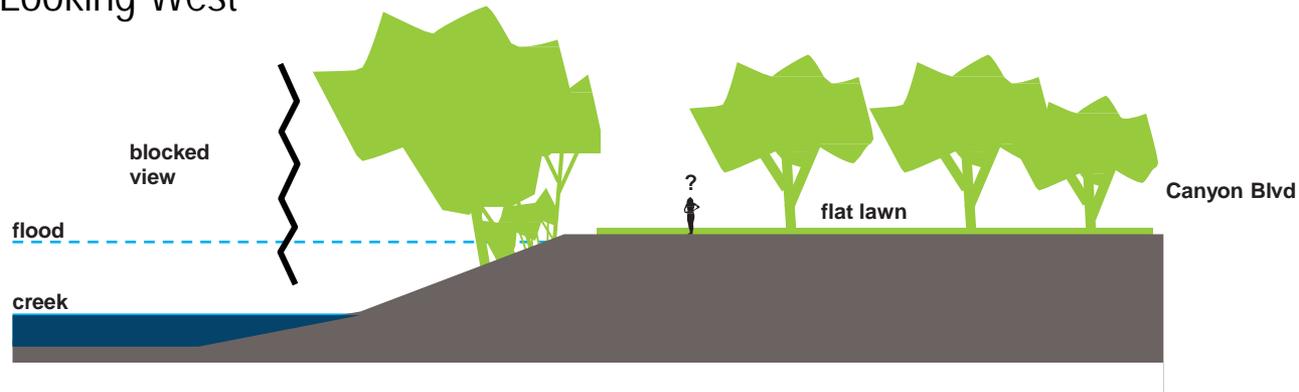
## Historic Creek Section (pre 1930)



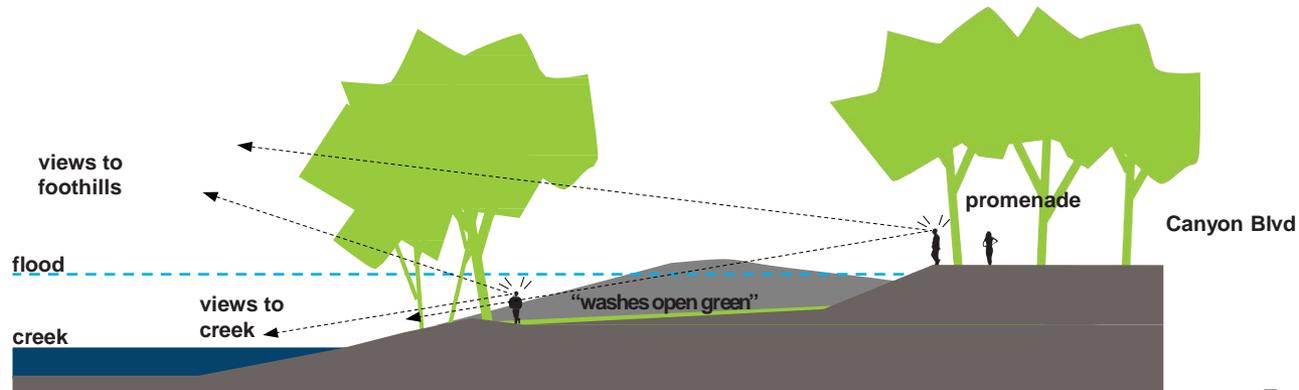
Looking West



## Current Creek Section (1958-Today)



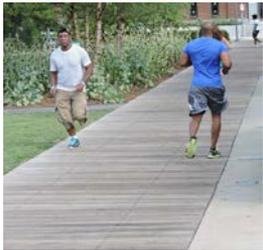
## Reinterpreted Creek Section



# Creek Walk / Terrace



# Improved Creek Path



# Gateway Promenade



# Nature Play near the Library



# Farmers' Market Plaza



# Farmers' Market

- **Seasonal structure for Farmers' Market enhancement**
- **Demonstration kitchen**
- **Community gatherings**
- **Retail opportunities**
- **Event structure**
- **Potential for a public/private partnership**



# CONSISTENT ELEMENTS

- 11th Street Spine + Signature Bridge
- Improved Creek Path Circulation
- Gateway Promenade
- Cafe Terrace & Cherry Tree Plazas
- Creek Walk / Terrace with improved creek access
- Expanded Farmers' Market
- Nature Play along the Creek

## CREEK GROVE



## CREEK VALLEY



## CREEK PROMENADE



# CREEK PROMENADE - Aerial View

**Bandshell relocated on-site**

**Creek Path along the creek**

**Large flat lawn at the core**

**Covered North Farmer's Ditch**



# What Have We Heard?

## *Overview of Citywide & Public Outreach*

### Meetings

- Stakeholder Outreach –  
40 Attendees
- Community Open House –  
110 Attendees
- Joint Board Workshop –  
30 Attendees

### On – Line Web Based

- Microsite – approximately  
50 voters
- Inspire Boulder –  
26 responses



# What Have We Heard?

## *Overview of Outreach Feedback*

- Create an actively engaging public space
- Provide intentional programs and activation strategies
- Revised **Boulder Creek Path** and **Bandshell location**
- **Farmers' Market** enhancement
- Connect to **Pearl Street** and **CU / University Hill**
- Develop **environmental play areas**
- Access to **Boulder Creek** and recreation opportunities
- Enhance "green space"



# Parking & Access Strategies

## Long-term

- Relocate parking in High Hazard Zone (HHZ)

## Short-term

- Relocate parking or use transportation demand management (TDM) strategies
- “Pilot” parking management and TDM strategies to inform next steps



# Bandshell Feedback

## Current Location:

- Previous plans have recommended relocation
- Traffic noise prevents successful performances
- Canyon “complete street” implication
- Access / operational challenges for performances



# DEVELOPMENT OF HYBRID SITE PLAN

## PREFERRED ASPECTS OF PLAN:

- Most green space
- Dynamic topography
- Most access to the creek
- Largest entrance to promenade
- Enhanced circulation
- Increased plaza spaces
- Relocated Bandshell
- Expanded Farmers' Market loop



# CREEK VALLEY HYBRID MASTER PLAN



Limit of Near-Term Improvements

- |                                      |                                 |   |
|--------------------------------------|---------------------------------|---|
| ① Creek Lawn                         | ⑫ Farmers' Market Plaza         | Ⓐ Promenade                                 |
| ② Cafe Terrace                       | ⑬ Enhanced Multimodal Plaza     | Ⓑ Picnic Plaza                              |
| ③ Performance Hill                   | ⑭ Restroom Building Opportunity | Ⓒ Possible Location for Relocated Bandshell |
| ④ Creek Walk/Terrace                 | ⑮ Great Lawn                    | Ⓓ Expanded Farmer's Market Park Loop        |
| ⑤ Cherry Tree Plaza                  | ⑯ Stage Terrace                 | Ⓔ Ecological Playground                     |
| ⑥ 11th Street Spine                  | ⑰ Event Hill                    | Ⓕ Possible Existing Gas Station Relocation  |
| ⑦ 11th Street Spine Bridge           | ⑱ Park Support Building         |   |
| ⑧ Nature Play                        | ⑲ Wetland Garden                |   |
| ⑨ Oak Grove                          | ⑳ Pedestrian Bridge             |   |
| ⑩ Seasonal Farmer's Market Structure | ㉑ Site for Below Grade Parking  |   |
| ⑪ Performance Area                   | ㉒ Site for Above Grade Parking  |   |



# Possible Location for Relocated Bandshell



# Creek Lawn and Creek Walk

46 parking spaces  
relocated



# Creek Walk Illustration



# 11<sup>th</sup> Street Bridge

46 parking spaces  
relocated



# Terraces and Plazas

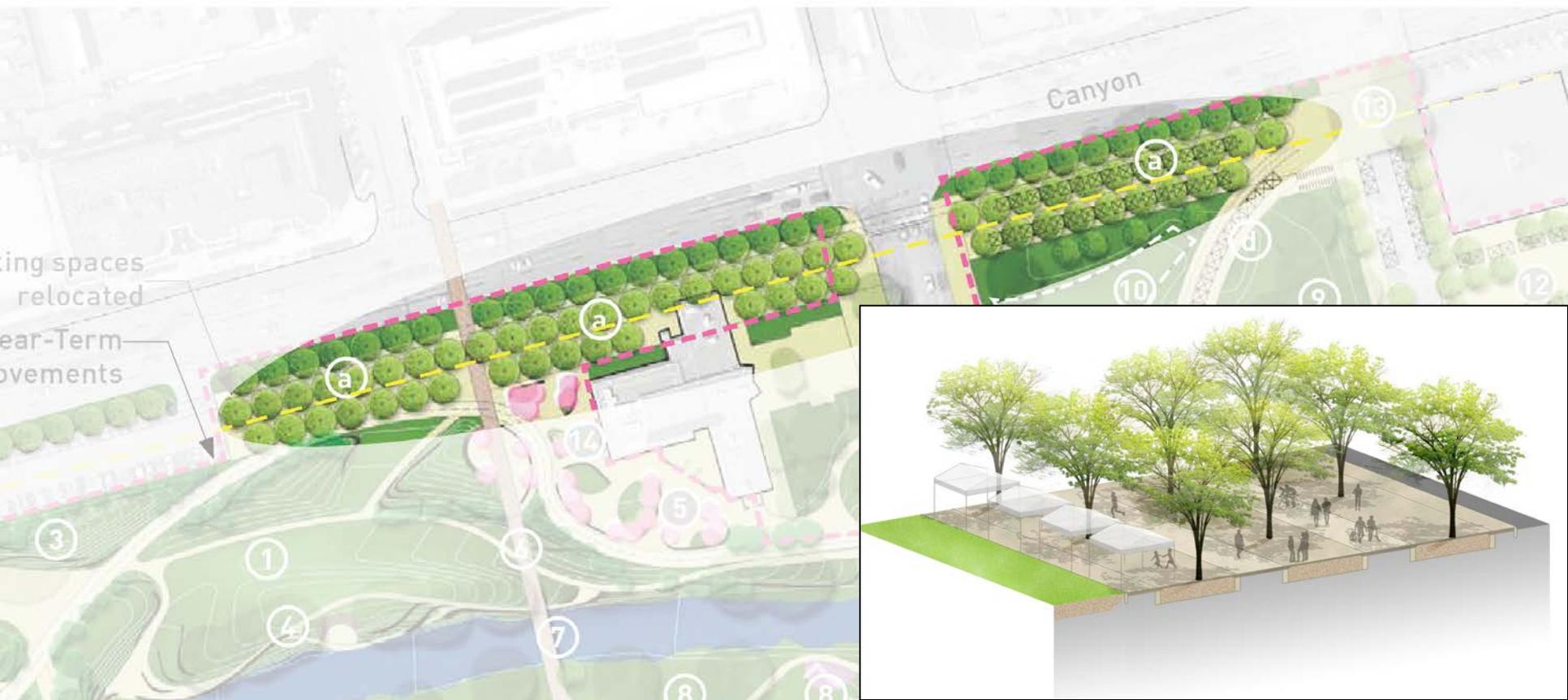
40 parking spaces  
relocated



# Seasonal Market Structure



# Promenade along Canyon



# Ongoing Consideration

## Financing & Operation Costs

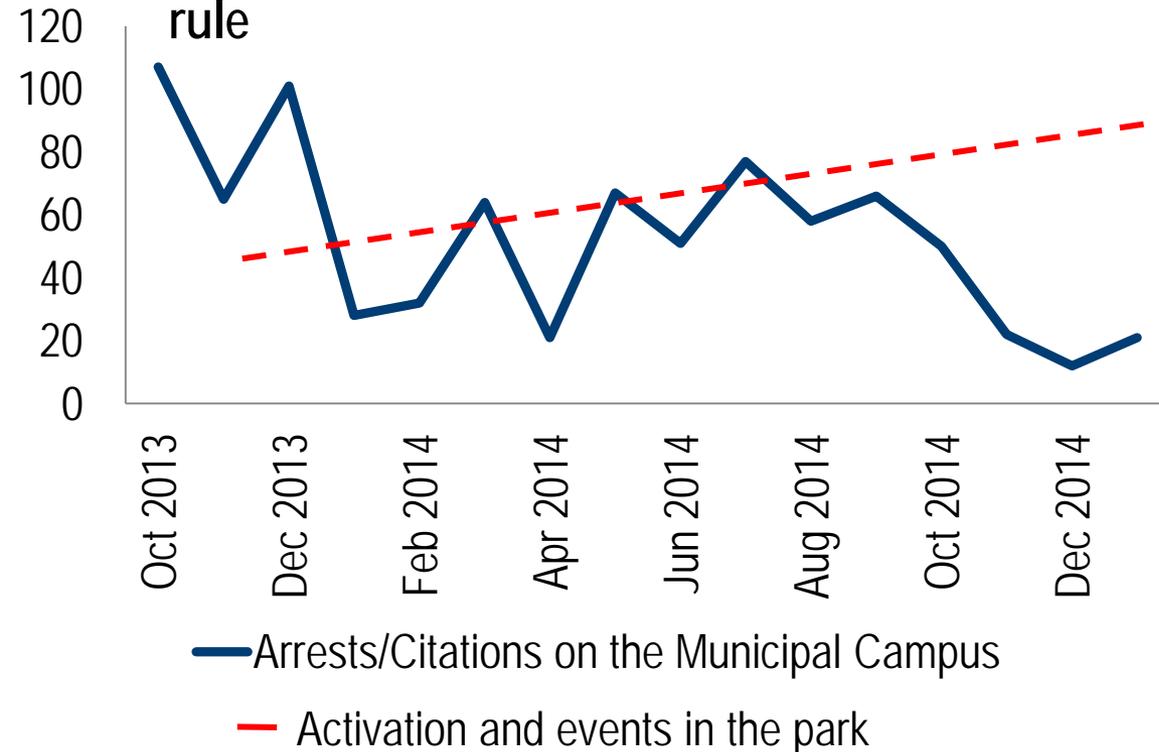
- Phase I improvements funded (2016-2018)
- Ongoing operational costs are not anticipated to increase
- Civic Area team will continue to explore strategies for future development and additional funding



# Ongoing Consideration

## Public Safety

- Working with Human Services and Boulder Police to create strategies to complement site design
- Implemented enforcement includes: regular police patrols, security cameras and no smoking rule



# Park Site Plan Development

## *Guiding Question for City Council*

A photograph of a person walking across a wooden bridge over a river. The bridge has metal railings and is surrounded by lush green trees and foliage. The water in the river is turbulent and white with foam. The scene is captured from a low angle, looking up at the bridge.

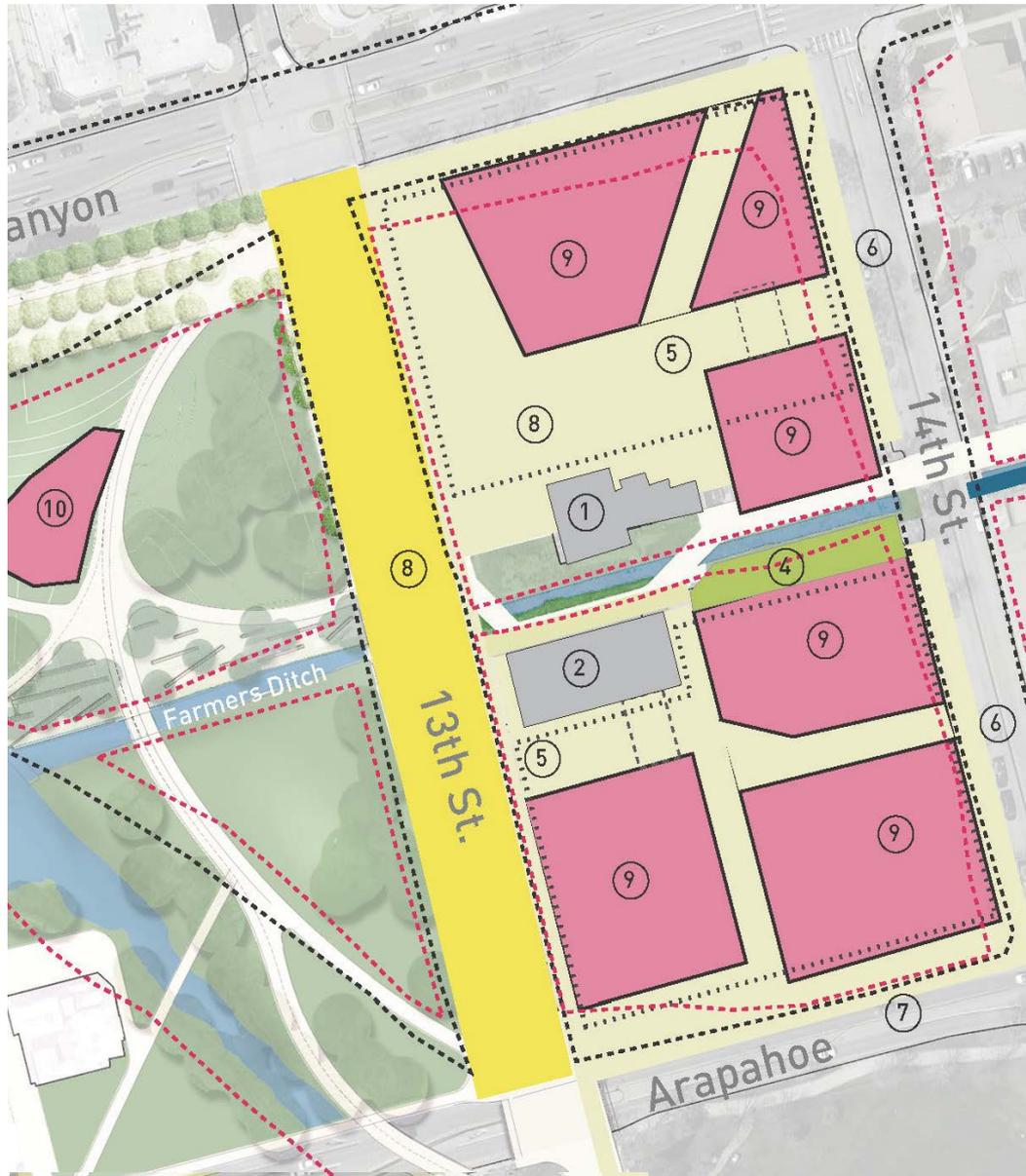
Does council have any comments or questions on the preferred option for the Park Site Plan development?

# East/West Bookends + Civic Area Master Plan Update

# East/West Bookends



# East Bookend



# West Bookend



# Urban Design Plan

- Urban Design Plan to be developed this summer
- Articulate scale, mass and architecture
- Provide clear design and development standards

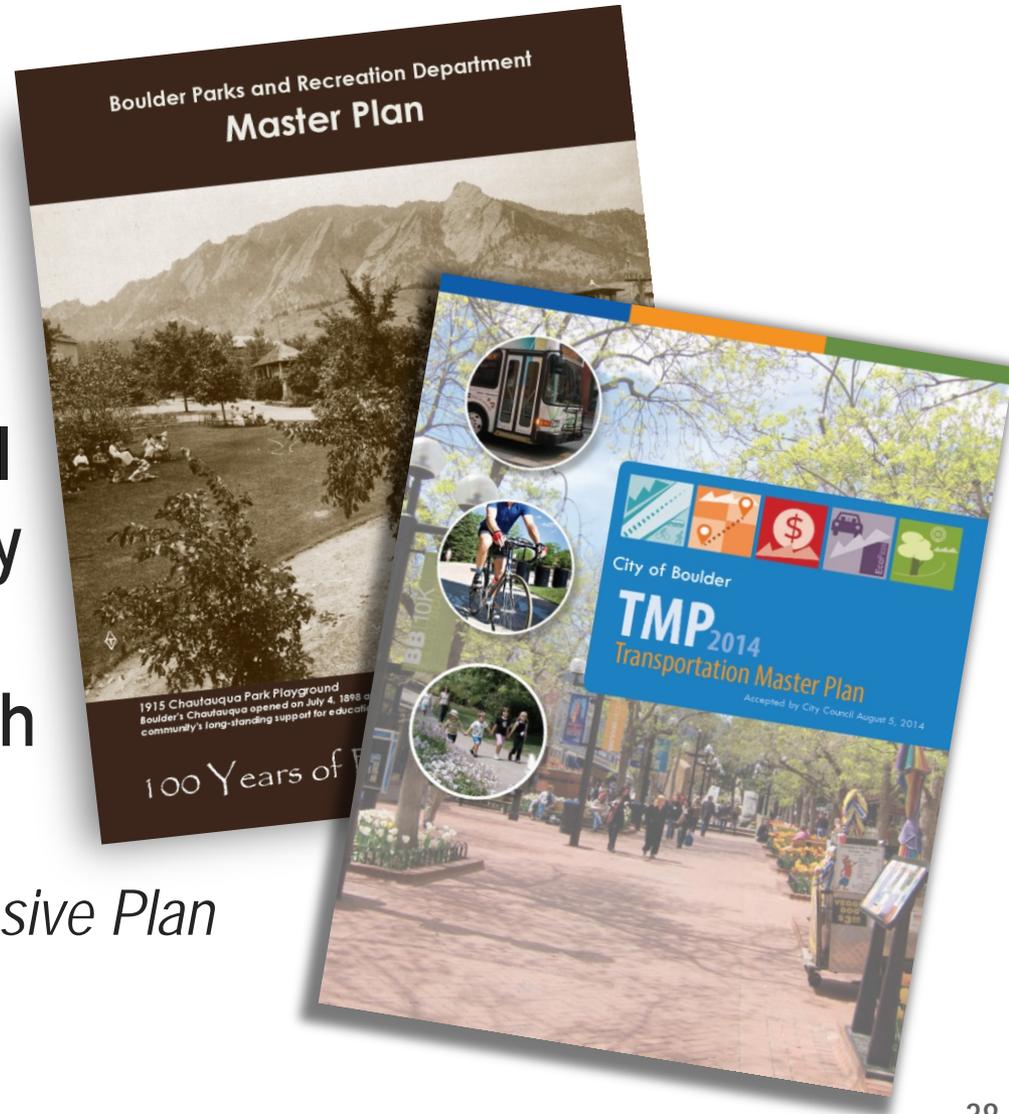


*Serve as the implementation tool for the Civic Area Master Plan*

# Purpose of Master Plans

“Master plans establish detailed policies, priorities, service standards, facility and system needs and capital budgeting for the delivery of specific services and facilities provided by each city department.”

*The Boulder Valley Comprehensive Plan*



# 1992 Civic Center Master Plan

- Defined overall concept for the Civic Area
- Established criteria and guidelines for specific improvements
- Differences between 1992 Master Plan & 2013 Vision Plan

## BOULDER CIVIC CENTER MASTER PLAN

December 15, 1992



Prepared for the City of Boulder

# Updated Civic Area Master Plan

- Amend Civic Area Vision plan to replace 1992 Master plan
- Council consideration on June 16, 2015



THE PLAN FOR  
**BOULDER'S CIVIC AREA**



# Vision Plan Program Elements Status

---

- **Performing Arts Center** – Discuss draft Community Cultural Plan with council, scheduled for April 28, 2015
- **Civic Use Pad** – Preliminary designs and operating agreements will be presented to City Council later this year
- **West Senior Center** – Long-term location to be evaluated as part of Human Services' Strategic Plans and Needs Assessment
- **Market Hall** – Year-round market hall facility will continue to be assessed
- **Innovation Center** – Boulder Chamber is exploring an 'Innovation HQ' to spur collaboration across businesses, nonprofits, and local government
- **Municipal Services**

# Vision Plan: *Guiding Principle*

## *Municipal Services*

- “Civic Heart of Boulder”
- Improve Life & Property Safety  
Remove Structures from High Hazard Flood Zone
- Opportunity for New Mixed-Use Community Services Center
- Space Needs  
Customer Service Areas, Public Meetings/Training Rooms, Support Space, Office/Work Rooms, Parking



Balsam Av

1100 Balsam Avenue,  
the main hospital facility

Broadway

Alpine Av

1155 Alpine Avenue,  
the medical pavilion connected  
to the hospital

2655 Broadway,  
offices plus parking garage

9th St

North St

North St

10th St

Boulder Community Health Facility,  
Broadway Campus





# Results of Preliminary Analysis

	BCH & Renovate	BCH, Demo & Build New	City-Owned in Civic Area & Build New
Valuation	\$48.6M	\$48.6M	-
Potential Sale City Property	TBD	TBD	-
Renovate	\$91.7M	-	TBD
Demo	-	\$1.6M	TBD
Construct	-	\$90M	\$90M
Parking	Included	Included	\$10M
<b>TOTAL</b>	<b>\$140.3M</b>	<b>\$140.2M</b>	<b>\$100M</b>

# What Have We Heard?

## *Overview of Outreach Feedback*

- No clear preference for which services stay or relocate
- Approval for moving some city services
- Concern that “civic heart of Boulder” should include city government





# Preliminary Recommendation

---

- Further Analyze Feasibility & Trade-Offs Between Relocating or Keeping Services in Civic Area
- Present Analysis at June 16 Council Meeting
- Potential Funding Mechanism:
  - Certificates of Participation (COP)
  - Issue Bonds



# Proposed Civic Area Master Plan

## *Guiding Question for City Council*

Does council have any questions about updating the Civic Area Master Plan?

Does council support staff's proposed further analysis of relocating city services to Boulder Community Hospital site?

