

April 11, 2011

Mayor Susan Osborne and City Council
City of Boulder

RE: 4/12/11 Council Study Session on Colorado Chautauqua 2020 Plan

Dear Mayor Osborne and Council members:

As thoughtful and proactive stewards of the Colorado Chautauqua National Historic Landmark on behalf of the Boulder community and the City of Boulder for more than one hundred years, the Colorado Chautauqua Association (CCA) understands and embraces the intricacies, opportunities and challenges of preserving 67 historic buildings and 26 acres of grounds for active year-round use. CCA has identified under the umbrella term "Chautauqua 2020 Plan" a series of desired and needed improvements to Chautauqua to occur over the next 10 years. These include a strategy to generate additional revenue necessary to fund both the preservation and maintenance now performed (\$1 million average annual CCA investment) and an additional level of investment in preservation, safety and community benefits that would not otherwise be possible.

The objectives of our 2020 Plan are more evolutionary rather than revolutionary. The Chautauqua 2020 Plan identifies areas of desired and needed re-investment over the next 10 years in order to:

- Enhance Preservation
- Enhance Safety
- Enhance Community Benefits
- Enhance Visitor Attractiveness
- Ensure Future Sustainability, including economic.

The "Top 10" list of improvements comprising the Chautauqua 2020 Plan includes:

1. Comprehensive access and parking management strategy for "greater Chautauqua"
2. Relocation of Picnic Shelter to a location north of the Auditorium, likely near the playground and parking area.
3. A new building on the site of Picnic Shelter to provide accessible public restrooms to serve the Auditorium, to allow relocation of back-of-house functions (Preservation/Maintenance and Housekeeping) out of historic Primrose Building, and

to provide additional multi-use space to foster group meetings that will drive lodging stays in off-peak months

4. Rehabilitation of the historic Primrose Building to original lodging use, including restoration of the front porch
5. Undergrounding of overhead utility lines around and through the historic core to reduce fire risk in the historic core
6. Storm water drainage and roadway improvements in the historic core
7. Continued investment in the Chautauqua Dining Hall quality and visitor experience
8. Interpretive Center for the National Historic Landmark
9. "Off-CCA-lease" improvements, such as new sidewalk on south side of Baseline and main entry improvements
10. Historic archives management/protection, including enhanced public access through digitization

We introduced this list of proposed investment to City Council as our landlord. We appreciate the subsequent attention, effort and thoughtfulness of City boards and staff and members of our community (see Attachment A for outreach to date) in grappling with how best to proceed with this list of desired improvements, most of which require some form of City sanction. We offer here some salient corrections or additions to the staff memo to Council and an Option Four to direct next steps.

CLARIFICATIONS OR ADDITIONS TO THE STAFF MEMO

- (COB staff memo page 4) Chautauqua has experienced physical changes throughout its 113 years, not limited to the list of items since the 1980s. The maps in the Cultural Landscape Assessment and Plan ("the CLA") offer the best summary of the six periods of evolution to date.
- (COB staff memo page 5) Total usage of "greater Chautauqua" including the adjacent open space, is estimated at well in excess of 500,000 visits per year. Visits associated with activities in the historic core for CCA activities (not including open space or parks users) are documented at approximately 150,000 visits per year.
- (COB staff memo page 5-6) The Hop 2 Chautauqua introduction in 2008 was as a pilot project vs. a new service and was discontinued due to insufficient ridership to justify the expenditures.

- (COB staff memo page 6) The free shuttle provided by CCA and the Colorado Music Festival for their combined 40 - 44 evenings of Auditorium concerts each summer connects downtown as well as the 27th Way Park-n-Ride.
- It may be helpful to Council deliberations to note some clarifications or additions to the summary of the 1998/amended 2002 Lease between the City and CCA (COB staff memo page 20-21):
 - CCA pays \$2,500 annually to the City in lieu of property taxes on the City-owned land leased by CCA. In addition, CCA pays property taxes on the 64 improvements it owns on the City-owned land - 2009 taxes paid by CCA in 2010: \$117,430.
 - CCA has responsibility for maintenance and improvement of all buildings and improvements on the leased land except for private cottages and the public restrooms on the lower level of the Dining Hall.
 - RE: CCA's Use of the Facilities - Beyond the minimum requirement of scheduling a summer entertainment program, "It is the intent of the parties that the leased facilities be given the widest practicable use in terms of scope and time."
 - CCA will pay for 45% of the cost of the Dining Hall roof replacement project, with State Historical Fund grant covering 55% of the total cost.

PROPOSED OPTION 4

We greatly appreciate the City staff time and thought that went into the background, alternatives and recommendation to Council. As members of the Planning Board recognized in our discussion on April 7th, there certainly are some larger issues in the "greater Chautauqua area" that may require a significant community dialogue, like the concerns about our open space being loved to death. Focus on that important issue should not serve to delay reasonable progress on all of the other proposed improvements to the Chautauqua historic core. Therefore, we recommend another option to achieve the critical objectives, including opportunities for community education, input and buy-in, in an expedited process.

1. Commence comprehensive parking management process - divided into at least two phases, the first of which involves initial management policies and minor physical improvements to at least start to implement the Lease requirement of a residential permit parking system or similar plan which reasonably assures to each cottage a reasonably convenient on or off street parking space (see Attachment D to COB staff memo, City-CCA Lease Section 6 "Traffic Control and Parking"), to be completed and implemented by June 1, 2012. Solutions to other/larger issues (e.g., management of open space visitation) could be pursued in a subsequent phase or phases. Baseline studies will be completed this summer, alternatives can be developed and vetted through the fall and winter, with adoption in the spring for first-phase implementation by June 1, 2012.
2. CCA, P&R and OSMP to collaborate on a program management plan for Chautauqua - a straight-forward operational collaboration that is focused on

creating a working agreement and coordinated administration of programming at Chautauqua (as already occurs on several issues with CCA and Parks and Recreation usage during peak season).

3. Update the Chautauqua Park Cultural Landscape Assessment and Plan

("the CLA") - Avoid expectation-raising use of term "master plan" or "community vision." Chautauqua is not an area in transition. There are few opportunities for change in land use. Focus on the few possibilities of change, and create greater community understanding and buy-in in that process. This would include how best to achieve the three goals underlying our proposal of a new building and appropriate management of uses of a new building. A steering committee reflecting City and community stakeholders would work with CCA, just as occurred with the initial development of the CLA. (See Attachment B, the acknowledgement page from the CLA.)

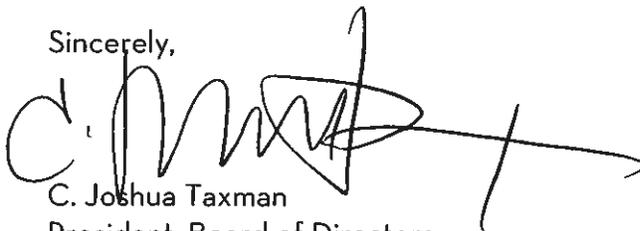
- These three things to be pursued simultaneously - Please don't sacrifice "good" in the quest for "perfect" - let's get some improvements done!

4. No need to amend Chautauqua Design Guidelines to accomplish any piece

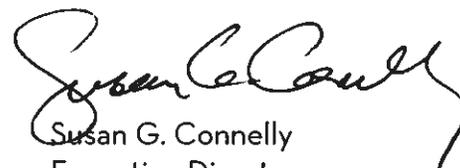
of the proposed 2020 Plan - CCA agrees with the language of the 1989 Design Guidelines that there are very few locations where a new building of any kind could be added to Chautauqua without destroying the historic integrity and rural character. We also agree with the language that says if the addition of a new building is to be considered, the design and siting should be compatible with existing public buildings. As noted in the Design Guidelines, the addition of any new building to Chautauqua requires a public hearing before the Landmarks Board. The existing Design Guidelines are sufficient to evaluate a possible new building.

We thank the City Council and City staff for its time, attention and thoughtfulness in working with CCA to ensure long-term sustainability of a beloved community asset. We look forward to engaging with City advisory boards and staff and with our community to continue to advance meaningful community benefits, now and for decades to come.

Sincerely,



C. Joshua Taxman
President, Board of Directors



Susan G. Connelly
Executive Director

Attachment A

CCA OUTREACH SINCE INTRODUCING THE CHAUTAUQUA 2020 PLAN TO COUNCIL ON 2/1/11

- Hosted three open houses (2/24/11, 3/1/11 and 3/15/11), which were noticed in our weekly e-mailings to approximately 15,000 and advertised in the Camera
- Made available for public review on our website all materials shared with Council on 2/1/11 and 2/8/11 as well as referenced background materials like the Cultural Landscape Assessment and Plan ("CLA")
- Toured Chautauqua with City staff on 2/24
- Toured Chautauqua with Landmarks Board on 3/4
- [City staff gave OSBT an overview on at 3/8/11]
- Introduced the Chautauqua 2020 Plan to the Historic Boulder, Inc. Board of Directors on 3/21/11
- Introduced the 2020 Plan to Colorado Music Festival Board of Directors on 3/30/11
- Introduced 2020 Plan to PRAB on 3/28/11
- Toured Chautauqua with Council on 4/7/11
- Introduced 2020 Plan to Planning Board on 4/7/11
- Introduced 2020 Plan at PLAN Boulder County brown bag lunch on 4/8/11
- Awaiting scheduling with HBI's Preservation Committee
- Awaiting scheduling with University Hill Neighborhood Association

Specifically re: access and parking management -

- CCA staff met w/ City staff and CCA's consultant, Fehr & Peers, on 2/2 and 3/1.
- CCA BOD approved cooperation on summer 2011 studies on 3/7/11.
- Fehr & Peers consulted with RRC Associates and produced revised scopes of work and cost estimates for summer 2011 studies on 3/22/11.
- Next meeting with City staff, CCA staff and consulting team is scheduled for 4/28/11 to finalize scopes of work for summer 2011 studies, finalize intercept survey and determine cost split.



courtesy: Western History / Genealogy Department, Denver Public Library

[Acknowledgements]

Owner/Client: Colorado Chautauqua Association
Susan Connelly - Executive Director
Steve Watkins - Project Manager

Project Partners: Colorado Historical Society's State Historical Fund
Estella Cole
City of Boulder - Department of Parks and Recreation

Advisory Committee: Bob D'Allessandro - past Executive Director
Caryn Capriccioso - Interpretive Planner
Ben Gilbert - Chautauqua Park Resident
Louise Grauer - Colorado Chautauqua Association Board
Gail Gray - Historic Boulder, Inc.
Doug Hawthorne - City of Boulder, Parks and Recreation
Neil Holthouser - City of Boulder, Planning
Glenn Magee - Neighbor
Cody Oreck - Colorado Chautauqua Association Board
Dean Paschall - City of Boulder, Open Space and Mountain Parks
Bill Patterson - Colorado Chautauqua Association Board
Michael Smith - Colorado Music Festival
Sally Sweet - Neighbor
Martha Vail - Gates Foundation
Bob Whitson - City of Boulder, Transportation
Deon Wolfenbarger - City of Boulder, Planning
John Zola - Community Member

Consultants: Mundus Bishop Design, Inc. - Landscape Architecture/Historic Resource Planning
Tina Bishop - Landscape Architect
Patrick Mundus - Landscape Architect
Madalyn Shalkey - Graphics

Muller Engineering, Inc. - Civil Engineering
Fehr & Peers, Inc. - Transportation Planning
Judy Ball - Oral History Transcriptions

This project was funded by a grant from Colorado Historical Society's State Historical Fund, Project # 2002-02-086