



**CITY OF BOULDER
STUDY SESSION
FEBRUARY 28, 2012**

TO: Mayor and Members of City Council

FROM: City Manager's Office
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Colorado Chautauqua Association
Susan Connelly, Executive Director

DATE: February 21, 2012

SUBJECT: **Study Session – February 28, 2012**
Draft Chautauqua Stewardship Framework and Summer Pilot Parking Management Program

I. PURPOSE

The purpose of this study session is to provide City Council the opportunity to discuss and provide feedback on two draft work elements completed in response to City Council direction in April and June of 2011:

- The draft *Chautauqua Collaborative Stewardship Framework*, (CCSF) which includes the analysis of data collected over one year at Chautauqua, a proposed decision-making approach for any future change at Chautauqua, and a set of tools to support the successful stewardship of Chautauqua;
- The proposed short-term improvements to access and parking management, including a pilot parking management program for summer 2012 within the Chautauqua leasehold area, and possible improvements to Baseline Road adjacent to Chautauqua.

The CCSF sets forth a collaborative decision-making and coordinating process between the Colorado Chautauqua Association (CCA) and the city departments of Community Planning & Sustainability, Public Works, Parks and Recreation, and Open Space and Mountain Parks. The proposal to move forward with the CCSF was jointly approved by the CCA and the City Council in 2011 to focus on three areas of overlapping interest that are critical to the long-term success and stewardship of Chautauqua: access and parking management; program management and coordination, and facilities and grounds planning and management.

After an RFP process, the consultant team of Anderson Hallas Architects, and Mundus Bishop Design was selected to lead the project with the transportation consultants Fehr & Peers. The consultants have been working since October with an interdepartmental city staff team and the Executive Director of the CCA. Two public meetings were held, one in October and one in December 2011 to brief the public on the scope and the work to date as well as to solicit input from the public on Chautauqua-related issues and possible mitigation for those issues. See **Attachment A** for a summary of public comments.

Provisions within the current lease between the CCA and the City of Boulder recognize the issues related to the absence of an existing residential parking scheme for the leasehold area and that a solution to the problem requires the creation of a residential permit parking system or a similar plan to ensure that each cottage has a reasonably convenient on- or off-street parking space. Toward that end, the lease reflects a commitment that the parties will work together on a plan. See **Attachment B** for the City and CCA lease.

Council is asked to consider and discuss a proposal for a pilot short-term parking management program for summer 2012 at Chautauqua. In addition, there are several short-term access management improvements being considered for Baseline Road adjacent to Chautauqua. These improvements are intended to create a more pedestrian-friendly environment for persons crossing to and from the Chautauqua area and crossing Baseline Road from the neighborhood to the north.

II. QUESTIONS FOR COUNCIL

Does council have feedback or questions on:

1. The data, graphs, and charts presented on the analysis of one year usage and visitation at Chautauqua? (see page 30-39 CCSF **Attachment E**)
2. The collaborative process for addressing future change at Chautauqua? (see page 13, CCSF **Attachment E**)
3. The tools to address management, the Chautauqua campus, and architecture and buildings? (see pages 15 – 26 CCSF **Attachment E**)
4. The proposed development of a Chautauqua Access and Management Plan (CAMP) and the proposed short-term improvements to access and parking management? (see below pages 6-9)
5. The proposed guidance on changes to the *Chautauqua Design Guidelines*? (see page 26 CCSF **Attachment E.**)

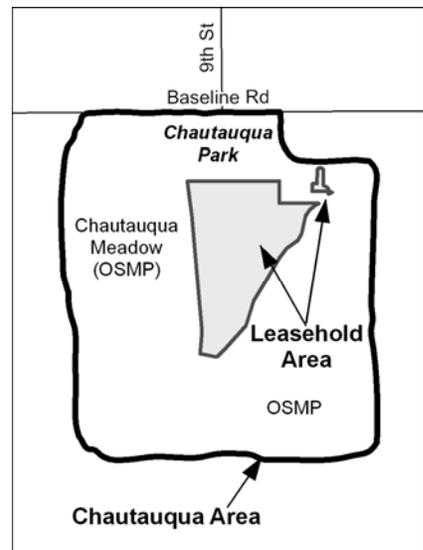
III. BACKGROUND

As a cherished and unique city-owned resource since 1898, Chautauqua means different things to different people. The Chautauqua area as described in the Chautauqua Collaborative Stewardship Framework (CCSF) includes the Local and National Historic Landmark District, which includes the Colorado Chautauqua Association (CCA) leasehold area, Chautauqua Park, the Ranger Cottage and the adjacent Open Space and Mountain Parks land as generally shown on the diagram on the right. The map in **Attachment C** shows in more detail the buildings in the historic district and the adjacent neighborhood.

The area encompasses the interests and activities of many users. Entities with specific management and programming jurisdiction include the nonprofit CCA, which leases 26 acres from the city and manages its business operation within the leasehold area, and the city departments of Parks and Recreation and Open Space and Mountain Parks. The city departments of Public Works and Community Planning & Sustainability also are involved in various aspects of the area's planning, improvement, and historic preservation. These interests are in addition to the specific interests of nearby residents and the broader interests of the Boulder community and the many visitors who come to the area from around the state, the country, and the world.

The CCA presented its 2020 Plan to the City Council in early 2011. (See pages 40-41 CCSF **Attachment E** for the CCA 2020 Plan.)

The memo from the April 12, 2011 City Council Study Session is on the city's website at http://www.bouldercolorado.gov/files/City%20Council/Study%20Sessions/2011/2011SS/04122011SS/ChautStudySessionMemo4-5_final.pdf. The summary of the April 12 Study Session can be found at http://www.bouldercolorado.gov/files/City%20Council/Agendas/2011/06072011Agenda/June_7_Final_COMBINED_without_IP.pdf. See also the city's web site: <http://www.bouldercolorado.gov/chautauqua> and the Colorado Chautauqua Association's (CCA) website: <http://www.chautauqua.com> for additional background information.



A study session was held with the Landmarks Board on Feb. 15. A summary of the meeting is included in **Attachment D**. The Framework addresses issues raised by the Landmarks Board (see pages 25-26 CCSF **Attachment E**.)

IV. ANALYSIS

This section will include an analysis of two elements:

- The draft Chautauqua Collaborative Stewardship Framework (CCSF) (See **Attachment E**), and
- The draft short-term pilot parking management plan for summer 2012 at Chautauqua. (see below)

Draft Chautauqua Collaborative Stewardship Framework (CCSF)

The results of the data analysis about visitors at Chautauqua over a one-year period showed the following summary points that helped to shape the draft CCSF. A summary of the user data is presented in the CCSF Appendix (pages 30-39 **Attachment E**). Salient points include the following:

- Approximately 630,000 visitors come to Chautauqua each year.
- Over half (+330,000) visit Chautauqua Open Space; the balance visit the Chautauqua campus.
- Chautauqua's busy season is generally from mid-May to mid-September, with 70% of the busy season experiencing 800 to 1,600 users on-site, at one time; the peak period is in the afternoon (noon to 5:00 p.m).
- 80% of visitors arrive by car; approximately 35% live in Boulder.
- Chautauqua has approximately 378 parking spaces on site with another 80 spaces on the south side of Baseline Road adjacent to Chautauqua. These spaces accommodate parking needs for 74% of the year.
- Most Chautauqua facilities (Auditorium , lodging, Dining Hall, meeting spaces) are at or near capacity during the busy season; but operate significantly below capacity, at other times of the year.

Components of the framework include a management structure, a consultation process for proposed changes, and a palette of tools to assist in responding to the dynamic conditions of Chautauqua and its neighbors. Implementation of the CCSF will provide a process and possible tools to facilitate communication and to assist in coordinated and collaborative management among Chautauqua stewards. The three components include:

1. Management Structure

- Coordination Team - periodic coordination meetings
- Management Zones

- Guiding Principles
 - Criteria for Consideration
 - Existing Management Agreements
2. Collaborative Process (with the Chautauqua Coordination Team serving in a review and advisory capacity.) This process does not supersede any of the city's or other governing bodies' review processes.
- Ideas or issues brought forward
 - Review and discussion by Coordination Team (includes discussion of when it is appropriate to bring in other city agencies for consultation)
 - ◆ Does the proposed issue comport with the principles?
 - ◆ How well does the proposed change respond to the criteria for consideration?
 - ◆ Are there management measures, campus improvements, building changes or other strategies that can mitigate issues associated with the proposal? (see "Tools")
 - Issue or proposal moves through the appropriate review process (normal, i.e. regulatory review, with public input) or is implemented directly by the Coordination Team (if no formal review process is required).

3. Tools

Included are many possible tools that could be considered in support of the successful stewardship of Chautauqua. While the list represents best management practices of today and aligns with applicable standards and codes, it is intended to serve as a palette of ideas for consideration, as appropriate, rather than a catalogue of "should do's." The list of tools will evolve as some are implemented and as new strategies emerge. Tools are organized into the following categories:

- Management: managing use and activity is an on-going endeavor. The tools include a series of approaches that can be used individually or in combination to address visitor and parking issues.
- Campus: these tools address possible modifications to site infrastructure that are available to assist with the improvement and management of Chautauqua. The strategies include tools to enhance the pedestrian and user experience, to address necessary infrastructure upgrades and to improve circulation including parking and access.
- Architecture/Buildings: includes a description of character-defining building and site elements that should be respected and preserved as part of Chautauqua's intrinsic nature and historic significance as well as a description of possible change in the form of small additions and modestly scaled new construction to fit Chautauqua's historic character.

The framework and its processes will require periodic review to evaluate effectiveness and will need adjustment to address Chautauqua's evolving programs, visitor use and general needs.

Draft Short-Term Improvements to Access and Parking Management (Chautauqua summer 2012)

There have been a number of access management issues raised by the public through this process to date. These include:

1. Parking impacts within the leasehold area and in the neighborhoods surrounding the Chautauqua area;
2. Inadequate parking supply for Chautauqua events, park use and access to Open Space at the same time during peak periods;
3. Lack of transit service providing an option other than driving and parking to access the Chautauqua area;
4. Difficulty crossing Baseline Road at the existing two crossing treatments connecting to the Chautauqua area;
5. Concern about parking on the south side of Baseline Road and having to walk in the roadway to one of two access points because there is no sidewalk in this area;
6. Concern about the potential for conflict between pedestrians and vehicles with the Chautauqua area due to vehicles circulating and looking for parking and pedestrians walking in the roadways due to limited on-site pedestrian facilities;
7. Concern about noise and fume impacts from special event transit circulation through the neighborhood on special event evenings.

Staff intends to address these significant issues through the development of a Chautauqua Access Management Plan (CAMP). Staff has developed a guiding principle for the CAMP as follows:

“As a national, regional and local landmark and attraction, Chautauqua needs a tailored access management strategy to balance the access of the variety of users and modes while also maintaining the natural and built environment.”

Staff is still evaluating many of these issues to determine whether mitigation is required and if so, what improvements might be beneficial. Many of these issues are complex with potential adverse impacts that require more thorough evaluation. Therefore, staff is proposing to implement several short-term access and parking management improvements over the summer of 2012, which can then be evaluated and used to inform the development of the more comprehensive CAMP and related improvements.

Pilot Parking Management Program within the Chautauqua Leasehold Area

Concerns about parking impacts within the Chautauqua leasehold area can be documented back to the development of the city’s current lease with the CCA. Within the lease, there is specific language recognizing parking impacts affecting the livability of leasehold cottage users. The lease goes on to stipulate that the city and CCA will work together on the “adoption and implementation of a residential permit parking system or similar plan.” (See **Attachment B # 4A and B**). During the public process for development of the framework plan, the CCA and residents in the leasehold area have raised concerns about these parking impacts.

In response to these concerns and in recognition of the lease language, staff is proposing to implement a pilot parking management program within the leasehold area, during the summer of 2012. All

logistical details of the proposed pilot program are not developed, but the anticipated framework includes the following: (References to specific areas can be seen in **Attachment F.**)

- 1) A permit will be required to park within the leasehold area during specific hours of the day for the summer months. Signing to this effect would be posted at both entrances (the north entrance at Kinnikinnic and the west entrance at 12th Street).
- 2) Persons living or staying in a cottage or lodge, without a driveway, within the leasehold area, would receive a parking permit for one vehicle for a fee.
- 3) A parking permit for a second vehicle could be obtained by persons living or staying in a cottage or lodge for an additional fee. This permit would be more expensive than the permit for the first vehicle.
- 4) Persons living or staying in a cottage or lodge could also purchase a “guest permit” which would allow someone visiting them to park their vehicle in the leasehold area. Guest permits would be valid for one day only.
- 5) The city and the CCA would also make available for purchase a certain number of “community permits” that would allow members of the public to park their vehicle within the leasehold area when visiting Chautauqua for any reason (access to open space, use of the green, Dining Hall access, etc.) for a fee. Community permits would allow parking for one summer season and would be more expensive than permits obtained by residents of the leasehold area.
- 6) The aforementioned residential and community permits would authorize parking within Section A (the residential portion of the leasehold area) shown in **Attachment F.** No one else would be allowed to park in these areas without being ticketed.
- 7) Additional business permits could be obtained at the CCA offices for vehicles parking to do business at the Chautauqua facilities. These permits would authorize parking within Section B (business portion of the leasehold area) shown in **Attachment F.**
- 8) Parking currently adjacent to the Picnic Shelter, shown as Section C (picnic shelter) in **Attachment F.**, would not require permits and would be signed as time-restricted parking. This parking is adjacent to the McClintock trailhead and would remain free.
- 9) Parking currently in the Tennis Court Lot, shown as Section D in **Attachment F.**, would be signed as being available for public use except for designated times when the lot would be closed to the public. At these times, the parking would be reserved for musicians who are either practicing for or performing in a concert in the auditorium. Other groups may be authorized to park in this lot (ie Dining Hall employees or CCA employees).
- 10) These parking management restrictions would be in effect from 8 a.m. to 8 p.m. during the months of June, July and August. Outside of that time period, no parking restrictions in any of the zones would be in effect.
- 11) Additional parking restrictions within the leasehold area would be in effect on concert and special event evenings. These restrictions are in place currently and are authorized through the city’s Special Event permitting process.
- 12) The area would be enforced for compliance to the time restrictions, permit parking and other parking infractions.
- 13) Parking utilization will be monitored within the pilot area as well as in the surrounding neighborhood.

Staff is proposing to implement this pilot program during the summer of 2012 (June through August).

Possible Pedestrian-Oriented Improvements to Baseline Road

In the vicinity of the Chautauqua area, Baseline Road is classified as a collector roadway with a speed limit of 30 mph. Baseline Road carries more than 3,000 vehicles per day west of 9th Street and over 8,000 vehicles per day east of 9th Street. (Both sections are adjacent to the Chautauqua area.) There are two marked crosswalks across Baseline Road that connect the Chautauqua area with the University Hill neighborhood to the north. One is at the Chautauqua entrance at Grant Place. The other is a midblock crossing between Lincoln and 10th Street. There is a sidewalk along the north side of Baseline Road but no sidewalk on the south side in the vicinity of the Chautauqua area. Parking is allowed on the south side of Baseline, and there is a bicycle climbing lane striped along the north side of Baseline Road. Vehicles are allowed to park in the bike climbing lane on the north side of the street from 6:30 p.m. to 11 p.m. during the months of June, July and August.

During the public process, concern has been raised by CCA, the University Hill neighborhood and members of the public about the difficulties that Baseline Road, adjacent to Chautauqua, poses for pedestrians trying to access the Chautauqua area. Evaluations of yielding compliance have shown that drivers on Baseline Road show poor compliance with the legal requirement to yield to pedestrians at the two crosswalks. Compliance was found to be 64 percent and 34 percent at the Grant Place and mid-block crossing, respectively. There is also considerable speeding on Baseline Road. Studies have shown that a majority of the traffic (58 percent) is speeding with an 85th percentile speed of 35 mph. Speeding traffic on Baseline Road likely contributes to the poor yielding compliance at the crosswalks.

The high demand for parking in the Chautauqua area and the limited supply results in a high use of the on-street parking on the south side of Baseline Road. However, there is no sidewalk along the south side of Baseline Road and the topography and vegetation on-site preclude direct access from the street onto the site, except at the two crosswalk locations. The result is that persons parking on the south side of Baseline Road to access Chautauqua must walk in the roadway east or west to one of the pedestrian access points, potentially in conflict with fast moving traffic.

In response to these concerns, staff is considering several possible improvements to Baseline Road that are intended to improve pedestrian access to the Chautauqua area. These possible improvements are shown in **Attachment G** and include the following:

- 1) Possible median refuge island (entry feature) and/or curb extension at the Chautauqua main entrance at Grant Place. These improvements are intended to enhance the pedestrian crossing treatment at this location, as well as slow traffic on Baseline Road adjacent to the Chautauqua area.
- 2) Possible curb extension and/or in-pavement sign at the mid-block crossing treatment between Lincoln and 10th Street. These improvements are also intended to enhance the pedestrian crossing treatment at this location as well as slow traffic on Baseline Road adjacent to the Chautauqua area.
- 3) Possible change in traffic control at the intersection of 9th Street and Baseline Road. Currently, the 9th Street approach has a stop sign with no restrictions on Baseline Road. A change in traffic control could include three way stop control at this intersection; or it could involve the construction of a traffic signal. This change would be intended to more efficiently control traffic at this intersection. It would also create an additional pedestrian crossing location in the corridor. Depending on the change, it may also slow traffic on Baseline Road adjacent to the Chautauqua area.

In addition to the aforementioned improvements, staff is also investigating the cost, feasibility and appropriateness of one or more electronic “Variable Speed Limit” signs for the section of Baseline Road adjacent to the Chautauqua area. This would allow the city to raise or lower the speed limit by time of day, season or special event schedule.

If it is determined that any or all of these improvements should occur and adequate funding is secured, staff would seek to construct these improvements prior to June 1st, 2012. At this time, staff has not identified a funding source for these improvements and is still evaluating how these improvements would be prioritized against other operational transportation needs across the City. The CCA has expressed a willingness to participate in the funding of at least some of these improvements.

V. NEXT STEPS

Following City Council discussion at the February 28 study session, staff and the consultants will hold a third public meeting in March to present the key elements of the CCSF and the proposed short-term improvements to access and parking management to solicit feedback from the community. Notification of the community meeting will be included in newspaper ads, News from City Hall, the city’s website, the Chautauqua website, and emailed to those who have subscribed to the Chautauqua listserv.

In addition, in March and April, both proposals will be presented to the following boards for their review: the Landmarks Board (LB), the Parks and Recreation Advisory Board (PRAB), the Transportation Advisory Board (TAB), the Open Space Board of Trustees (OSBT), and the Planning Board (PB) as well as the Colorado Chautauqua Association board of directors. The CCSF and the pilot parking program will be scheduled for City Council consideration in the spring of 2012.

ATTACHMENTS

- A. Summary of public comments
- B. Lease between CCA and the City of Boulder
- C. Chautauqua and Environs Map
- D. Draft Summary of Landmarks Board meeting February 15, 2012
- E. Draft *Chautauqua Collaborative Stewardship Framework*, Anderson Hallas and Mundus Bishop, Fehr & Peers
- F. Pilot Parking Management Program Areas
- G. Possible Pedestrian- Oriented Improvements on Baseline Road

**Chautauqua 2020 Framework Stewardship Public Open House
October 11, 2011**

Comment forms

1. All options for parking need to be on the table
2. 700 block of 9th is severely impacted by continuous overflow parking June-August
3. Inset parking needed on south side of Baseline for safe parking.
4. Survey is meaningless if you are not surveying property owners most affected by lack of parking.

Susan Balint
760 9th Street, Boulder, CO 80302
303-939-9799
sebalint@comcast.net

As a representative of the Colorado Music Festival which provides 6 weeks of orchestral and world music programming in Chautauqua Auditorium as well as associated education programming in adjacent spaces, I'm dismayed that no one from our organization has been invited to participate in this process in any way. Our program brings 23,000 community members into the park during the festival, and we've been officed in the park for 10 years. CMF is an independent 501-c-3 with a 2m budget and would prefer to represent itself rather than rely on Chautauqua to be our voice at the table. Thank you.

Catherine Underhill, CMF
900 Baseline Road, Cottage 100, Boulder, CO 80302
303-449-1397
underhill@comusic.org
Look at: fuel efficient, smaller, quieter buses

I can think of 3 items of primary concern based on my experiences at Chautauqua and speaking with other visitors.

- Better lighting of pathways and sidewalks to and from Dining Hall and Auditorium
- Better ventilation or cooling of auditorium on hot nights/days.
- More restrooms, closer to auditorium, if possible.

Peter Watson
1335 Oak Court, Boulder, CO 80304
303-881-7558
pwcarpentry@comcast.net

Notes from Map

Trail access through Chautauqua; to/from Open Space; reg trail for Chautauqua walkers

Golf carts to shuttle people/ADA during events

Climbers have lots of gear and stay all day

Parking for open space occurs on Kinnikinick Road- cut through/between houses

Parking for cottages is tough and taken by other users

Pay to park- use main entrance and pay to get in

Grant neighbor: walk up into Chautauqua- Morning Glory and back 12th

Inappropriate materials (Ranger Cottage parking lot?)

Smaller buses should be used; buses smell.

Promote more transit; regular bus service; use the bus stop.

Along Baseline east of the ped entry: no sidewalk. Don't want ice shoveling issues for neighbors (from 10th to 12th Streets)

10th Street neighbors: okay with events, but have problems with student and cars

Nearby neighbors walk up through Chautauqua and McClintock Mesa

12th Street neighbors: up Reservoir Road/Bluebell up to Enchanted Mesa. Park at Administration.

12th Street- events are an impact. No buses/shuttles (parking okay)

Like parking off 12th Street: lighted- need good access between parking and auditorium

Don't like relocation of the McClintock trail

Maximize access to core away from neighbors

Move shelter okay. Didn't like building - awkward. Like open character.

Children cross the road to play on rocks (near the Waterwise Garden)

Look at fuel efficient buses—smaller, quieter.

Meet one on one with CMF-RMCWA, Jim Williams: Pres: 303-447-7756

- Auditorium
- Community House
- Cottage 100

Uses specific to Chautauqua:

- Programs associated guest artists
- Office on-site

Review data and send to CMF

MEETING NOTES

From Fehr & Peers

Date: October 11, 2011

Meeting: Chautauqua Framework Plan Open House

Subject: *Transportation comment summary*

DN10-0280

GENERAL COMMENTS

- More concerned about CU students than Chautauqua
- Consider P&A options including more parking just like an EIS
- Don't mind some Chautauqua parking in front of my house
- Concern about buses being added to 12th Street
- ADA concerns at main entrance
- Use main entrance of Chautauqua for any public transit
- Concern about private maintenance of shoveling sidewalk in front of houses on Baseline near 12th
- No more parking...just would increase traffic
- Charge for parking in Chautauqua
- Consider shuttles to Chautauqua and pay with revenues with paid parking
- Concern about pedestrian safety at main entrance
- Enhancement of pedestrian crossing treatments
- Don't just survey the users, survey the affected community
- Perceive people closer to Chautauqua are more impacted and more concerned
- Concern about parking along baseline – inset parking
- Consider overuse of OS when considering new parking or other improvements
- Consider splitting transit service between 12th & Main Entrance – use Morning Glory for drop off
- Consider NPP for lease area
- Focus traffic to/from Main Entrance

MAP BASED COMMENTS (SPECIFIC LOCATION NOTED IF RELEVANT)

- Consider a shuttle on the weekend
- Shuttle is important for those with walking challenges (near Auditorium)
- Charging for parking would push more parking into the neighborhood (north of baseline)
- Need crossing improved (Main Entrance)
- New entry design at Grant and Baseline
- Consider a vehicular entrance at King's Gate
- How about golf carts for the disabled?
- Consider hybrid or electric buses to address noise and exhaust issues
- Provide a regular shuttle
- Should be able to solve this with multimodal solutions

- Allow cottagers to buy reserved spots and use \$ to fund transit
- Underground parking under the green
- Underground parking near the Court Lot (along 12th)
- Consider gates at both entrances & charge
- Need restrooms south of Dining Hall
- Event parking is working well
- Better transit would change behavior
- Neighborhood Parking Permit program is needed
- Need Historic looking signs
- I don't park in front of my neighbor's cottage – I go into the neighborhood north of Baseline
- Suggest moving Ranger Cottage and parking to the Meadow
 - Related comment – No!
- Parking is a “ginormous” problem

**Chautauqua Stewardship Framework
Community Meeting #2, 12/14/2011**

BOARD	COMMENTS
01 Management Tools - Zones	<p>No park access sign at Baseline/10th</p> <p>Close informal access at end of 10th</p> <p>Separate entrances.</p> <p>Parking by open space users are interfering with the Chautauqua experience. Open space seems to show no investment in the parking problem. (from Victoria Marschner)</p> <p>More to come via letter (from Tom Galey Jr.)</p> <p>Mgmt issues as to pkg - until the bus can better be utilized, I think keep as is. It's 1st come 1st serve, if you change due to limitations will throw off all. Bus really needs to be what Chautauqua goes toward because of carbon footprint of so many single occupancy autos. Perhaps start for big groups & insist they take shuttle/bus & charge 1 price all day, e.g. user pay \$1 for the entire day on the bus to Chautauqua & to 14th Street, as transfer once paid is attained w/date & coin code. All people heading to Chautauqua pay \$1 & get transfer w/ coin code & date & can be used all that day on a normal 24-hr period.</p>

02 Management Tools 1

Comment on "As is; **parking mgmt. during evening events**"

Comment on "NPP(permits for cottages...) **Yes!**"

Addition of a bullet below Chau Core (CCA): Paid (metered) time-restricted parking for all users.

Comment on "Paid (metered) time restricted parking - **w/transit**"

HOP - bring back!

Get TAB & OSMP input as early in 2012 as possible, to help formulate summer (CCA) parking mgmt tools. Need in place by end of April

Residential parking fees:

- collected by local residents
- charge for the space in front of your house

NPP (with cottage permits and time controlled for visitors) is similar to neighborhoods around Downtown. That works in Whittier, and should be considered for Chautauqua. However, OSMP has a huge user demand here and needs to provide considerably more parking and ideally its our access off Baseline.

"Neighborhood livability" needs to be preserved in this Nat'l Historic Landmark district. OSMP parkers shouldn't "overrun" the cottage streets.

Add more additional pkg, make bus work for less carbon footprint

Bus could/should come by 9th from 14th St bus main depot & arrive at Chautaq. Open Space - not in pkg area.

Chautaq. Open Space pkg. keep same, no more - all traffic should come into lot toward range stat [sp?]

Mtg spaces on off-peak to be less \$\$ to encourage occupancy

Performers/musicians should have 1st dibs on pkg - perhaps mark it off

02 Management Tools 2

Addition of a bullet below Baseline Road: Paid parking on Baseline?

Strategy - additional transit access could be seasonal, i.e. peak times

Communication of options

Separate entries @ Grant for OSMP and other Chautauqua visitors (green, DH, cottages, Aud)

To mitigate traffic impact on lower Chautauqua neighborhood restrict access to Baseline @ 20th Street to resident/neighborhood (non-Chautauqua) vehicles only. Also would encourage use of the shuttles to Chautauqua.

Add user survey to website

Shuttle for employees - remote parking

Consider new vista H.S. Baseline/Broadway; summer parking with shuttle

03 Potential Additions - Parking

Drawn on Board at Baseline Rd & 9th intersection: "3-way stop", "need <--| |--> striping"

Drawn on Board at 12th Street turnaround: "Pave turn around to quiet during concerts"

Don't forget underground solutions

Adding parking spaces will encourage more people to drive to Chau. Better to provide incentives for people to take transit:

- charge for existing parking (at peak periods?)

- use \$s to pay for transit

"Pave paradise, put up a parking lot"?! Busiest # days = 49 or about 14% of the year. It would be a shame to ruin some of the meadows with parking lots or expansion for just the peak periods.

The size of the O.S. use circle on the graphic is huge compared to all other circles. Question: How does the use demand for this O.S. compare to other City and County O.S. trailheads? Considering that demand, why is this O.S. lot so small?

Consider new parking area parallel to Baseline, set into the lower part of the Meadow, accessed from new drive west of Grant. (Create shelf for this lot in the slope, above Baseline and below the Meadow)

No parking for Open Space - they interfere w/Chautauqua experience. Open Space should use shuttle

The residential area (cottage core) is a sensitive neighborhood in a Nat'l Hist. Landmark, and shouldn't have to be overrun by Open Space parkers.

<p>04 Potential Additions - Building</p>	<p>What is the threshold for change</p> <ul style="list-style-type: none"> -Party use <ul style="list-style-type: none"> -Drinking -Weddings --> Problem <p>Don't forget underground solutions</p> <p>Potential for Mod. to design guidelines</p> <p>Tennis court area - the best location for a building by far. Very low density (the MAIN problem)</p> <p>Location of new building north of Auditorium seems more appropriate for functions relocated from Primrose and for protection/preservation of the historic character of Chautauqua.</p> <p>Use pkg mgmt - less single occupancy users</p> <p>Explain how pot additions were determined</p> <p>Why new buildings? Why not better use of existing?</p> <p>Correct CCA lease line on west - it does <u>not</u> parallel Bluebell Road - see 2002 City CCA lease</p>
<p>04 Potential Additions - Building Txt</p>	<p>If revisitation of Design guideline is necessary, do it sooner than later so that doesn't become a late, trailing activity that holds final recommendations up.</p> <p>As to moving hsekppg from historic bldg - I'm for it just don't take away the picnic, historic area because its historical, should stay small venue. Public-Boulder residents are not in a majority favor to knock picnic area down to erect a hotel. Chautauqua mgmt should manage the quality & not push quantity, keep historic, historic. I don't know where hs kpg, mgmt move to - just don't knock down picnic area to make huge ...[sp?]...hotel.</p> <p>As to bldg between Dining Hall & Cottage & that formerly there was a breezeway, I would need to see idea if any</p>

05 Site Infrastructure - Chau Core	<p>Comment on "Clear route between Baseline Road and Auditorium Don't we have this? (Kings gate south?)"</p> <p>Use existing (potential? Future?) school bus "turn-around" as the drop-off/boarding area for the event shuttles to allow folks to avoid crossing Baseline Road to board after-event shuttles going back downtown.</p> <p>Turn around for shuttle @ Auditorium</p> <p>Great idea of pedestrian crossway at Baseline & Chautauq. entry</p> <p>Golf carts to shuttle people also a great idea (electric)</p> <p>Yes, smaller buses to be used to shuttle</p> <p>No buses on 12th St. - drop off by Dining Hall only at entrance to Open Space pkg somewhere & golf carts to Auditorium for bldgs [sp?]</p>
06 Site Infrastructure - Chau Green	<p>Do not extend 9th street south into site (make this intersection more ped. safe.)</p> <p>(3 way stop) will slow traffic on Baseline.</p> <p>All zones where are \$ for accepted improvements?</p> <p>Close informal trails into Neighborhood from playground north</p> <p>It is good to seriously consider improving access from Baseline (dangerous & congested)</p> <p>Good to have separate entry (& more parking) for Ranger Cottage</p> <p>Look at new entry for Chautauqua at 9th and/or Lincoln. Similar to original locations.</p>
07 Site Infrastructure - Chau Open Space	<p>Comment on "Create separate egress/ingress point on Baseline Road - move to west as separate drive (align with north south street) yes!"</p> <p>Comment on "Add new parking to area west of Ranger lot (once a drive, now grass) yes!"</p> <p>Comment on "Add parking on north edge of meadow, west of existing entry yes!"</p> <p>Afternoon shuttle downtown to open space</p> <p>Alternate trail usage in order to protect wildlife where appropriate</p>

08 Site Infrastructure - Baseline	<p>Comment on "New walkway on south edge of Baseline (10th Street to Chau Entry) to access Chau Green/new pedestrian access at existing point into Green Yes!"</p> <p>"Yes!" comment added to the back of on "New walkway on south edge..." and "Enhance existing pedestrian crossings at Chau entry/Grant Street"</p> <p>"Enhanced" comment added to the front of "Pedestrian crossings on Baseline Road..." and "Pedestrian crossings at key intersections..."</p> <p>Comment on "Pedestrian crossing at new separate vehicular? egress/ingress point if installed. west of Grant into Open Space! Yes!"</p> <p>Comment on "Transit stop near Chau Open Space (reinstate daily transit - not just evenings)!"</p> <p>3 way stop at Baseline and 9th would be great!</p> <p>A left turn lane on 9th to go eastbound on Baseline would be helpful</p> <p><u>Yes.</u> Add sidewalk along So. side of Baseline. Restore Queen's Gate steps at Lincoln. Slow speed on Baseline, and improve pedestrian crossing areas.</p> <p>Drivers on 12th Street should be ticketed if going above the 25 mph = revenue</p> <p>Peds on 12th Street to be left alone - vehicles need to adhere to 25 mph (revenue) but somehow put sign on a post[sp?] for vehicles to stop and slow down</p>
Criteria	None

Current Issues

Arbor House (From Tom Galey)

How are decisions made? The Chautauqua Management team does not include neighbors and users. (from Victoria Marschner)

As to Auditorium - it needs A/C for summer, heat for winter (if not available already). Summer gets pretty hot and one sweats and temperatures are "fainting" temperatures.

Dog poop bags to be picked up more frequently if left there. Anyone caught not using a bag to pick up after their pet should get a fine. Poop on open space trails and disgusting & those caught should be made accountable by fine. This will bring in revenue.

The other revenue is to acquire a % of [sp?] on bus transit. Pkg tickets should bring in \$\$ for those parker illegally in neighborhood.

Underground utility lines always a great idea

Dinning Hall should offer cards to locals for 10% discount & also those cards that get punched for frequent users & get free w/guest

Chautauqua needs a gift shop - revenue (specialty Bldgs & Chautauqua only)

Public should have precedent not employees, [sp?] - they take care of our historic Chautauqua public, residents of Boulder pay via taxes, etc.

Future Considerations -1	<p>Increase events that encourage cottage rentals, like retreats.</p> <p>Why is more cottage use & meetings an idea? How is this meeting guiding principles? (from Victoria Marschner)</p> <p>Many better options including NOT adding a large 200 person dance hall & wedding center. Too many people already - why bring in more? (from Tom Galey Jr.)</p>
Future Considerations -2	<p>CMF hopes to retain 1 office space in the park in order to manage our programs & constituents most effectively</p> <p>Comment on "Affordable shuttle service (w/drop off/pick up close to Auditorium rather than on Baseline)"</p> <p>Certain Auditorium events feature many (+/- 100) local performers. Restricted parking summer 2011 made it difficult for these performers to access the site for both afternoon rehearsals and evening performances</p> <p>It would be great to have some quick, affordable grab & go food, but also have a relaxed bar/lounge area</p> <p>Why is CMF use of Auditorium an idea for future consideration? (from Victoria Marschner)</p>
Guiding Principles	<p>There are other interests/jurisdictions:</p> <ul style="list-style-type: none"> -Historic preservation -The city as a whole, as leaseholder <p>OSMP - also key along w/Boulder residents = public</p>
Public Comments -1	None
Public Comments -2	None
Stewardship Framework (Flow)	None

G. James Williams, Jr.
2441 Briarwood Drive
Boulder, CO 80305

January 26, 2012

Susan Richstone
Comprehensive Planning
Dept. of Community Planning & Sustainability
City of Boulder
PO Box 791
Boulder, CO 80306

RE: Chautauqua 2020 Stewardship Framework

Dear Ms. Richstone:

As an over 30 year resident of Boulder I have enjoyed the many aspects of Chautauqua (other than the lodging which I have not yet used) for many years. It is a cherished and valuable asset of the citizens of Boulder, and I applaud the thoughtful stewardship of that asset both in the past and going forward.

In my current role as President of the Colorado Music Festival & Rocky Mountain Center for Musical Arts, I am certainly looking at the current planning largely from the viewpoint of things which will affect the Colorado Music Festival which this year will perform 20 classical orchestral concerts and three world music concerts at the Chautauqua Auditorium. CMF & RMCMA also provides educational programming at Chautauqua primarily for school age children and its rehearsals are free. Historically about 1/3rd of the around \$1,000,000 cost of the Chautauqua concerts is paid by ticket sales and about 2/3rds is provided by donations. In effect, the Chautauqua experience is enriched by about \$700,000 beyond ticket goers' payments due to the presence of the CMF & RMCMA at Chautauqua. The ability to provide this wonderful enhancement to the richness of the fabric of Boulder is due to the cooperative efforts and activities of the Colorado Chautauqua Association, the City, and CMF & RMCMA.

The Chautauqua 2020 visioning process is at the stage of evaluating many varying scenarios on a number of matters. The process has been inclusive and open, and CMF & RMCMA has appreciated the opportunity to engage in the discussions.

CMF & RMCMA, a non-profit, operates on a break even basis. About 2/3rds of its budget is devoted to the Festival at Chautauqua and about 1/3rd to its educational activities, primarily its school that serves approximately 600 students each week, primarily elementary and middle school students, and does not turn anyone away based on their ability to pay. Things that happen at Chautauqua that either increase operating expenses, or decrease either donor or ticket

revenues, have a direct and linear effect on our ability to provide those services to the community.

As is generally known, the Festival owes the extraordinary quality of its orchestra to a talented music director and the fact its musicians come from orchestras from throughout the country, and in some cases from outside the United States, to perform during the six week summer Festival season. Most of the musicians are titled players in their home orchestras, and all are full time professional musicians. The Festival also brings in world renowned soloists and groups to perform. A reduction in the fiscal health of the Festival due to changes at Chautauqua directly affects our ability to do these things. Unlike some situations, our ability to adjust to changing fiscal situations is constrained by the fact that our musicians cannot come to Boulder for a Festival season that has fewer performances. Stated differently, if the financial situation of the Festival, whether due to cost increases or the ability of the CMF & RMCMA to provide a satisfying donor or attendee experience, is adversely affected, the fiscal impact on the organization is difficult to adjust for. So, for example, if the cost of operations increases or revenue decreases, such that only a four week Festival can be put on, it will not just be a shorten Festival, but will likely be a Festival that cannot provide the same level of extraordinary performances that the Festival currently provides. That in turn will lead to lower levels of donations and ticket revenue, with the resulting cycle of events following. This is not intended to paint a dire picture of the CMF & RMCMA, we are a financially stable and robust organization. Rather, I want to convey that things that are done at Chautauqua have a real, immediate, and material impact on CMF & RMCMA, and the Festival that the citizens of Boulder and visitors have enjoyed for 35 years.

Some of the matters being considered for Chautauqua would likely have a positive effect on the Festival such as increased shuttle services and parking. Some may have an adverse effect such as restrictions on parking (our demographics are such that many of our donors and patrons have a limited ability to walk long distances), or things that as a practical affect result in limitations on use of the Community House or other facilities. Some are less clear as to their effects. For example, although about 50% of our musicians arrive at the park by bus, car pool, or walking, the Festival still requires about 45 parking spaces for its normal 80 to 90 musicians. Relocating the McClintock trail head to the tennis court parking lot location would require making sure hikers do not use the parking lots near the tennis courts currently used for a limited amount of musician parking. Removing the tent space near the Auditorium and replacing it with a permanent structure may be beneficial if it enhanced the experience of donors and sponsors who are currently entertained under the tent, but would have an adverse effect if the structure would be built or utilized in a fashion that adversely affects that donor and sponsor experience. Similarly, the removal of the covered picnic area to the South of the Auditorium would have an adverse effect. Better bathrooms would be a plus, although I would not want to imply that the current bathroom situation is a major negative factor. The construction of an Arbor House, with its enhanced revenue to the Colorado Chautauqua Association and the possibility of some use by CMF & RMCMA, appears to be a positive.

Susan Richstone
City of Boulder
January 26, 2012
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Again, let me express my appreciation for the open and thoughtful process that the City is engaged in regarding the Chautauqua 2020 planning. The outcome of that process has real and meaningful impacts on the Festival that has been such a wonderful part of Boulder for 35 years.

Sincerely,

A handwritten signature in cursive script, appearing to read "G. James Williams, Jr.", written in black ink.

G. James Williams, Jr.

LEASE

THIS LEASE, made and entered into this 24 day of August 2000 by and between the City of Boulder, Colorado, a Colorado home rule city ("City"), and the Colorado Chautauqua Association, a Colorado non-profit corporation ("Association"),

WITNESSETH:

WHEREAS, the City and the Association have maintained for approximately one hundred years a mutually beneficial relationship in the establishment and maintenance of a Chautauqua assembly for the benefit of the Boulder community and its visitors; and

WHEREAS, the entire Chautauqua (a portion of which is described in Exhibit A attached hereto) was entered into the City, state and national registers of historic places as an historic district in 1978; and

WHEREAS, the preservation of the Chautauqua heritage for the benefit of future generations and the operation of the Chautauqua for the benefit of all are the primary objectives of both parties;

WHEREAS, the existing Lease agreement between the parties will expire on March 6, 2001; and

WHEREAS, the parties have determined that it is in the interests of both to renew the existing Lease on the terms and conditions set forth below;

NOW, THEREFORE, the parties hereby agree as follows:

1. **TERM.** The City hereby leases the real property described in Exhibit A attached hereto to the Association for a period of twenty years beginning January 14, 1998. The City reserves the right to replace the description contained in Exhibit A by a more detailed survey of the land in question, at any time.

2. **RENT.** As rent, and as partial consideration for this Lease, the Association agrees to pay to the City on or before October 1 of every calendar year during the term hereof a sum of money calculated as follows:

A. In lieu of City ad valorem taxes on the real property described in Exhibit A, the Association shall pay \$2,000.00 per annum to the City.

B. As rental for the use of the real property described in Exhibit A, the Association shall pay \$2,500.00 per annum to the City.

3. **RESPONSIBILITIES.** The Association accepts responsibility for the maintenance and improvement of all buildings and improvements located on the real property described in Exhibit A, except for private cottages and the public restrooms immediately below the Dining Hall. With respect to such public restrooms, the City shall assume all costs of regular and reasonable cleaning and maintenance, supplies and water, annual painting, and major maintenance, including, without limitation, replacement of obsolete or unserviceable fixtures. The Association shall maintain, preserve and keep all buildings and improvements for which it is responsible in good repair, working order and condition and shall make or cause to be made all necessary repairs and improvements to that

end. The Association shall have the privilege of remodeling the buildings and improvements and making such substitutions, additions, modifications and improvements thereto as the Association may deem proper. The Association agrees to implement all feasible procedural safeguards in the operation of the Auditorium, the Dining Hall and the Academic Hall so as to minimize the likelihood of serious fire. Subject to the availability of appropriations therefor, the City shall:

A. Provide all ongoing City services, such as police, fire, animal control, and the like, to the area described in Exhibit A, and shall assume the maintenance of the public streets and public utilities of such area and the park areas adjacent thereto;

B. Plant screening landscape around the parking lot parcel separately described in Exhibit A; and

C. If the Association is unable to secure grant funding for replacement after all reasonable efforts, pay for the cost of replacing the wooden roofs on the Dining Hall and the Auditorium (stage roof only) before or by 2014.

4. BY-LAWS AND ARTICLES OF INCORPORATION. Throughout the term of this Lease, two-fifteenths (2/15) of the Association's Board of Directors shall be appointed by vote of the City Council.

5. USE OF FACILITIES. The Association shall have year-round use of all of the real property described in Exhibit A, and it is the intent of the parties that the leased

facilities be given the widest practicable use in terms of scope and time. At a minimum, the Association shall schedule a summer entertainment program in the Auditorium annually beginning no later than June 15 and extending to at least August 31. Such programming shall include at least 15 live performances.

6. TRAFFIC CONTROL AND PARKING. The Association shall have the following rights and powers with respect to entry into and parking within the areas described in Exhibit

A:

A. The Association shall be entitled, at its discretion, to deny or regulate motor vehicle entry into such areas when the available parking space therein has been filled or is close to being filled. For purposes of exercising this right, the Association may deny or regulate entry at the entrance to the park on Baseline Road and/or on 12th Street. In exercising this right, the Association will use its best efforts to direct motor vehicles which are denied entry to available parking space on the north side of Baseline Road and 12th Street, and will otherwise use its best efforts to minimize the impact of motor vehicle parking and traffic in the residential neighborhoods adjacent to the park.

B. The Association shall be entitled, at its discretion, to impose a charge for parking within such areas.

The Association and the City agree that the absence of a dependable and coherent residential parking scheme in the areas described in Exhibit A has adversely affected the

Association's operations, the maintenance of a Chautauqua assembly and its attendant mission, and the experiences of those who reside or stay in such areas in order to enjoy and experience the Chautauqua. The Association and the City further agree that a solution to the foregoing problems requires the adoption and implementation of a residential permit parking system or similar plan, which reasonably assures to each cottage a reasonably convenient on or off street parking space. To that end, the City shall direct its staff to work with the Association to design such a system or plan, and shall use its best efforts to adopt the same as an Ordinance of the City, enforceable in the same manner as other City Ordinances of a similar nature. But such commitment shall not impair the legislative authority of the City Council.

7. **NON-DISCRIMINATION.** The Association shall abide by all relevant City, state and federal legislation concerning non-discrimination in the offering of housing and public accommodations and in admissions to public events.

8. **INSURANCE.** The Association shall cause public liability insurance to be carried and maintained, at all times during the term hereof, with respect to all activities to be undertaken by the Association on or in connection with the real property described in Exhibit A. Such public liability insurance shall be in amounts not less than the then applicable coverage amounts for any injury to one person in any single occurrence and coverage amounts for any injury to two or more persons in any single occurrence set forth in Section 24-10-114, C.R.S. 1973, as amended, but not less than \$150,000.00 for any injury

to one person in any single occurrence. Insurance purchased by the Association pursuant to this section shall name the City as an additional named insured, and a certificate evidencing the insurance coverage required by this section shall be provided at least annually to the City. Each insurance policy provided pursuant to this section shall contain a provision to the effect that the insurance company shall not cancel the policy or modify it materially and adversely to the interests of the City, without first giving actual written notice thereof to the City at least ten days in advance of such cancellation or modification.

9. COVENANT NOT TO INCUR LIENS. The Association shall not incur liens greater than a total of \$1 million dollars on the leasehold described in Exhibit A or on any of the buildings or improvements located thereon not owned by the City, shall obtain proper bonds to insure against any such liens and shall post the land prominently to indicate that the City shall not be responsible for any indebtedness or liens incurred.

10. ASSOCIATION TO ASSUME DUTIES OF CITY: INDEMNIFICATION. The Association shall assume any and all duties with might otherwise be imputed to the City by virtue of its continued ownership of the public buildings located on the real property described in Exhibit A, except for the public restrooms. The Association agrees to indemnify and save harmless the City against any and all claims, debts, demands, or obligations which may be asserted against the City arising by reason of, or in connection with, the City's ownership of the aforementioned public buildings and any alleged act or omission of the Association on or in connection with the real property described in Exhibit A.

11. PERMITTING. The Association and the City shall develop a mutually agreeable process for sharing information concerning planned activities and events in the park adjacent to the real property described in Exhibit A, and concerning the receipt, review and grant of permits for activities in the park. The process by which information will be shared, needed agreements reached and applications for permits reviewed and approved shall be included in an annual review of issues and procedures conducted between the Parks and Recreation Department and the Association, and may be renegotiated at any time upon request of either party.

12. INSPECTION OF BOOKS. The Association shall maintain its principal office on the Chautauqua grounds and shall keep and maintain the books of the Association at such office. The books and records of the Association shall be subject to inspection and examination by the City at all times.

13. ANNUAL REPORT AND AUDIT. The Association shall provide an annual report to the City on or before March 1st of each year detailing the following performance indicators: number and type of performances; number of attendees in Auditorium, Community House and other programming venues; estimated number of City residents served; estimated number of Boulder youth served; number of tickets and free admissions provided to community organizations and individuals; number of free (no cost) events sponsored by the Association; description of outreach efforts to diverse populations/communities of color in Boulder; number of low or no cost rentals to non-profit

or governmental groups in the community; and number and type of partnerships with other arts and cultural organizations. The foregoing report shall accompany an annual financial audit also submitted to the City. Subsequent to the receipt of the annual report and the annual audit, the City Manager or his/her designee shall convene a meeting to discuss any and all issues that may exist between the City and the Association. This meeting may be combined with the annual review described in Section 11 above.

14. LIMITATIONS ON SUBLEASES. The Association shall provide in all subleases to owners of private cottages that:

- A. No sublease shall be assigned or further let without prior written approval of the Association, which approval shall not be unreasonably withheld.
- B. Upon termination or nonrenewal of such sublease, the owner of the improvements on the property shall have the choice to remove such improvements from the property. Any improvements not removed within six months shall automatically become the property of the Association.
- C. As a condition of continued tenancy, each cottage owner shall, prior to transferring an ownership interest in the cottage to or for the benefit of any person not related to the owner within the fourth degree of consanguinity

(including marriage or adoption, as set forth in the chart attached as Exhibit B),

offer, in writing, to sell all ownership interests in the cottage to the Association (the "Offer"). The Association shall have twenty one (21) days from the date it receives the Offer to notify the owner in writing of its determination to proceed with the offer (the "Continuation Notice"). If the Association fails to provide the Continuation Notice within twenty one (21) days following its receipt of the Offer, the owner may freely transfer his or her interest in the cottage during the rest of the year, ending on the anniversary of the Association's receipt of the Offer. At the conclusion of that year, the provisions this paragraph C. shall again be triggered by any proposed transfer beyond the fourth degree of consanguinity (as defined above). If the Association provides the Continuation Notice within twenty one (21) days following its receipt of the Offer, the owner and the Association shall proceed as follows:

(i) For the thirty (30) days immediately following the Association's provision of the Continuation Notice, the Association and the owner shall negotiate concerning the price to be paid by the Association for the purchase of all ownership interests in the cottage (the "Negotiated Purchase Price"). If, within or at the conclusion of that thirty (30) day

period, the Association and the owner agree in writing on a Negotiated Purchase Price, then the owner shall transfer all ownership interests in the cottage to the Association for payment of the Negotiated Purchase Price at a closing occurring at date and time mutually agreeable to the parties, but no later than forty five (45) days after the date on which agreement was reached on the Purchase Price. Payment of the Negotiated Purchase Price at the closing shall be apportioned and allocated as follows: first, to the payment of any and all ad valorem or other taxes then due and owing on the cottage, or which will be due and owing for the calendar year, tax year or other relevant period up to the date of closing; second, to the full payment and satisfaction of any and all liens, encumbrances, assessments or other obligations secured by the cottage or any interest in the cottage; third, to the owner or his/her designee.

(ii) If the Association and the owner are not able to agree in writing on a Negotiated Purchase Price within the thirty (30) day period set forth above, then within seven (7) days after the termination of the thirty (30) days, the owner and the Association shall jointly request a list of six (6) appraisers from the Appraisal Institute or such other association or group of professional appraisers as may be specified in the sublease to which the Association and the owner are parties. The listed appraisers shall have no

prior or current professional or financial relationship with the Association or the owner, shall not have a family relationship of any type with the owner, and shall have the following minimum qualifications: a) an MAI or SRA certification; b) a minimum of seven (7) years experience in the appraisal of real estate; c) a minimum of five (5) years experience in the appraisal of real estate in the Denver-Boulder metropolitan area.

(iii) Within seven (7) days after receipt of the list of appraisers, the owner and the Association shall meet to select two appraisers from the list. The Association and the owner shall each take turns striking one appraiser from the list until only two appraisers remain (collectively, the "Impartial Appraisers").

(iv) The Association and the owner shall jointly inform each Impartial Appraiser of his/her selection, and shall jointly request that each Impartial Appraiser promptly appraise the value of the cottage without regard to the value of the land on which it is situated and which the owner is entitled to use and occupy by virtue of his or her sublease with the Association, without regard to any offer which may have been made for the purchase of the cottage, without regard to any contract of sale which may then be outstanding with respect to the cottage, and without communicating with the other Impartial Appraiser concerning his or her appraisal of the

cottage. Each Impartial Appraiser shall issue a written report of his or her appraisal to the Association and the owner (an "Appraisal Report"). Except as set forth below, the Association and the owner shall be equally responsible for the payment of all fees and costs charged by the Impartial Appraisers in preparing the Appraisal Reports.

(v) The average of the values of the cottage set forth in the Appraisal Reports shall constitute the price which the Association must pay in order to purchase all ownership interests in the cottage (the "Appraised Purchase Price"). The Association shall have twenty one (21) days from its receipt of the second Appraisal Report in which to notify the owner of its intent to purchase all ownership interests in the cottage at the Appraised Purchase Price (the "Purchase Notice"). If the Association fails to provide the Purchase Notice within twenty one (21) days following its receipt of the second Appraisal Report, the owner may freely transfer his or her interest in the cottage during the rest of the year, ending on the anniversary of the Association's receipt of the second Appraisal Report. At the conclusion of that year, the provisions this paragraph C. shall again be triggered by any proposed transfer beyond the fourth degree of consanguinity (as defined above). (vi) If the Association provides the Purchase Notice within twenty one (21) days following its receipt of the second Appraisal Report, the Association shall be entitled to purchase and

receive all ownership interests in the cottage on the terms set forth below unless, within thirty (30) days following his or her receipt of the Purchase Notice, the owner notifies the Association in writing of his/her decision to terminate the Purchase Notice (the "Termination Notice"). The Termination Notice shall be accompanied by payment from the owner to the Association in an amount equal to the Association's share of the fees and costs incurred and charged by the Impartial Appraisers in preparing the appraisal reports, and shall be void and ineffective unless accompanied by such payment. If the owner provides the Termination Notice and required payment to the Association on or within thirty (30) days following his or her receipt of the Purchase Notice, the Association's entitlement to purchase and receive all ownership interests in the cottage shall terminate; provided, however, that the provisions of this paragraph C shall again be triggered by any proposed transfer beyond the fourth degree of consanguinity (as defined above), regardless of such transfer occurs or is proposed to occur.

(vi) If the Association provides the Purchase Notice within twenty one (21) days following its receipt of the second Appraisal Report, and if the owner does not provide the Termination Notice and required payment to the Association on or within thirty (30) days following his or her receipt of the Purchase Notice, the owner shall transfer all ownership interests in

the cottage to the Association for payment of the Appraised Purchase Price at a closing occurring at a date and time mutually agreeable to the parties, but not later than forty five (45) days after the owner's receipt of the Purchase Notice. Payment of the Appraised Purchase Price at the closing shall be apportioned and allocated as follows: first, to the payment of any and all ad valorem or other taxes then due and owing on the cottage, or which will be due and owing for the calendar year, tax year or other relevant period up to the date of closing; second, to the full payment and satisfaction of any and all liens, encumbrances, assessments or other obligations secured by the cottage or any interest in the cottage; third, to the owner or his/her designee.

In order to assure an objective purchase decision on the part of the Association, the Association shall maintain a reasonable reserve for the purchase of cottages, and no person with a current or prospective financial interest in the matter may vote on the Association's decision to set the amount of such reserve or to purchase or not to purchase a cottage.

Nothing in this Section 14 shall prohibit the Association and the owner from agreeing to provisions in their sublease which are supplemental or additional to the terms set forth above, provided that such supplemental or additional provisions are consistent with, and do not impair or limit, the terms set forth above.

15. TERMINATION OR NONRENEWAL OF LEASE. Upon the termination

or nonrenewal of this Lease, all buildings and improvements on the real property described in Exhibit A shall be removed within six months, and if not removed shall automatically become the property of the City of Boulder.

16. MISCELLANEOUS.

- A. The legislation of the State of Colorado and the City of Boulder shall be applied in the interpretation, execution, implementation and enforcement hereof.
- B. In the event that any provision hereof shall be held to be unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
- C. This Lease shall be terminable immediately by either party upon any breach of the terms hereof. No delay, omission or forbearance in exercising such right or power shall impair any such right or power or shall be construed as a waiver thereof, unless such waiver is expressly given in writing and signed by both parties.
- D. The captions contained herein are inserted for ease of reference only and shall not be construed to constitute or modify any part hereof.
- E. This Lease contains and constitutes the entire agreement between the City and the Association with respect to the subjects addressed herein, and all prior or contemporaneous agreements or leases between the City and

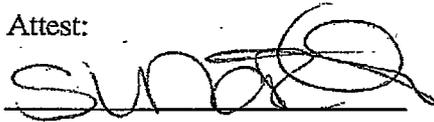
the Association, whether written or oral, are merged in and superseded by
this Lease.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and
year first above written.

CITY OF BOULDER

By: 
Its: City Manager

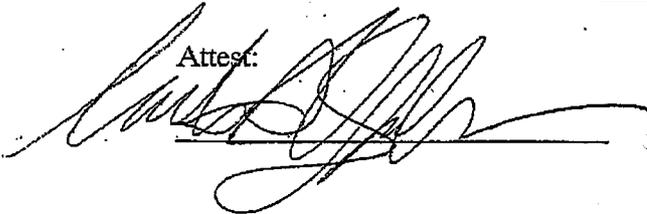
Attest:

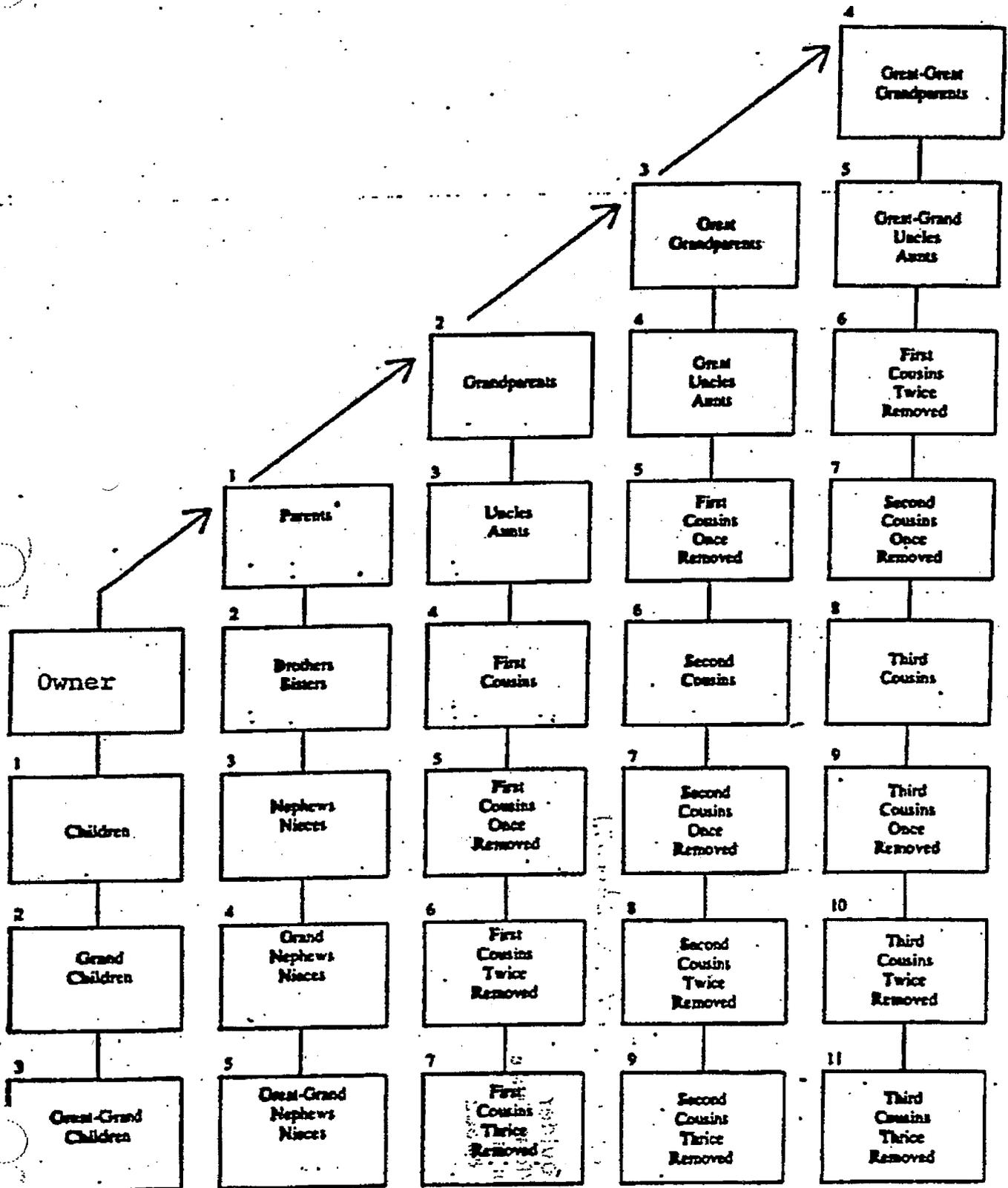


THE COLORADO CHAUTAUQUA ASSOCIATION

By: 
Its: PRESIDENT, BOARD OF DIRECTORS

Attest:



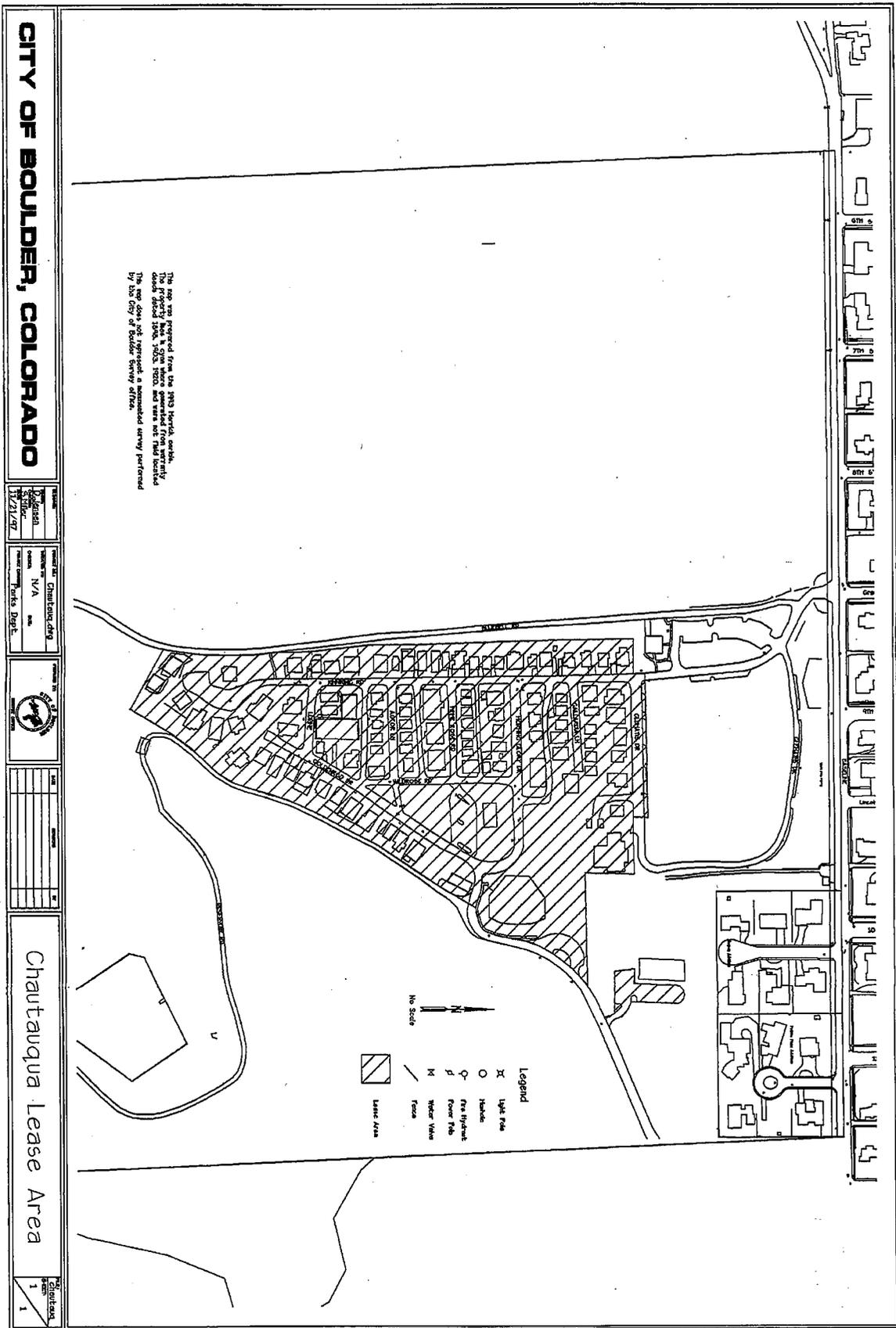


Figures show degree of Relationship/all Relationships include relationship to Owner by marriage or adoption

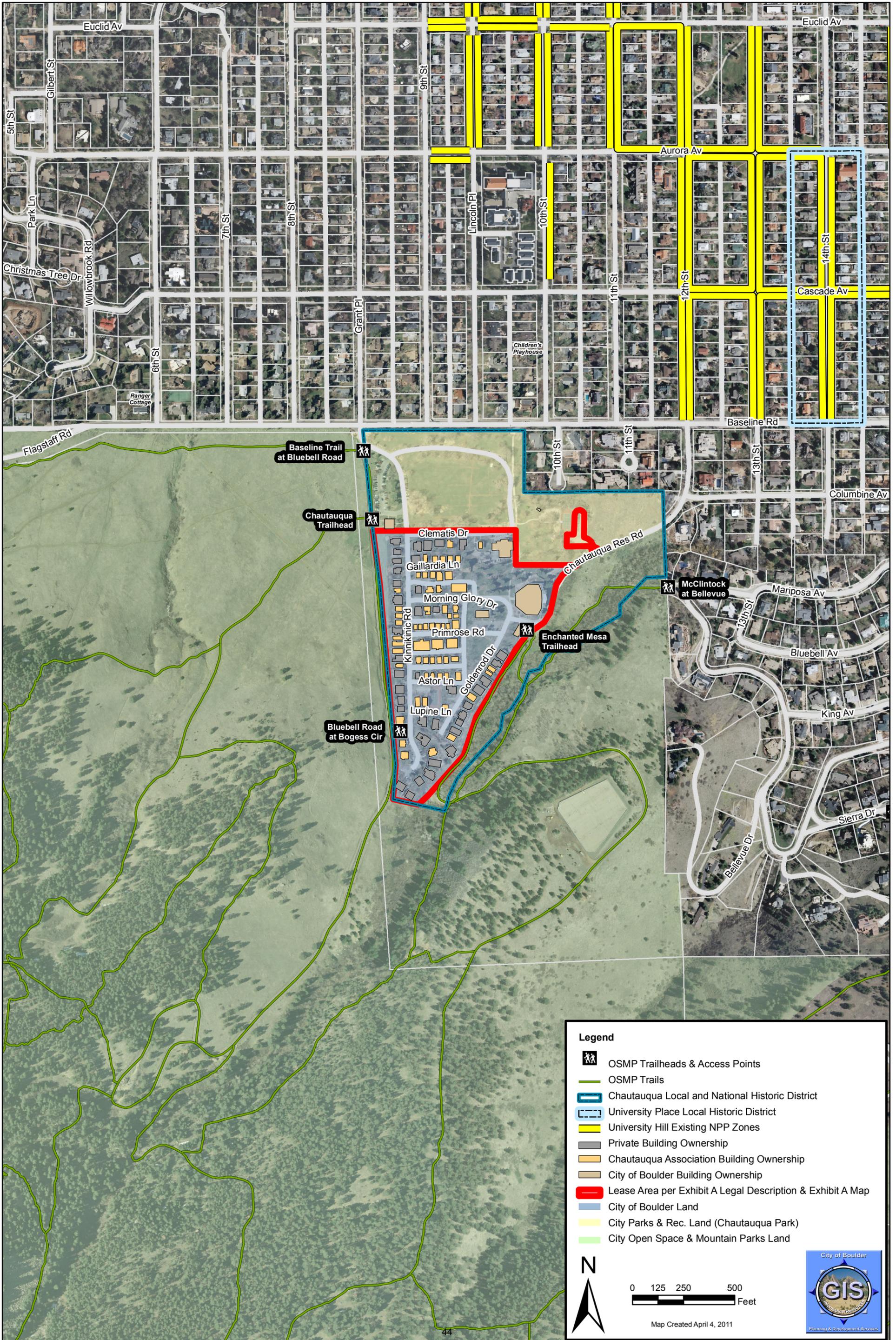
EXHIBIT A

Commencing at a point along the East edge of Bluebell Road
490'[±] South of the intersection of Bluebell Road and Baseline
Road;
Thence East, 690'[±] along a line described by the North edge of
Clematis Road;
Thence South, 170'[±] along a line parallel to and 10'[±] East of
the East side of the Chautauqua Dining Hall;
Thence East 300'[±], along a line parallel to and 95'[±] North of
the North side of the Chautauqua Auditorium;
Thence South West, 1,400'[±] along a line described by the West
edge of Chautauqua Reservoir Road;
Thence West, 150'[±] to the East edge of Bluebell Road;
Thence North, 1,400'[±] to the point of beginning.

Exhibit A



Chautauqua Area Map



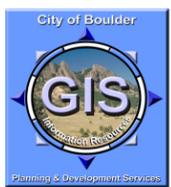
Legend

- OSMP Trailheads & Access Points
- OSMP Trails
- Chautauqua Local and National Historic District
- University Place Local Historic District
- University Hill Existing NPP Zones
- Private Building Ownership
- Chautauqua Association Building Ownership
- City of Boulder Building Ownership
- Lease Area per Exhibit A Legal Description & Exhibit A Map
- City of Boulder Land
- City Parks & Rec. Land (Chautauqua Park)
- City Open Space & Mountain Parks Land



0 125 250 500 Feet

Map Created April 4, 2011



Special Landmarks Board Meeting, February 15, 2012
Discussion of Historic Preservation Issues in the Draft
Chautauqua Collaborative Stewardship Framework

Landmarks Board members attending: Mark Gerwing, Elizabeth Payton, John Spitzer

Purpose:

Provide feedback to relevant sections of the draft *Chautauqua Collaborative Stewardship Framework* prior to the City Council's discussion of the document at its February 28, 2012 study session.

The purpose of the February 28 study session is to provide the council with an opportunity to discuss the draft *Framework* and provide feedback on its approach in creating a process for decision-making for a variety of issues at Chautauqua.

Background:

The draft *Framework* is the result of a collaborative process to develop a stewardship process for the long-term management of Chautauqua. Anderson-Hallas architects were retained in September of 2011 to coordinate the project. Since then, they have conducted three public meetings and engaged in discussions with Chautauqua stakeholders. This input has informed the *Framework's* organization and content.

The following summarizes comments made by the Landmarks Board on at the February 15 study session:

Project Need 1.1

- * Statement of need should be more explicit - explain and justify.
- * Statement that at certain times of the year "Chautauqua's resources are underutilized" is conclusory. Provide information as to whether or not this is the historic pattern and explain why needs have changed, if they indeed have. Would increased use in winter affect the historic character of Chautauqua?
- * Consider providing trends data rather than just "snapshot in time" data to illustrate how Chautauqua visitation has increased over time and to project future use?
- * What are the occupancy trends at Chautauqua? At what point has capacity been met?

Guiding Principles 1.3

- * Consider modifying the first bullet to identify preservation of historic character and fabric and NHL status; move CCA mission to a new bullet. * Difference between bullet points and numbered points unclear – some reiterative.
- * Include all relevant city boards as advisors in developing a vision

Evaluation Criteria 4.2

- * Are all evaluation criteria equal? From Landmarks Board perspective, some are more important than others i.e. "minimize impacts to historic fabric & character" vs. "fully utilize facilities".
- * Consider including criterion that addresses less tangible aspects of preservation of Chautauqua's character including seasonal use, types of activities, traffic, etc.
- * Discussion as to whether criterion #9's mention of the Cultural Landscape Assessment is appropriate as this document has not been formally adopted by the City.
- * Suggestion to add a criterion stating the importance that a proposal should benefit Boulder area citizens.
- * Suggestion that something in criteria be added about minimizing loss of historic fabric, character, and avoiding the relocation of contributing buildings and structures.

Managing Change in Historic Districts

- * The board wondered how the National Park Service and Colorado Historic Society's letter "not recommending" new construction or relocation of contributing resources at Chautauqua informs decision-making in the framework.
- * Document should include some discussion of the Secretary of the Interior's Standards and whether they are applied differently in NHLs than National Register, or locally designated historic districts.
- * Document needs to identify a way to integrate advice from NPS and State

Potential Building Locations

- * Section 5.3 needs to include analysis with justification as to why each identified location is appropriate
- * Are all locations equally appropriate and for what type of new construction? Why or why not? i.e. why is south site identified as only appropriate for cottage construction while sites next to picnic shelter and tennis court given no such limitation.
- * Document needs some language to the effect that alternative sites aren't recommendations for new construction, but that if new construction occurs, it should be limited to these sites.
- * What is meant by "modestly scaled" new construction?
- * Tennis court site needs to be better defined. Does it include the parking lot area? Are there areas within this site that might be more appropriate for new construction?

Potential Revisions to Chautauqua Design Guidelines

- * General agreement that design guidelines require revision to establish what Chautauqua is (defining the "nature of the place"), what it should become in the future.
- * Such revisions should supplement the existing guidelines and not represent a major rewrite.
- * Agreement that revisions are critical in guiding future change in the historic district. For instance, for additions and the possibility of free-standing construction, is contextual contemporary design appropriate or should the palette be limited to traditional design given the simple and relatively homogenous historic character of the place.
- * Revised guidelines should be descriptive rather than too prescriptive to allow flexibility within an established framework.



Chautauqua Collaborative Stewardship Framework



February 21, 2012 (REV 4)



**Colorado
Chautauqua
Association**

PROJECT TEAM

City of Boulder:

Department of Community Planning and Sustainability

David Driskell, Executive Director

Susan Richstone, Deputy Director

Molly Winter, Director, Downtown and University Hill Management Division and Parking Services

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ABBREVIATIONS

CCA	Colorado Chautauqua Association
Colorado Chautauqua NHL	Colorado Chautauqua National Historic Landmark
OSMP	City of Boulder Open Space and Mountain Parks
P&R	City of Boulder Parks and Recreation
West TSA	West Trail Study Area, November 2011
NPP	Neighborhood Parking Permits

1 INTRODUCTION

1.1 PURPOSE AND NEED

PROJECT PURPOSE

On February 1, 2011, the Colorado Chautauqua Association (CCA) presented its “Chautauqua 2020 Plan” to the Boulder City Council. Following the City Council study sessions on February 8th and April 8th, and in response to specific interest in two elements of CCA’s vision – parking management and the addition of a new building within the leasehold area – city staff and CCA in June 2011 jointly proposed a Chautauqua Collaborative Stewardship Framework process.

The intent was to develop a collaborative and efficient approach to establish a shared framework for Chautauqua’s stewardship, including a process by which potential expansion to facilities in the historic district and adjacent area could be considered. This process does not supersede any of the city’s regulatory processes. Rather than focus solely on CCA’s building proposal, the framework seeks to lay the foundation for continued success of the Colorado Chautauqua and Chautauqua Open Space through better coordination of use and stewardship efforts between the city and CCA.

PROJECT NEED

Each year, approximately 630,000 visitors come to Chautauqua and the contiguous open space to experience Chautauqua’s many programs and events, rent its cottages and lodges, hold meetings or retreats and ‘life memory’ events, dine, explore nature and casually enjoy the park. Much of this use is concentrated within the summer months when scores of outdoor and Auditorium activities are scheduled, and open space use is at its peak. The resultant congestion near Chautauqua’s entrance, throughout the study area and spilling into adjacent neighborhoods frustrates users, detracts from Chautauqua’s rustic character, and promotes the perception of an area that is “loved to death.” Conversely, during other times of the year, some of Chautauqua’s resources are less used as has been the case historically. CCA sees the need to increase the use of its facilities in the off-season months.

As with any facility in the public realm, Chautauqua needs to have the flexibility to preserve its mission while balancing the various interests of its visitors and neighbors. In order to do so, its managing partners, the CCA and the City of Boulder (active departments Parks and Recreation and Open Space and Mountain Parks) must continue to work collaboratively. This framework provides a process and possible tools to facilitate communication and to assist in coordinated management among Chautauqua’s stewards.

1.2 EXECUTIVE SUMMARY

In September of 2011, the City of Boulder and the CCA began a collaborative process to craft a stewardship framework for the long-term management of Chautauqua. Three public meetings and numerous discussions with stakeholders of the study area helped form the framework's organization and content. The intent of the framework is to formalize a process through which issues and ideas for the study area may be discussed and coordinated in support of proper decision-making and successful management.

Founded on analysis of current and recent user data that included traffic, parking, lodging, event, Dining Hall and other visitor statistics, the framework's strategies are calibrated to address current conditions while recognizing that user trends are subject to change over time. A summary of the user data is presented in section 7: Appendix but salient points include the following:

- Approximately 630,000 visitors come to Chautauqua each year.
- Over half (+330,000) visit Chautauqua Open Space; the balance visit the Chautauqua campus.
- Chautauqua's busy season is generally from mid-May to mid-September, with 70% of the busy season experiencing 800 to 1,600 users on-site at one time; the peak period is in the afternoon (noon to 5:00 p.m).
- 80% of visitors arrive by car; approximately 35% live in Boulder.
- Chautauqua has 378 parking spaces on site (and another 72 set aside on Baseline Road) which accommodate parking needs for 74% of the year.
- Most Chautauqua facilities (Auditorium - not tempered, lodging, Dining Hall, meeting spaces) are at or near capacity during the busy season; but operate significantly below capacity at other times of the year.

Implementation of the Colorado Chautauqua Collaborative Stewardship Framework focuses on the preservation of the study area for continued active use as some of the city's most unique and prized cultural and natural resources. Components of the framework include a management structure, a process for considering proposed changes, and a palette of tools to assist in responding to the dynamic conditions of Chautauqua and its neighbors.

1. Management Structure
 - a. Coordination Team - periodic coordination meetings
 - b. Management Zones
 - c. Guiding Principles
 - d. Criteria for Consideration
 - e. Existing Management Agreements
2. Collaborative Process with the Chautauqua Coordination Team serving in a review and advisory capacity. This process does not supersede any of the city's or other governing bodies' review processes.
 - a. Idea/issue brought forward
 - b. Review and discussion by Coordination Team (includes discussion of when it is appropriate to bring in other city agencies for consultation)
 - i. Does the proposed change comport with the principles?
 - ii. How well does the proposed change respond to the criteria?
 - iii. Are there management measures, campus improvements, building changes or other strategies that can mitigate issues associated with the idea/issue? (See "Tools")
 - c. Idea or issue moves through the appropriate review process (normal, i.e. regulatory review, with public input) or is implemented directly by the Coordination Team if no formal review process is required.

3. Tools

Included are many possible tools that could be considered in support of the successful stewardship of Chautauqua. While the list represents best management practices of today and aligns with applicable standards and codes, it is intended to serve as a palette of ideas for consideration, as appropriate, rather than a catalogue of “should do’s.” The list of tools is not all-inclusive and will evolve as some are implemented and as new strategies emerge. Tools are organized into the following categories:

- a. Management
- b. Campus
- c. Architecture/Buildings

The framework and its processes will require periodic review to evaluate effectiveness and will need adjustment to address Chautauqua’s evolving programs, visitor use and general needs.

1.3 GUIDING PRINCIPLES

Guiding principles represent the ideals to be met by any proposed significant physical or programmatic modification at Chautauqua.

- Preserve the historic fabric and character of Chautauqua;
- Support CCA’s mission “to preserve, perpetuate and improve the site and spirit of the historic Chautauqua by enhancing its community and values through cultural, educational, social and recreational experiences;”
- Allow the Chautauqua Green to continue to operate as a vibrant community and neighborhood park; and,
- Protect the natural resources, unique programs and public access to Chautauqua Open Space.

Guiding Principles:

1. Appropriately preserve Chautauqua’s historic character, taking into consideration current and future needs.
2. Support Chautauqua’s historic mission to provide cultural, educational, social and recreational activities to benefit visitors, residents and the greater Boulder community.
3. Balance user access and enjoyment with the protection and preservation of Chautauqua Open Space’s unique natural resources.
4. When addressing issues at Chautauqua, look first to management (vs. constructed) solutions.
5. Support economically, environmentally and socially sustainable solutions to issues that exist or that arise.
6. Recognize and balance the interests of the multiple jurisdictions at Chautauqua: CCA and its leasees and the City of Boulder including Parks and Recreation (P&R) and Open Space and Mountain Parks (OSMP).

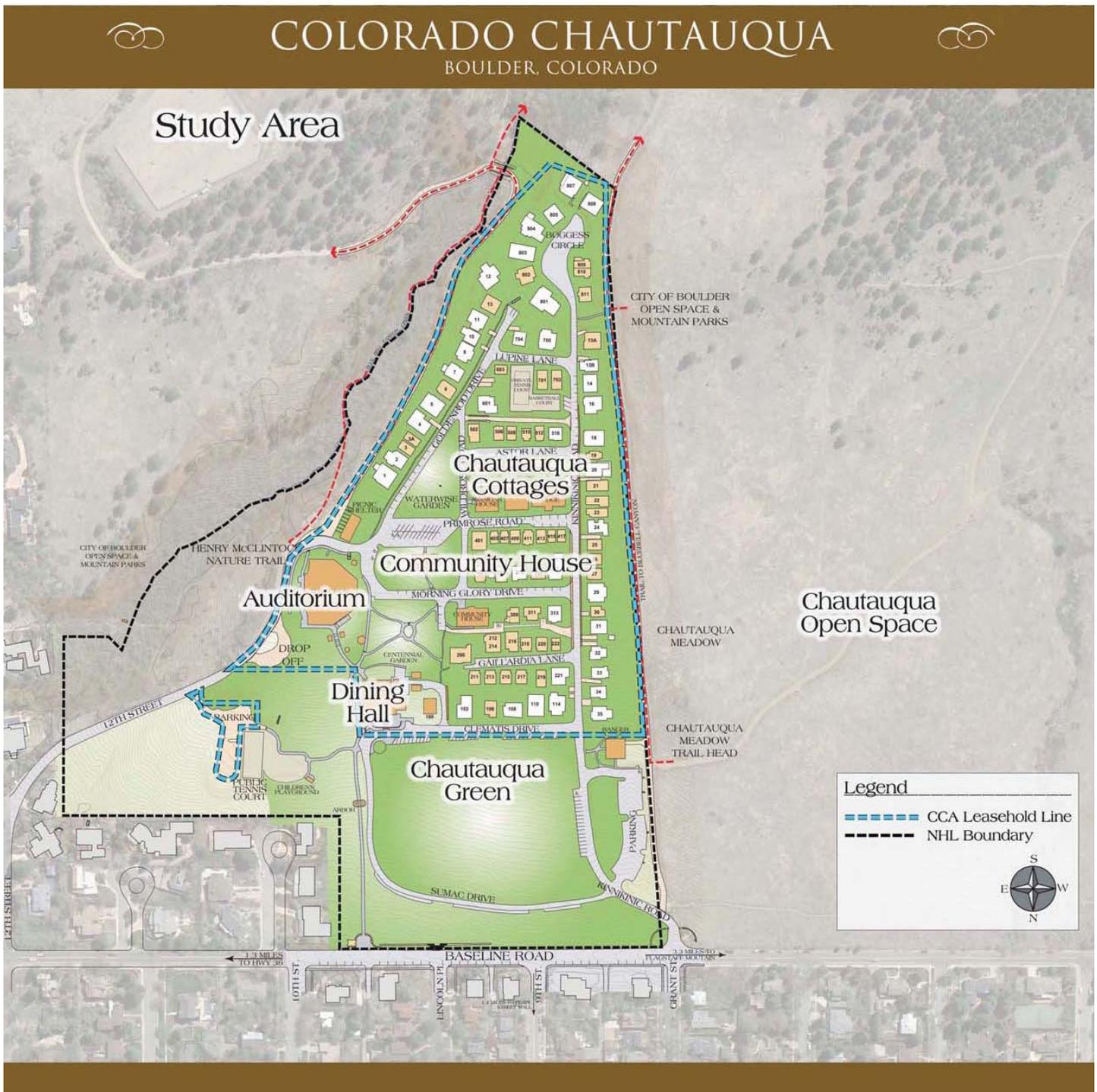


Figure 2-1: Study Area

2 CONTEXT

2.1 STUDY AREA

For the purpose of this study, the study area for the framework is collectively identified as Chautauqua, which includes the Colorado Chautauqua National Historic Landmark,¹ a portion of the adjacent open space (Chautauqua Open Space) and portions of Baseline Road bordering the northern property limits (which provide primary access into these two properties). All lands within the study area are owned by the City of Boulder and all ownership decisions ultimately rest on the City of Boulder City Council.

The Colorado Chautauqua National Historic Landmark (NHL) encompasses approximately 40 acres of the study area on land owned by the City of Boulder. The Colorado Chautauqua NHL includes lands leased and managed by the Colorado Chautauqua Association (CCA) and the Chautauqua Green and playground area, which are operated and managed by the City of Boulder Parks and Recreation department (P&R). Chautauqua Open Space is immediately adjacent to the east and west, and includes approximately 2,000 acres of open space lands operated and managed by the City of Boulder Open Space and Mountain Parks (OSMP). Baseline Road includes the segment between 10th Street and 6th Street.

Three entities share management responsibilities for Chautauqua—the CCA and two City of Boulder departments, P&R and OSMP.

- The CCA, a nonprofit organization, serves as primary steward for approximately 26 acres containing 67 historic buildings. The CCA has leased the land and three buildings from the City of Boulder, pursuant to a series of leases dating to 1898, when the land was initially acquired by the city for the purposes of establishing a chautauqua. CCA's mission is to provide an active center for culture, education and recreation in keeping with the original mission of the 1898 chautauqua. The area managed by the CCA is defined by a leasehold boundary, and includes the Auditorium, Dining Hall, Academic Hall, Community House, 99 cottages, and two lodges. This area is identified as the Chautauqua core in the framework.
- The Chautauqua Green is the front door of the study area, as well as a valued community and neighborhood park. The Chautauqua Green, playground area, lower tennis court, and nearby landscape areas (totaling approximately 8 acres) are managed by the City of Boulder's Parks and Recreation department.
- Chautauqua Open Space is one of the most popular trailheads in the city, and is managed by the City of Boulder Open Space and Mountain Parks department. A portion of the open space lands fall within the Colorado Chautauqua NHL including the Ranger Cottage, the Ranger Cottage Lot (parking area) and the McClintock trailhead.

¹ For the purposes of the framework, the locally and nationally designated historic district is identified as the Colorado Chautauqua National Historic Landmark. The local and national designations share the same boundary, and as a City of Boulder historic district, this area is subject to review and guidance by the City of Boulder Landmarks Board.

2.2 OPEN SPACE AND PARKS CONTEXT

In 1898, Boulder voters approved a \$20,000 bond to purchase 171 acres for the explicit purpose of developing a chautauqua as part of a larger open space initiative. These lands were the beginning of the current Colorado Chautauqua NHL. The community effort to preserve land and create a space for gatherings was initiated by the chautauqua movement's emphasis on nature and education, both prominent in Boulder then and now.

In 1903, the value of Chautauqua as a public asset took hold with the development of a parks improvement group that worked to create the northern portion of the chautauqua as park land. This group, initially organized in 1890, planted trees in the new Chautauqua Park (today known as Chautauqua Green) with \$400 donated by the Women's Club of Boulder. Boulder's first park ranger was hired in 1911, and citizens groups and the city provided maintenance for this park and others, as well as for natural lands. The Parks and Recreation department of the city was established in 1962, and provided management of all city mountain park natural lands and developed parks, including Chautauqua Mountain Parks and the Chautauqua Park (the Green and playground area).² Today, Chautauqua Green remains under the management of the Parks and Recreation department and is an important neighborhood and community park, with a significant role in the city system of parks.

The role of the natural open space surrounding the Chautauqua core has become increasingly more important since 1898. Open space lands adjacent to the Chautauqua NHL include Chautauqua Meadow with access to many trails, including those in the meadow such as Bluebell Trail and those that connect to Saddle Rock and Royal Arch. To the east, open space lands of Enchanted Mesa provide similar trail access including the McClintock Nature Trail. These open space lands—Chautauqua Meadow and Enchanted Mesa—are managed as passive recreation areas by the city's Open Space and Mountain Parks Department in manner consistent with their importance as natural, ecological, educational, and recreational resources to be preserved for future generations.

2.3 NATIONAL HISTORIC LANDMARK AND LOCAL LANDMARK CONTEXT

The Colorado Chautauqua was designated a City of Boulder Landmark Historic District on September 5, 1978 by City Ordinance No. 4382. In the same year, the district was listed in the National Register of Historic Places. The historic district encompasses the entire site from Baseline Road to the south and is bordered to the east and west by Chautauqua Open Space. Any alteration to a building or site within the district requires the approval of Boulder's Landmarks Board through the Landmark Alteration Certification Review Process. Alterations to the Green also requires Boulder's Parks and Recreation Advisory Board review.

In 2006, the National Park Service designated the Colorado Chautauqua a National Historic Landmark (NHL), recognizing it as one of the nation's fewer than 2,500 most significant historic properties. Although NHL status does not accord special protection to a property, it is typical that NHL alterations experience a higher level of consideration than other designated properties. According to the landmark nomination:

"The Colorado Chautauqua in Boulder stands out as an exceptional representative of the Chautauqua Movement....the property is the only site of its kind: an independent institution established and continuously operating as a chautauqua open to the general public....The Colorado Chautauqua is a living document of the Movement's ideals: learning for all, uplifting entertainment, and useful leisure in a natural and inspiring setting. The Colorado Chautauqua displays more historic integrity than any extant Chautauqua property, including those already designated National Historic Landmarks. Adding to its national significance is the fact that the Colorado Chautauqua survives as a unique, western expression of the Movement."

The landmark nomination documents a total of 137 resources within the District, 102 of which are contributing to its historic significance. Of the 137 resources, 87 are contributing buildings, and 20 are noncontributing. It is one of only 22 NHLs designated within the state of Colorado.

² In 2001, Mountain Parks and the Open Space department merged to create the Mountain Parks and Open Space department. Since 2001, OSMP has been responsible for the management of natural lands adjacent to Chautauqua Park (Chautauqua Green).

2.4 NEIGHBORHOOD CONTEXT

To the north and east of Chautauqua is the West University Hill neighborhood, one of the core neighborhoods identified as the central area of Boulder Valley in the Boulder Valley's Comprehensive Plan. The plan acknowledges the value of established Boulder neighborhoods, including West University Hill and promotes preserving neighborhood character including mix and density of use.

The neighborhood immediately surrounding Chautauqua is primarily residential in low-density residential zoning districts (RL-1) from 7th Street to the east including the neighborhood on the east side of Chautauqua, and residential estate (RE) from 7th Street to the west. The two zone districts are low-density, detached, residential. For the majority of the West University Hill neighborhood near the study area, the RL-1 zone district allows a density of 6.2 units on a minimum 7,000 square foot lot. The neighborhood directly north of Chautauqua Open Space, with the zoning district of RE, has a lower density of 2.9 units on a minimum 15,000 square foot lot. Both zone districts have the same requirements for form and setbacks.

Baseline Road connects the neighborhood to the adjacent residential and commercial districts of University Hill to the east and to the foothills and open space of the Flatirons and Flagstaff Mountain to the west. The primary north-south vehicular connection is 9th Street, which connects the neighborhood and Chautauqua to downtown Boulder, approximately 1.5 miles to the north.

2.5 USE AND ACTIVITY CONTEXT

As a vibrant open space, community and neighborhood park, national cultural institution and historic site and important educational and resort destination, Chautauqua has a wide variety of uses and activities that occur throughout the year. Activities range from hiking and climbing in the open space to picnics and weddings on the Green. Events occur in the Auditorium and other facilities as well as lodging in the core. The core is also a residential neighborhood.

To better understand the range of activities and the level of use that occurs throughout the year and on individual days, each agency provided data for the number of users by place and activity by time of day. This consisted of the most recent available data for each management zone.

- Data from September 2010 through August 2011 was analyzed for the Chautauqua core (Auditorium, Cottages, Community House, and Dining Hall).
- Data from 2004/2005 for September through August was analyzed for Chautauqua Open Space.
- Estimated day-to-day use for Chautauqua Green was analyzed along with the 2010 to 2011 data for permitted events.
- Parking and access data, shuttle use for Baseline Road, and the study area are from August 2010 was analyzed.

The data was analyzed by day for the entire year and by time of day: morning (8 a.m. to noon), afternoon (noon to 5 p.m.), and evening (5 p.m. to 11 p.m.).

CURRENT USE AND ACTIVITY SUMMARY (2011)

The following data findings have helped inform the nature of usage at Chautauqua over a one-year period and the creation of possible solutions as detailed in Section 5, Tools.

Chautauqua is a highly popular destination for a variety of users and activities year-round. In all, the study area has approximately 628,500 users annually (figure 7.2-2). Of these, approximately half (331,000+) visit Chautauqua Open Space and the other half (297,000+) visit the Chautauqua NHL.

Overall, the busiest time of day occurs in the afternoon with an annual cumulative total of approximately 361,000 users on-site between the hours of noon and 5 p.m. (figure 7.2-3).

- In review of individual days for the 2010 to 2011 season, the afternoon (noon to 5 p.m.) was typically the busiest time frame.
- The majority of these afternoon users (195,000 +/-) are visiting Chautauqua Open Space throughout all seasons with the busiest season occurring in mid-summer.
- Approximately 65% of visitors do not live in Boulder; 35% do.

Chautauqua has defined low, shoulder and busy seasons.

- The low season generally occurs from November through February for approximately 120 days.
- The shoulder season occurs in the spring and fall and is approximately 92 days in the months of October, March and April.
- The busy season occurs during the warmer weather months and is approximately 153 days in the months of May, June, July and August. Of these 153 days, approximately 45 have the busiest use with user numbers of between just under 1600 to a peak use of 2343 (one day).
- Building usage data (Auditorium, Cottages, Dining Hall, Community House) generally parallels the low, shoulder, busy season patterns identified by the site data and indicates under usage of these resources, through much of the year (see 7.3 *Building Analysis* for figures).

Chautauqua has 378 available parking spaces within the study area and an additional 72 that are consistently available on Baseline Road.

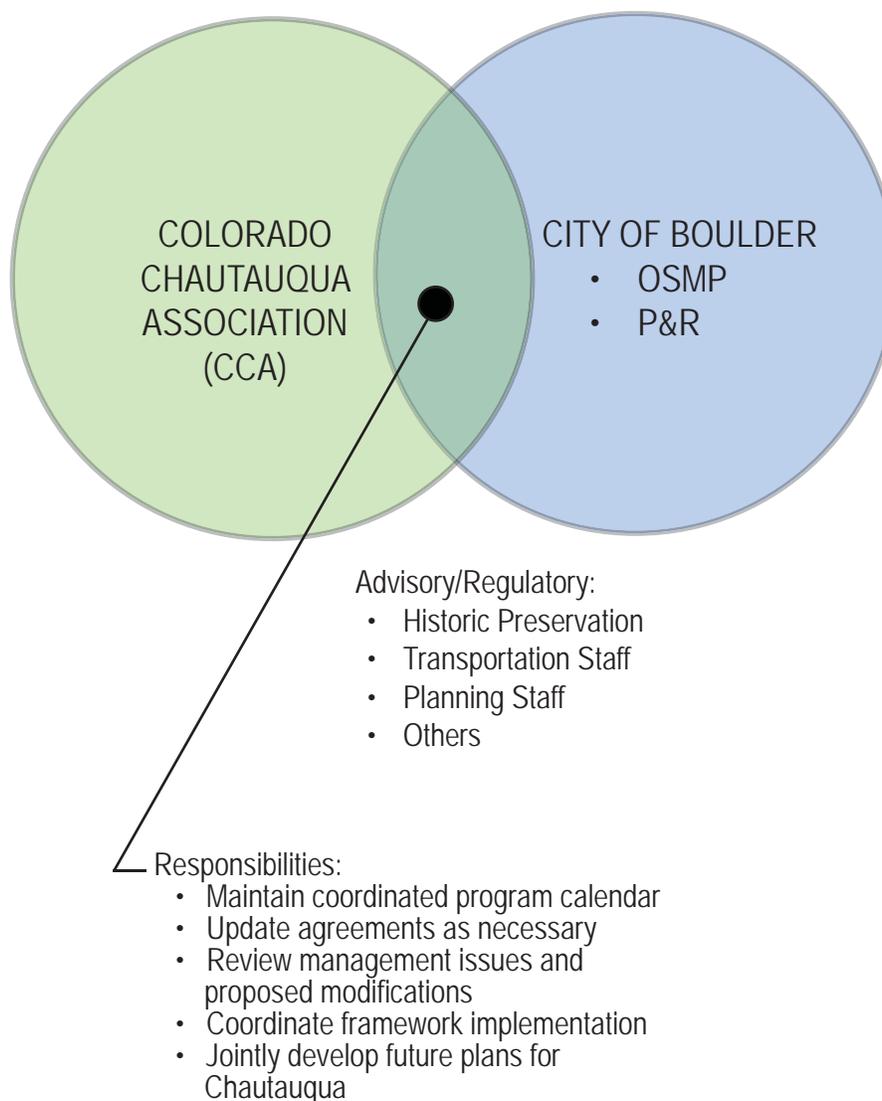
- These 450 parking spaces accommodate the current parking demand 74% of the year.
- For Auditorium event evenings, CCA and the Colorado Music Festival provides a shuttle service. At times, this service has accommodated 10% or more of the visitors for the busiest use.

3 MANAGEMENT

3.1 COORDINATION TEAM

Representatives from each of Chautauqua's managing interests - OSMP, P&R and the CCA - comprise the framework's Coordination Team. The team will continue to meet at least once a year and as needed to coordinate day-to-day management issues and to address management concerns that arise.

The role of the team is to serve in an advisory capacity, working together to manage changing use patterns, bringing other experts and agencies when needed and coordinate the many overlapping interests so that Chautauqua and its resources may be protected and enjoyed. Maintaining the same team members over time will result in better institutional memory and consistency. Shared responsibilities of the team are as listed below.



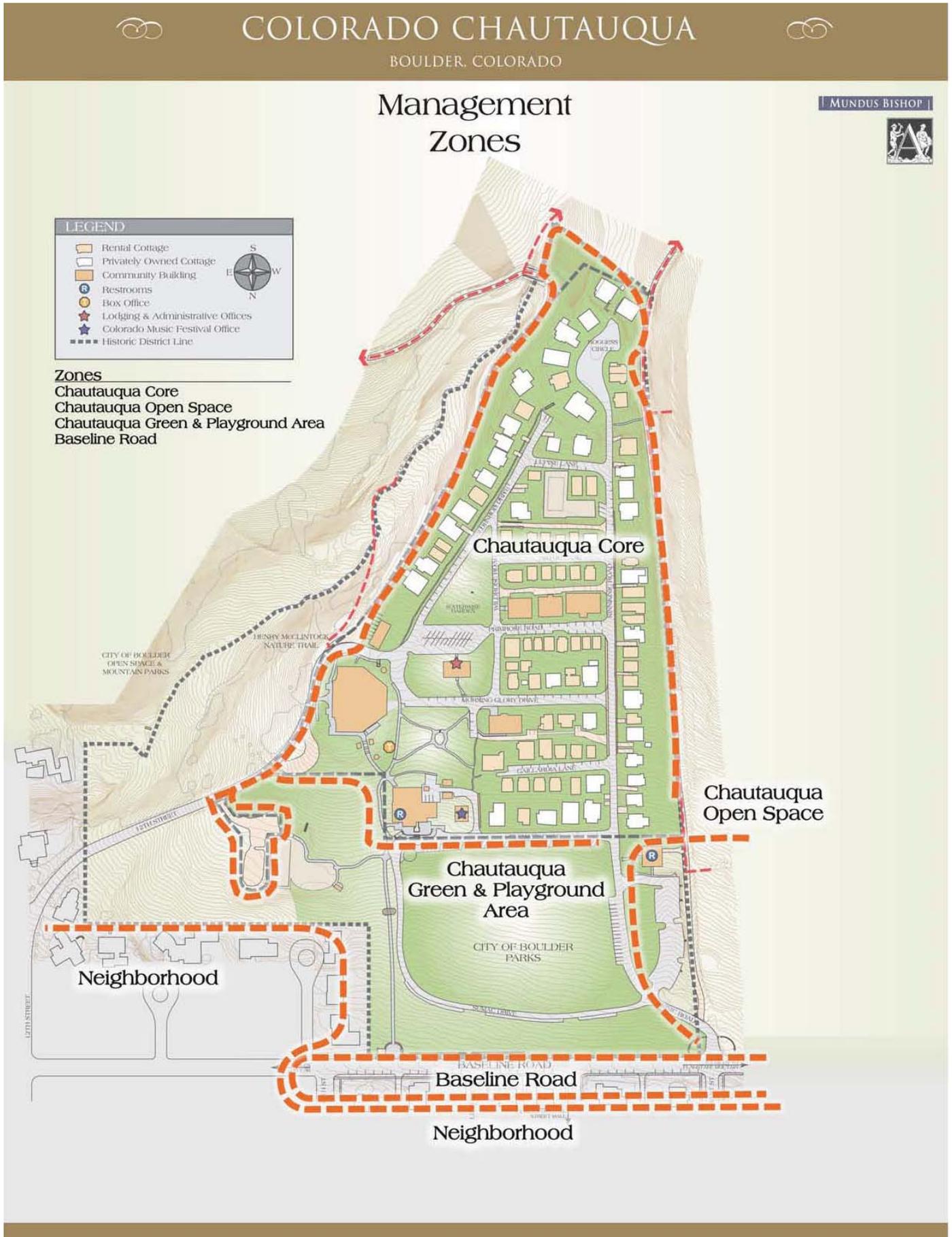


Figure 3-1: Management Zones

3.2 MANAGEMENT ZONES

The framework study area is organized into four management zones: Baseline Road, Chautauqua core, Chautauqua Green and playground area, and Chautauqua Open Space (figure 3-1). The use of management zones allows for ease in analyzing user data and programmatic needs and provides a format for presenting recommendations.

Each management zone has its own individual character with unique uses and activities, specific management approaches accomplished by its associated agency, significant natural and cultural resources, specialized programmatic activities and approaches and individualized future needs. By organizing these qualities into management zones, each area can continue to be managed by the agency currently responsible for it, while also adhering to the recommendations of this Stewardship Framework.

The following describes the location of each management zone within the study area.³

- Baseline Road is the portion bordering the north edge of the Chautauqua NHL and Chautauqua Open Space. Baseline Road is a collector roadway which carries approximately 3,000 vehicles per day in this section. Baseline Road is managed and maintained by the City of Boulder and is the primary access for all modes of travel to the NHL and the adjacent open space. The primary access point is the driveway across from Grant Place. There is a secondary pedestrian access in the block between Lincoln and 10th Street. There are pedestrian crossing treatments in place at both of these locations. Another vehicular access into the NHL exists at the intersection of 12th Street and Columbine. The south side of Baseline Road, adjacent to the NHL, provides approximately 30 on-street parking spaces. Another approximate 50 on-street parking spaces are provided on the south side of Baseline, west of the entrance to the NHL and adjacent to the open space. In addition, during the summer months (June through August) from 6:30 p.m. to 11:00 p.m., parking is allowed in the bicycle climbing lane on the north side of Baseline Road. There is no sidewalk along the south side of Baseline so persons parking in those spaces must walk in the street until they reach one of the two entrances to the NHL.⁴
- Chautauqua Green and playground area is the area within the Chautauqua NHL that is managed by the City of Boulder Parks and Recreation department as a community and neighborhood park. The area includes the Chautauqua Green on the north portion of the study area, immediately adjacent to Baseline Road. This area includes the grassy area bordering the north side of the Auditorium and the playground and tennis court to the southeast of the Chautauqua Green.
- Chautauqua core is the area of the Chautauqua NHL that is leased from the city and managed by the non-profit CCA (CCA leasehold from the City of Boulder), as it has been since 1898. The core is the area south of Clematis Drive and includes the small parking area near the tennis court adjacent to the playground. The Chautauqua core includes the grounds of approximately 26 acres and 67 historic buildings, among them the Auditorium, Dining Hall, Academic Hall, 99 cottages, the Community House and two lodges.
- Chautauqua Open Space is located to the west and east of the core, and includes approximately 2,000 acres of significant open space lands. Chautauqua Open Space shares the vehicular and pedestrian access at Grant Street. Chautauqua Open Space is managed by the City of Boulder OSMP department.

³ The Historic District straddles each of the managing agency zones. As such, any exterior physical changes requires review by the Landmarks Board as well as CCA's Building and Grounds Committee.

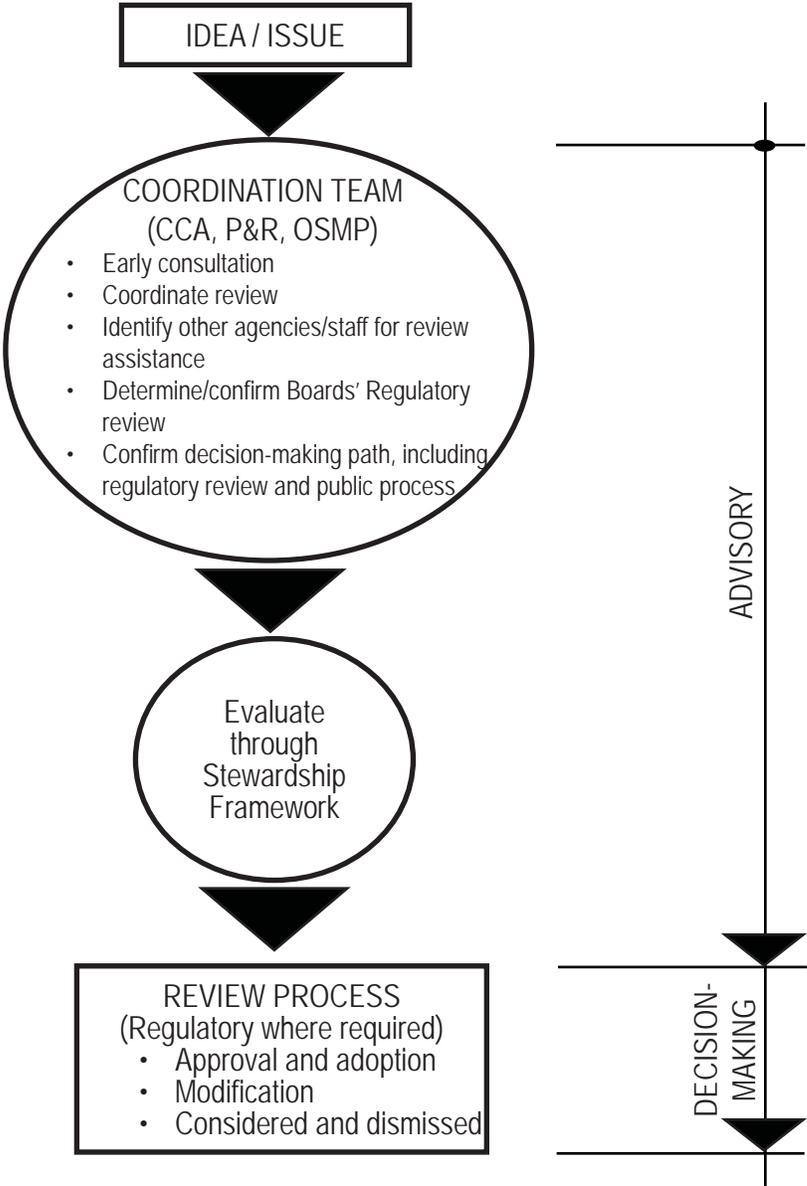
⁴ Parking supply in other management areas includes: the Ranger Lot in Chautauqua Open Space; the Clematis loop (circling the Green); the Chautauqua Green and playground area; and a variety of locations within the leasehold area in the Chautauqua core.

4 COLLABORATIVE PROCESS FOR PROPOSED MODIFICATIONS

4.1 FLOW DIAGRAM

WHAT IS THE PROCESS?

The process is a collaborative approach for reviewing or developing any proposal that promotes a significant physical change to the study area (the Chautauqua leasehold area, Chautauqua Green or the Chautauqua Open Space and trail system) or that recommends a significant change to events, programs, services or policies that could have an impact on the adjacent neighborhoods or on the CCA's, OSMP's or P&R's existing operations.



The Coordination Team's responsibility is to initiate the review of ideas and/or issues by determining the appropriate decision-making path, bringing in other advisors, consulting with associated agencies and their staff and generally facilitating the review process. Once initiated, the process proceeds into consideration (through the framework's principles and criteria) and the application of tools determined appropriate to the idea/issue. All of the work to this point is of an advisory nature, with the intent to strengthen and filter. From here, the idea/issue moves into the review phase - where it enters Boulder's formal regulatory and public process, where required, or is adopted.

4.2 CRITERIA FOR CONSIDERATION

There are several metrics that can help protect the overall quality of the Chautauqua experience and although these do not individually rise to the “must comply” level of the principles, they merit serious consideration when weighing a proposal’s benefits. The collaborative process employs criteria as topics for discussion with the aims of strengthening a proposal and highlighting issues that should be addressed, where applicable. The consideration criteria are:

1. Minimize and/or mitigate impact to adjacent lands and neighbors
2. Optimize use of existing infrastructure
3. Encourage use of multi-modal systems
4. Demonstrate the city’s and CCA’s sustainable ethic and goals
5. Minimize or mitigate vehicular traffic and parking impacts within the Chautauqua campus
6. Improve health and/or life safety (code compliance)
7. Fully utilize facilities
8. Minimize impacts to historic character and fabric
9. Supports future rehabilitation
10. Consistent with NHL review standards and guidelines
11. Addresses deferred maintenance
12. Minimize impacts to natural resources
13. Minimize impacts to other uses
14. Ease of implementation
15. Benefits the greater Boulder Community

5 TOOLS

The tools represent a menu of possible management actions and infrastructure improvements or changes that could be undertaken within the study area to address issues or needs related to Chautauqua's visitor use and activities. Only those tools which are appropriate to a given proposal are meant to be considered. The tools incorporate current best management practices and are consistent with applicable codes and standards. Serious consideration of any tool will require additional planning and design.

These possible actions and improvements have been developed with input from the community, the City of Boulder and the CCA.

The tools are organized into three general sections: Management, Campus, and Architecture/Buildings. A summary of the overall approach to the section is presented first, followed by an outline of possible tools for each of the four management zones, where applicable.

5.1 MANAGEMENT

Managing use and activity at Chautauqua is an on-going endeavor and when implemented effectively, management can greatly reduce conflicts, solve issues and generally provide for a more pleasurable experience for all users.

The following management tools are a series of possible approaches that can be used individually or in combination to address visitor and parking issues at Chautauqua. These tools are intended to provide a menu of options that can be used by all city agencies and the CCA.

USER AND VISITOR MANAGEMENT

The following tools include measures to assist with the coordinated management of busy time periods and days, and identify opportunities for additional use within certain zones and facilities during times of the day or the year that currently experience low to moderate use.

- **Coordinated Program Calendar:** A coordinated monthly calendar will assist the Coordination Team with scheduling major events. This practice currently occurs informally, and could be built upon to plan for permitted or scheduled events in each management zone throughout the year.
- Consider opportunities for fuller use of the lodging opportunities within Chautauqua (cottages and two lodges), including the provision of additional meeting (multiple use) space during low and shoulder seasons and during busy seasons at time periods of low to moderate use or where additional use does not generate additional cars requiring additional parking. This would utilize available cottages and rooms.⁵
- Consider improving visitor amenities for year-round use, including providing convenient restrooms, wayfinding and interpretation.
- Consider opportunities for fuller use of the Auditorium during its limited weather-related availability (early May to late September), primarily during the shoulder seasons of early May and September, and the busy season of early June to late August. Management tools such as extending the use of the shuttle system could be a part of this.
- Consider opportunities for fuller use of the Dining Hall during low and shoulder seasons, including opportunities for greater amenities for daily visitors to all management zones.

⁵ Cottages and lodging are currently below capacity during low and shoulder seasons, and during some days of busy season. Ratio of available meeting space to lodging is low, resulting in times and days meeting space is unavailable to groups desiring lodging (which is available). Additional meeting space would resolve this.

EVENT MANAGEMENT

The lease between the City of Boulder and the CCA authorizes the CCA to deny or regulate motor vehicle entry into the Chautauqua area when available parking is full or close to full. The intent behind this allowance was to control parking in the Chautauqua area during special events. For the last three years, the CCA has worked with the City of Boulder's special event committee to develop and implement a plan to close the Chautauqua area to general access on Auditorium event nights (approximately 45 – 60 nights/summer). This closure occurs at approximately 5 p.m. on Auditorium event nights via staffed temporary barricades at the two entrances to the Chautauqua area. The City of Boulder, the Colorado Music Festival and the CCA jointly fund the "Hop to Chautauqua" service which is a free shuttle service from downtown and the 23rd Way Park'n'Ride per a contract. This service provides a good alternative to parking in the Chautauqua vicinity for these events. During the summer of 2010, approximately 8,600 event participants used the shuttle service, resulting in thousands of cars not trying to park in and around the Chautauqua area on event nights. This has reduced the number of vehicles trying to enter the Chautauqua area as well as parking on neighborhood streets adjacent to the Chautauqua area.

PARKING ACCESS MANAGEMENT

It is estimated that there are over 628,500 visitors to the Chautauqua area each year. The majority of these visitors arrive by automobile and seek to park as close to the Chautauqua area as possible. There is some parking within the Chautauqua area, both in the Ranger lot and surrounding the green on Clematis Circle. However, the demand for parking is frequently greater than the supply in these areas and this results in visitors parking within the leasehold area, on Baseline Road, and in the surrounding neighborhoods north and east of the Chautauqua area. This occurs most frequently on Auditorium event nights but the high demand for open space access, use of the green space and access to the Dining Hall ensure that this situation exists at other times as well. The framework has sought to identify possible parking management approaches which shall be considered in determining how best to mitigate this disparity between demand for access and parking supply. These possible parking management approaches include:

Chautauqua core (CCA)

- Do nothing (no parking management in lease area).
- Voluntary restriction (formalized but otherwise similar to 2010 signing).
- Standard NPP (permits for cottage residents with time restricted parking for the rest of the community).
- Modified NPP (permits for cottage residents with NO time restricted access for the rest of the community).
- Modified NPP (permits for cottage residents for certain times/days with access for the rest of the community ONLY during the rest of the time).
- Modified NPP (permits for cottage residents with unrestricted parking available for the rest of the community through a "paid parking" system).
- Designated cottage resident (permit) parking spaces with access for the rest of the community to the remaining spaces.
- Restricted use of key parking areas (i.e. Chautauqua Academic Hall parking lot) with access for the rest of the community in remaining spaces.
- All parking in the lease area restricted for Chautauqua resident and guest use only.

Chautauqua Green (P&R)

- Do nothing (no parking management around Chautauqua Green).
- Voluntary time restriction (please do not park longer than X hours).
- Unpaid time restricted parking.
- Paid (meter/kiosk) time restricted parking.

Chautauqua Open Space (Ranger Lot)

- Do nothing (no parking management in Ranger Lot).
- Voluntary time restriction (please do not park longer than X hours).
- Unpaid time restricted parking.
- Paid (meter/kiosk) time restricted parking.

Baseline Road

- Do nothing (no parking management along the south side of Baseline adjacent to Chautauqua).
- Time restricted parking (possibly for portions of the day and/or portions of the year).
- Standard NPP (not sure who would receive permits...time restricted for other users).

Surrounding Neighborhood

- Do nothing (no parking management in surrounding neighborhood)
- Standard NPP (permits for residents with time restricted parking for the rest of the community).
- Modified NPP (same as standard except limited to time of day and/or time of year).

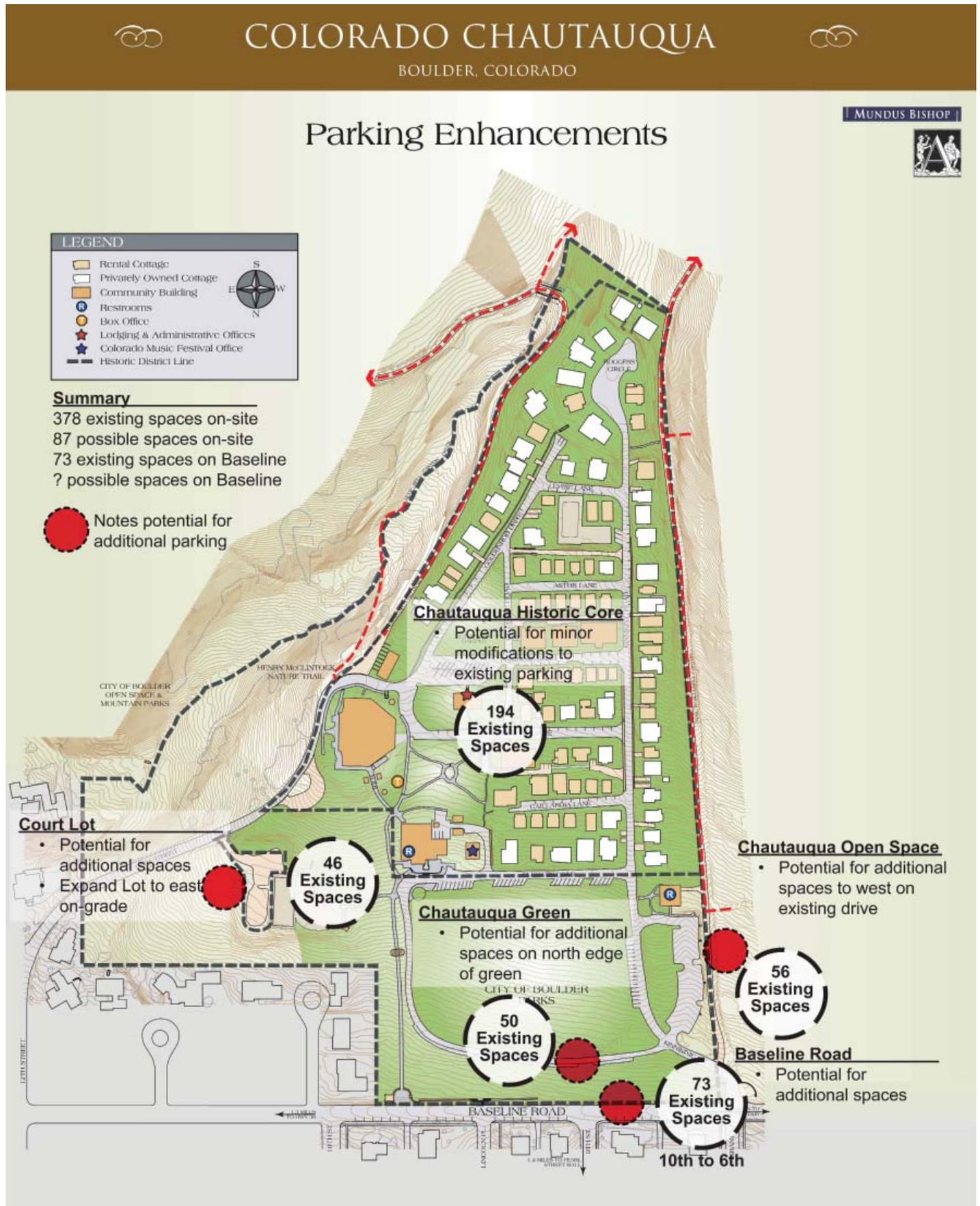


Figure 5.2-1: Parking Enhancements Diagram

5.2 CAMPUS

GENERAL

The following describes possible modifications to site infrastructure that are available for consideration to assist with the improvement and management of Chautauqua. The strategies include tools that would enhance the pedestrian and user experience, address necessary infrastructure upgrades and improve circulation including parking and access.

It is intended that the campus be addressed in a holistic manner with these tools being available to promote this goal. The campus tools are intended to be accompanied by management strategies that can be used individually or in combination with one another.

Each approach is possible when undertaken in a manner that preserves the historic character and integrity of the Colorado Chautauqua and that protects park land and open space. Chautauqua has a distinct campus setting that exhibits a 'camp-like' quality, created by its placement of buildings along the regular grid of Chautauqua's roads and alleys, contrasted by the openness of the Chautauqua Green and the spaces around Chautauqua's public buildings. This distinct arrangement provides a definitive character to Chautauqua's urban form.

Just as important are the open space qualities and natural resources of the Chautauqua Open Space. These include open views to the foothills, the Flatirons and the Chautauqua Meadow, preservation of trees and vegetation that contribute to Chautauqua Open Space and preservation of the open space presence along Baseline Road.

The following describes each type of site infrastructure approach. This section is followed by a more detailed description of how each approach is possible within each management zone.

- Pedestrian Enhancements are intended to improve the user experience at Chautauqua by identifying approaches to promote a pedestrian-friendly environment. These modifications include new walkways, easily accessible routes, pedestrian crossings, and ADA compliant routes where needed, all appropriate to the historic character.
- Vehicular Enhancements are intended to improve vehicular circulation including access, while also assisting in providing a pedestrian-friendly environment. Possible modifications include minor road realignment, reorganization or alignment of vehicular entrances and a possible new entrance into Chautauqua Open Space.
- Parking Enhancements (Figure 5.2-1) are intended to provide adequate parking for visitors and staff within the study area during busy periods (not busiest periods). Possible modifications include the addition of surface parking spaces in areas where new parking would not adversely affect the historic character, diminish the integrity of the NHL or negatively impact park land or open space. Only those areas that would allow the compatible addition of surface parking are possible, including additional spaces at the Court Lot, along Sumac Road at Chautauqua Green and west of the Ranger Lot. The number and possible configuration of new surface parking spaces is specific to each management zone.
- Traffic control and calming enhancements are intended to assist with the management and flow of multi-modal circulation within the study area. Possible enhancements include changes in traffic control (i.e. stop signs, signals, etc) and traffic calming (i.e. median islands, curb extensions, etc).
- Transit Enhancements are those modifications related to improving the use and access to existing or possible transit routes and include infrastructure related to transit stops.

CHAUTAUQUA CORE (CCA)

These site infrastructure approaches are specific to the Chautauqua core and are intended to improve the visitor/user experience by addressing known or potential issues related to site elements and their role in vehicular access, pedestrian mobility and parking.

Vehicular Access Enhancements are intended to improve vehicular access to and from and within the Chautauqua core in a manner consistent with its role as an important cultural, educational, social and visitor destination, and respectful of its designation as part of the National Historic Landmark and local landmark district.

- Refer to Chautauqua Green and playground for the realignment of the entrance drive for historic views and improved traffic flow.
- Turn-around for shuttles at Auditorium.
- Repair road surfaces and drainage as per the Cultural Landscape Assessment (CLA) (Kinnickinnic Road, Lupine Road, Golden Rod Road, Aster Road, Primrose Road, Morning Glory Drive).
- Bus pull-out/visitor orientation, near entry.

Pedestrian Enhancements are intended to provide a pedestrian-friendly environment within the Chautauqua core, as well as providing easily accessible pedestrian routes into the core from Baseline Road and from other parts of the study area. These enhancements are compatible with those recommended for the Chautauqua Green, Chautauqua Open Space and Baseline Road.

- Consider an accessible route between the Auditorium and restrooms within the Dining Hall, and/or between the Auditorium and new restrooms. Refer to the CLA for approaches to accessibility at Kings Gate and Queens Gate.

Parking Enhancements are intended to provide adequate parking for visitors during busy periods, and to accommodate staff use while protecting the visitor experience, in a manner consistent with Chautauqua's historic character and its stature as a National Historic Landmark.

- Consider minor modifications within existing parking areas to better serve visitors, guests and staff.
- Consider addition of a parking area (surface lot). Note: structured parking is not included in the "Campus" tools, as it is not needed (for capacity) and would negatively impact the NHL.

CHAUTAUQUA GREEN (P&R)

These site infrastructure tools are specific to the Chautauqua Green and are intended to improve the visitor/user experience by addressing known or potential issues related to improving the pedestrian experience and circulation.

Pedestrian Enhancements are intended to provide easily accessible pedestrian routes into the Chautauqua Green from Baseline Road and from other parts of the study area, and to provide a pedestrian-friendly environment for the Green. These enhancements are compatible with those recommended for Chautauqua Open Space and Baseline Road.

- Refer to Baseline Road for potential infrastructure for pedestrian routes along Baseline Road and into the Chautauqua Green from Baseline Road (addition of new walkway on south edge of Baseline Road from Kings Gate to Grant Street).
- Consider improvements to existing pedestrian access points on the north edge of the Green to coincide with those allowed along Baseline Road. Access points include Kings Gate, Queens Gate and a potential new location in alignment with 9th Street.

Parking Enhancements are intended to provide adequate parking for visitors during busy periods, while ensuring the continued use of the Green as a key recreational area and in a manner consistent with the historic character as part of the Colorado Chautauqua NHL.

- Consider adding angled parking spaces along the north edge of Chautauqua Green in the area with parallel spaces. This area is also known as Sumac Road and could provide up to twelve (12) additional parking spaces. New spaces would be consistent and compatible with Chautauqua's form and character. Existing spaces could also be modified to be head-in.
- Consider adding parking spaces at the existing Court Lot that is adjacent to the playground. This area is within the Chautauqua core management area. This area could provide a gain of approximately forty-five (45) parking spaces, for total of ninety (90) spaces. New spaces would be compatible with Chautauqua's historic character and, as a good neighbor, this addition would be integrated into the hillside with the addition of a topographic berm (screen) on the west and north edges.

Vehicular Access Enhancements are intended to improve vehicular access to and from and within Chautauqua Green in a manner consistent with its use as a recreational space, community/neighborhood park and as part of the Chautauqua NHL.

- Consider realignment of the entrance drive to improve vehicular traffic flow into the site, while also reestablishing the original historic views into the Chautauqua Green and towards the Dining Hall.
- Consider improvement of the entrance to provide a clear, separate drive and circulation to serve the Chautauqua Green, separate from the Ranger lot (and open space visitors).
- Consider separation of egress/ingress into Chautauqua Green (and Chautauqua core) from egress/ingress into Chautauqua Open Space. Refer to Chautauqua Open Space for additional guidance. Consider moving the open space entry from Grant Street west to be a separate drive from Baseline, aligned with a north-south street.

CHAUTAUQUA OPEN SPACE (OSMP)

These site infrastructure approaches are specific to the Chautauqua Open Space and are intended to improve the visitor/user experience by addressing known or potential issues related to the site and their role in vehicular access, pedestrian mobility and parking.

Vehicular Access Enhancements are intended to improve vehicular access to and from and within Chautauqua Open Space in a manner consistent with its use as an important open space within the city.

- Separate traffic flow on-site – one egress/ingress from Ranger Parking area to the Chautauqua entry/Grant Street.
- Separate the egress/ingress point from the Chautauqua entry. Consider moving the open space entry from Grant Street, west, to be a separate drive from Baseline. Align the entry with a north-south street.
- Provide a bus pull-out/visitor orientation.

Pedestrian Enhancements are intended to improve a pedestrian-friendly environment within Chautauqua Open Space, as well as to provide easily accessible pedestrian routes into the open space from Baseline Road and the study area. These enhancements are compatible with those recommended for Chautauqua Green, open space and Baseline Road. The enhancements are also consistent with the West TSA.

- Consider a pedestrian trail along the north edge of Chautauqua Open Space from Baseline Road as part of the re-routing and repair of trails within Chautauqua as identified by the West TSA.
- Refer to Baseline Road for approaches to allow a new walkway on the south edge of Baseline Road along the frontage of Chautauqua Open Space.
- Refer to Baseline Road for approaches to pedestrian crossings on Baseline Road that would serve Chautauqua Open Space.
- Consider pedestrian crossings associated with a separate egress/ingress drive if this drive is implemented.

Parking Enhancements are intended to provide adequate parking for visitors during busy periods and to accommodate staff use while allowing for a rich visitor experience.

- Consider new parking spaces (surface lot) to the west of existing, previously disturbed land (originally a drive/road and now a grassy level area).
- Refer to Baseline Road for approaches for parking along the north side of Baseline Road (now only allowed during events).

BASELINE ROAD

The following site infrastructure tools are specific to Baseline Road (adjacent to Chautauqua) and include potential improvements to address identified issues associated with multi-modal access.

Pedestrian Enhancements are intended to provide safe and efficient pedestrian access across and along Baseline Road adjacent to Chautauqua (both the NHL and Open Space).

- Consider constructing a new sidewalk along the south side of Baseline Road between 10th Street and Grant Place (the main Chautauqua entrance). This new walkway should include entry points onto the Chautauqua Green and into the Ranger Lot at existing access points. Consider adding additional access points to connect to on-site circulation (possibly at 9th Street).
- Consider constructing a new sidewalk along the south side of Baseline Road between Grant Place (the main Chautauqua entrance) and 6th Street. Consider new access point(s) onto adjacent open space in addition to the existing access point at Grant Place.
- Enhance existing pedestrian crossing treatments across Baseline at Grant Place and at the King's Gate, to improve driver compliance with yielding to pedestrians and to create clear and logical pedestrian connection between Chautauqua and the neighborhood to the north of Baseline. Consider installing an additional crossing treatment at 9th Street, associated with possible traffic control changes at this intersection.
- Enhance the King's Gate crossing and access onto the Chautauqua Green to be ADA compliant.

Parking Enhancements would provide additional parking supply for Chautauqua visitors during the busiest times of the year, to minimize on-site circulation and intrusion into the surrounding neighborhoods. Baseline Road is a popular parking location to access the Chautauqua area. Parallel parking is provided on the south side of Baseline. Parking is also allowed in the existing bike climbing lane on the north side of Baseline during the summer months (June through August) from 6:30 p.m. to 11:00 p.m.

- Consider widening Baseline Road between Grant Place (the main Chautauqua entrance) and 6th Street to convert existing parallel parking into diagonal parking.
- Consider expanding the time period that parking is allowed in the bike climbing lane on the north side of Baseline Road.

Traffic Control and Calming Enhancements are intended to safely and efficiently manage the flow of traffic on Baseline Road as a collector roadway, while addressing the access needs of the Chautauqua area.

- Consider installation of median refuge islands and/or curb extensions at the existing pedestrian crossing treatment locations, to both enhance pedestrian crossing and to act as traffic calming to slow travel speeds on Baseline Road.
- Investigate the speed limit on Baseline Road and consider the possibility of a "Variable Speed Limit" to account for different situations on Baseline Road.
- Consider changes to traffic control (stop signs, traffic signal, etc) at the intersection of 9th and Baseline to more efficiently control traffic and to slow traffic on Baseline Road.

Transit Enhancements

- Consider enhancements to existing "HOP to Chautauqua" transit stops on Baseline Road.
- If new transit service is provided, consider new transit stop locations on Baseline Road.

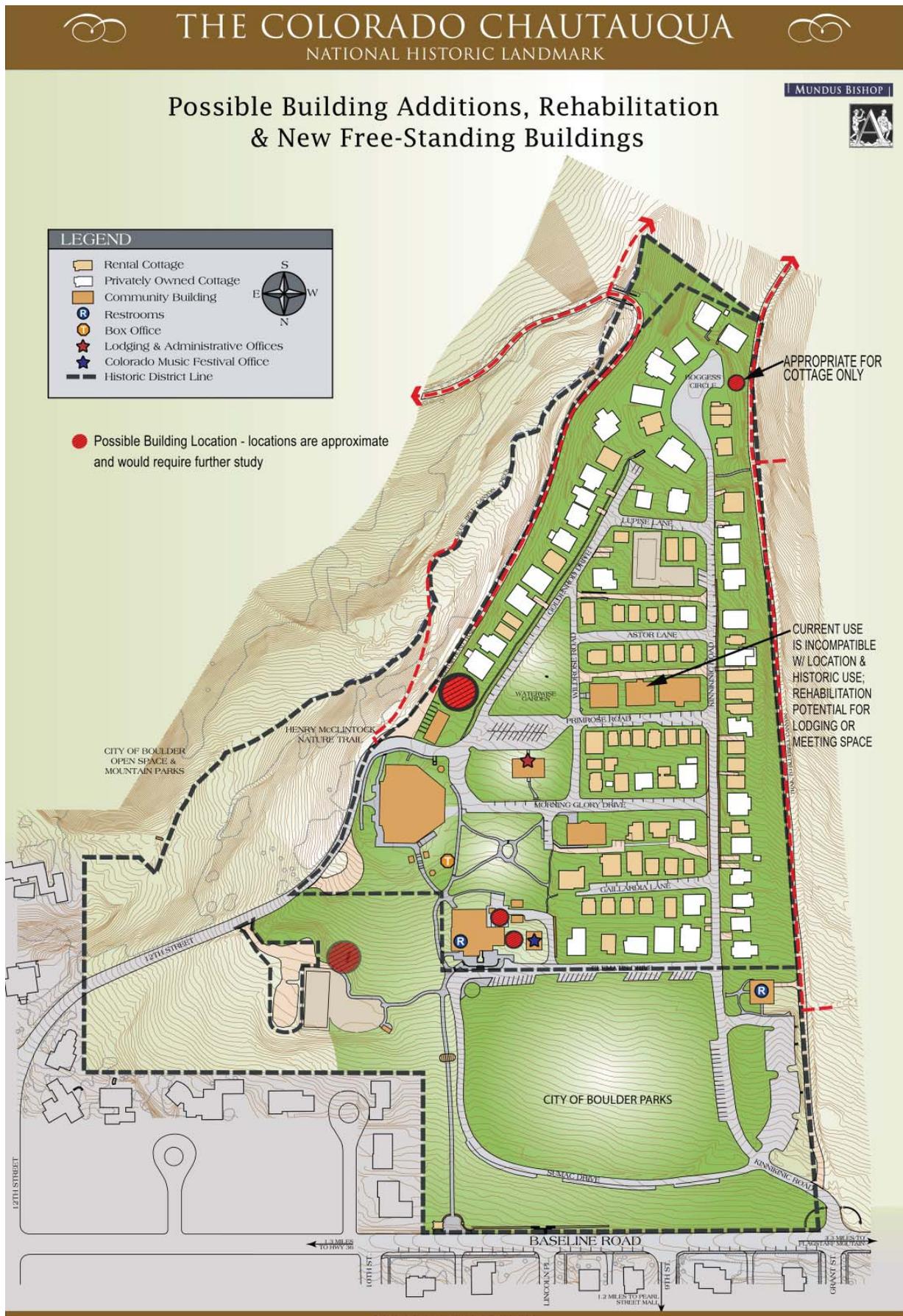


Figure 5.3-1: Possible Building Additions and New Free-Standing Buildings Diagram*

5.3 ARCHITECTURE/BUILDINGS

Chautauqua has a unique pattern language that defines the buildings' relationships to each other and to the site and that describes the character of the forms, materials and designs of its built environment. The patterns date back to Chautauqua's earliest development, when significant public buildings like the Auditorium and Dining Hall anchored the site and set the stage for Chautauqua's eclectic and vernacular architectural style. Chautauqua's grid of streets, common setbacks, snug building spacing, purposefully-placed gardens and "breathing space" around certain public buildings form the basis of its site character. These are the character-defining building and site elements that should be respected and preserved as part of Chautauqua's intrinsic nature and historic significance.

Within those patterns, there is potential for change in the form of small additions and modestly scaled new construction (as noted below) that would fit Chautauqua's historic character. The intent of this tool is to identify where new construction might be considered. It is not advocating for new construction. Note that while the Colorado Chautauqua is a National Historic Landmark (NHL), the National Park Service (NPS) has no regulatory role at Chautauqua unless federal funding is involved. There is no federal prohibition on change in an NHL. The stewards of NHLs and national parks must constantly exercise management discretion in balancing resource protection and public use. There are no standards or guidelines pertaining specifically to NHLs. The NPS recommends looking to best practices per the Secretary of the Interior's Standards for guidance.

The following describes possibilities for additions and new free-standing buildings within and adjacent to the core. This document is not recommending new construction, but any new construction should be limited to the identified locations. A description of appropriate size and scale is also provided, given adjacent precedents and available space.

- Building rehabilitation potential: Primrose (assuming maintenance and housekeeping functions are relocated) would be appropriate for lodging (matching its historic use) or medium size meetings (compatible in scale to its historic use) similar to the Rocky Mountain Climbers' Club room in the Community House (the building would not be appropriate for large events as the structure does not lend itself to an open floor plan).
- New free-standing building possibility on Boggess Circle (appropriate for a cottage only, due to its location in a solely-residential area and the size of the available space).
- New building addition possibility behind the Dining Hall (where an event tent is typically set up) would need to consider ADA parking, service access to the Dining Hall and avoid Centennial Garden infringement; this addition would be situated on the Dining Hall's tertiary facade - preferred per NPS guidelines).
- New free-standing building possibility in the area of the tennis court/playground/court parking lot; would need to respect views to and from the Auditorium. Adjacency to playground and tennis court would need to be considered if both features were to remain and could be suitable for a medium scale building similar to the Missions House or Community House with a public or service use. Lodging use would not be recommended as it would break with the residential collective pattern and would not be suitable for ADA restrooms to serve the Auditorium due to a lack of proximity and the grade change.
- New free-standing building possibility south of (across the street from) the Auditorium and/or north of Cottage 1 would be ideally suited for needed ADA restrooms (to serve the Auditorium); could also be suitable for a public and/or service use (the area would not be suitable for lodging due to its proximity to other public uses and noise generating areas); would need to consider impacts if 10 parking spaces are lost.
- New free-standing building possibility between the Dining Hall and Cottage 100 reminiscent of the historic "breezeway" structure in this location could be a historic reconstruction if enough documentation exists to support reconstruction. A sympathetic addition that does not confuse the historic record would need to be subservient to both structures and avoid any appearance of trying to make Cottage 100 an extension of the Dining Hall, as there is no historic precedent for shared functions or the two buildings acting as one.

To guide the design of any contemplated new building or addition, the “Chautauqua Design Guidelines” (Guidelines) should first be updated. Issued in 1989, the Guidelines provide an excellent history of Chautauqua and its significance and provides guidance for both site and building work. The Guidelines were created with the best available information at the time but could now benefit from since-discovered information about Chautauqua’s history (e.g., the Guidelines propose flagstone paving, whereas recent documentation has revealed that concrete was the historic material) and twenty additional years in the evolution of preservation philosophy. Recommendations for updating the Guidelines include:

- Description of Chautauqua’s character and a general vision which will guide the appropriate change for future use.
- Review the Cultural Landscape Assessment and incorporate relevant landscape recommendations from that document into an update of the Guidelines.
- Provide a philosophy/overview regarding managing “change” within Chautauqua. Change can and should be accommodated within almost any historic landmark as long as it is undertaken in the context of a clearly-articulated statement, including:
 - Historic integrity;
 - Definition of character-defining features;
 - Compatibility;
 - Distinctiveness (i.e. that which respects its own time and does not confuse the historic record); and,
 - Appropriate opportunities.
- Provide additional description of building typologies, including:
 - Graphic illustrations and narrative text describing the following:
 - Building massing and form;
 - Scale;
 - Setbacks;
 - Spacing and Urban Form;
 - Fenestration;
 - Type of design, i.e. traditional vs contemporary; and,
 - Materials.
- Revised Guidelines should be descriptive rather than prescriptive to allow flexibility within the established framework.

6 IMPLEMENTATION

The following are initial next steps and future implementation actions.

On-Going

Convene Coordination Team	Yearly, or more frequently as needed
Update User Numbers, Activities, Preferences	As needed

2012

Pilot Program for Access and Parking in Leasehold	Summer 2012
Update Chautauqua Design Guidelines	2012

Short-Term (five years)

Development of Chautauqua Access Management Plan (CAMP)

7 APPENDICES

7.1 EXISTING MANAGEMENT AGREEMENTS

The following is a list of existing management agreements and practices, both formal and informal, among Chautauqua stakeholders, which guides operations and management. The Coordination Team is responsible for reviewing, enforcing and updating these, as necessary. It is recommended that the “unwritten” agreements be recorded for clarity, consistency and institutional memory.

Existing Agreements	City	CCA	AUD	Dining Hall (DH)	P&R	OSMP	39 Cottage Owners
Lease (20 Yr – 2018) <ul style="list-style-type: none"> •\$4,500/yr (CCA) •Bldg. maintenance (CCA)* •Lower DH RR (City) •Police, fire, etc. (City) •Street, utility & park maintenance (City) •15 Audience performances (CCA) •Access control (CCA)** •Residential permit plan 	●	●					
Auditorium Use (Multi-Year) <ul style="list-style-type: none"> •26 performances/ +/- 45 Rehearsals •NIPP – 20 Performances 		●	●				
Shuttle Service (Annual) <ul style="list-style-type: none"> •On all Auditorium Event Nights 	●	●	●				
DH Shuttle Service (Unwritten) <ul style="list-style-type: none"> •Wedding shuttle req. on Aud. Event nights 		●		●			
End Green Events by 5pm in Summer (Unwritten)		●			●		
Green Booking 2 Years in Advance (Unwritten)		●		●	●		
Add’t Lower DH RR Cleaning by CCA on Event Nights (Email Agreement)		●		●	●		
Meadow Music on Monday Nights (Unwritten)		●			●	●	
Cottage 100 Agreement		●					
Cottage Sublease Agreement		●					●
Irrigation and plant maintenance in landscape beds in front of Dining Hall		●			●		
Snow removal and other road maintenance on Clematis		●			●		

NIPP = Nobody In Particular Presents

7.2 USE AND ACTIVITY ANALYSIS

OVERVIEW

As a vibrant open space, community and neighborhood park, and important educational and resort destination, Chautauqua has a wide variety of uses and activities that occur throughout the year. Activities range from hiking and climbing in the open space to picnics and weddings on the Green, along with daily park use. Events occur in warm weather in the Auditorium, and in other Chautauqua facilities year-round. Lodging occurs year-round in the cottages, Missions House and Columbine Lodge and the Dining Hall provides a restaurant for all users. In addition to these activities that attract users daily, Chautauqua has xx residents who reside in the cottages.

To assist in crafting a stewardship framework that will adequately address the day-to-day and special event needs of Chautauqua, an analysis of the number of users who frequent the area each day was undertaken. This task was essential in providing data to describe the level of use and when and where it occurs.

DATA

To better understand the level of use that occurs at Chautauqua throughout the year and on individual days, the city and the CCA provided their best available data for analysis.

The CCA provided data for the leasehold area that includes the Auditorium, cottages, Community House and Dining Hall.

OSMP provided data for Chautauqua Open Space and P&R provided data for the Chautauqua Green and playground.

The data was organized into each day of the year by time periods: 8 a.m. to noon, noon to 5 p.m., and 5 p.m. to 11 p.m.

- CCA data: for September 2010 to August 2011, including the number of users (including staff and guests) for the cottages, Auditorium, Community House, lodging and the Dining Hall.
- OSMP data: for summer 2004/05 for September 2004 through August 2005, including counts for daily users and numbers for events for Chautauqua Open Space.
- P&R data: for permitted events for September 2010 to August 2011 and an estimated number of users for each period of the day for the Chautauqua Green and playground by season.
- OSMP data included actual number of users for events by time period. Data for daily use included actual counts of users and numbers and was organized into the three time periods using 30% morning, 60% mid-day, and 10% evening for warm seasons; and 50% morning, 50% mid-day, and 0% evening for winter.
- P&R data included actual number of users for permitted events by time period. Data for daily use included an estimate of users by time period: 300 morning, 300 mid-day, 0 evening for May, June, July, August and September; 100 morning, 100 morning, 0 evening for March, April and October; and 50 morning, 50 mid-day, 0 evening for November, December, January and February.

The City of Boulder Public Works Department, Transportation also provided data for the study area and the immediate surrounding neighborhood related to parking and shuttle use. To alleviate the need for parking within the study area during concerts and similar events, the CCA employs a shuttle to transport users to and from the site.

The task of collecting accurate parking utilization is on-going. The most current and best available data is for summer and fall of 2005, and includes the following.

- Parking inventory noted 378 existing parking spaces in the study area and more than 2000 in the adjacent neighborhood (figure 5.2-1).
- Parking utilization was documented in the study area and surrounding neighborhood for 2005 including Saturday, July 2nd; Wednesday, July 20th; Friday, August 5th; Saturday, August 6th and Saturday, November 19th, 2005.
- Parking utilization was documented in the study area and surrounding neighborhood for 2010 including Wednesday, August 4th; Saturday, August 7th and Saturday, August 14, 2010.
- Shuttle ridership was documented for Wednesday, August 4th; Saturday, August 7th and Saturday, August 14, 2010.

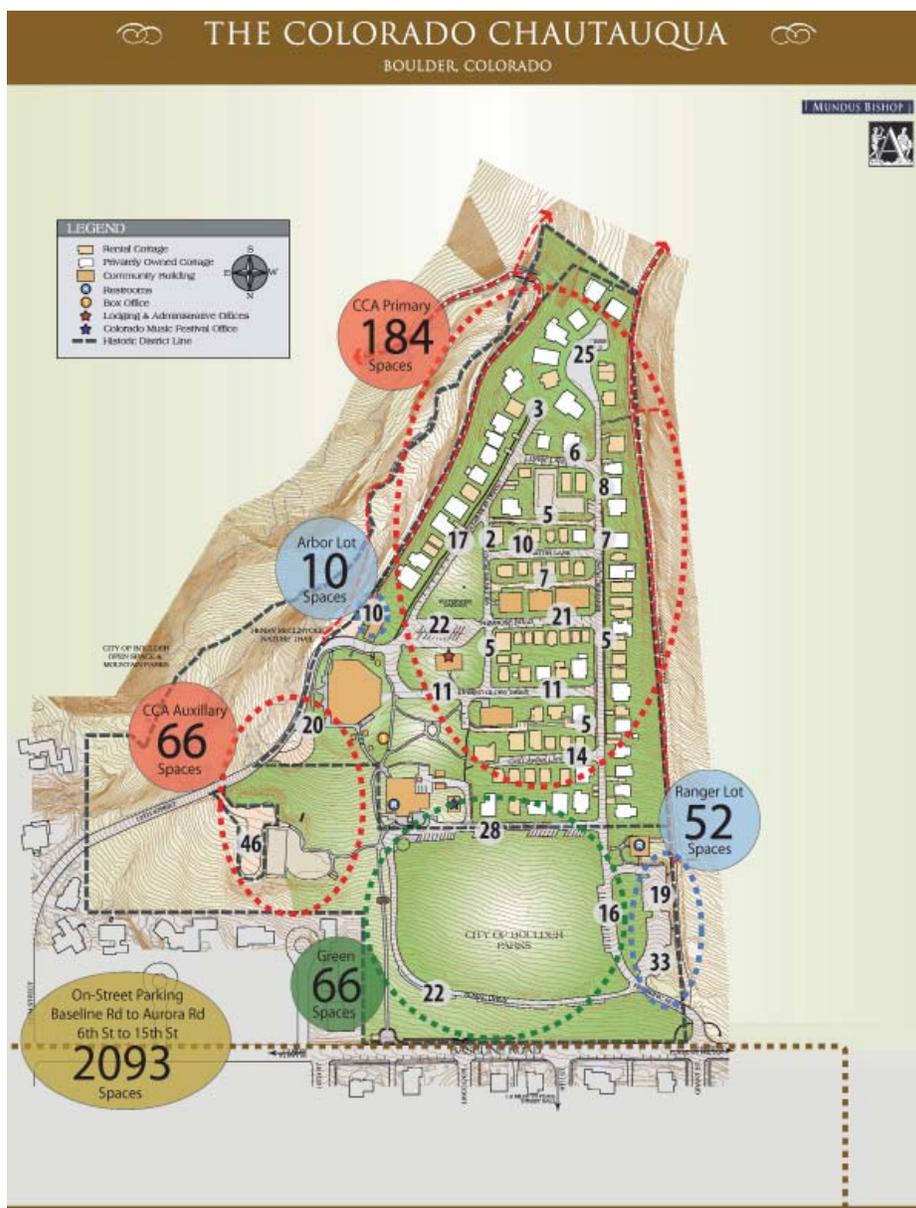


Figure 7.2-1: Parking Inventory

ANALYSIS

Chautauqua is a highly popular destination for a variety of users and activities. In all, it is estimated that the study area has approximately 628,500 users annually (figure 7.2-2).

Of these users, approximately half (or more than 330,000) visit the Chautauqua Open Space and the remainder, more than 297,000, visit the Chautauqua National Historic Landmark (the Green, playground and leasehold area).

- CCA users are those who access amenities within the leasehold area. These users include staff, approximately 56,000 lodging visitors to the cottages, Missions House and Columbine Lodge; 44,000 Auditorium users including those attending concerts in the evening and events during the day; and 36,000 users of the Dining Hall.
- OSMP users are overwhelmingly daily visitors who access Chautauqua Open Space from either Baseline Road or the Ranger Cottage Lot. In addition to the xx,000 daily users, approximately xx,000 users attended events in Chautauqua Meadow.
- P&R users include those who attend permitted events in Chautauqua Green (more than xx,000 users), and the daily users who visit the Green and the playground.

Yearly Activity by Destination Summary



Figure 7.2-2: Yearly Activity by Destination Summary

Chautauqua offers many diverse cultural, educational and recreational experiences year-round. Several of which are experienced as primarily interior activities including events at the Community House, lodging in the cottages or one of the lodges and dining in the Dining Hall. These activities result in a relatively steady stream of users year-round to the leasehold area.

However, those experiences that rely on favorable weather result in the majority of use at Chautauqua as a whole. This results in the study area experiencing different levels of use by time of year with defined low, shoulder, and busy seasons.

- The low season is approximately 120 days, generally occurring from November through February. The number of users on-site averages 520 during the busiest time of day, which is the afternoon. The number of users on-site during one time period ranges from low of 400 (29 days) to between 600 and 1,000 (94 days). 78% of the low season has 600 to 1,000 users on-site during one time period (at the busiest).
- The shoulder season is approximately 92 days, occurring in the spring and fall, in the months of October, March and April. The number of users on-site during one time period in these seasons range from a low of 400 (2 days) to 1,200 (10 days) with 87% of the shoulder season having over 1,000 users on-site during one period (at the busiest).
- The busy season is approximately 153 days, occurring during the warmer weather months. These are the months of May, June, July and August. During the busy season, use on-site during one time period ranges from 800 (1 day) to more than 1,600 (45 days) with 70% of the busy season having 800 to 1,600 users on-site at one time (at the busiest period).
- Of the 153 days in the busy season, approximately 45 days are the busiest use with user numbers of 1,600 to 2,343 users, which is a peak (occurred on one day in 2011).

Number of Users during One Period (by day)

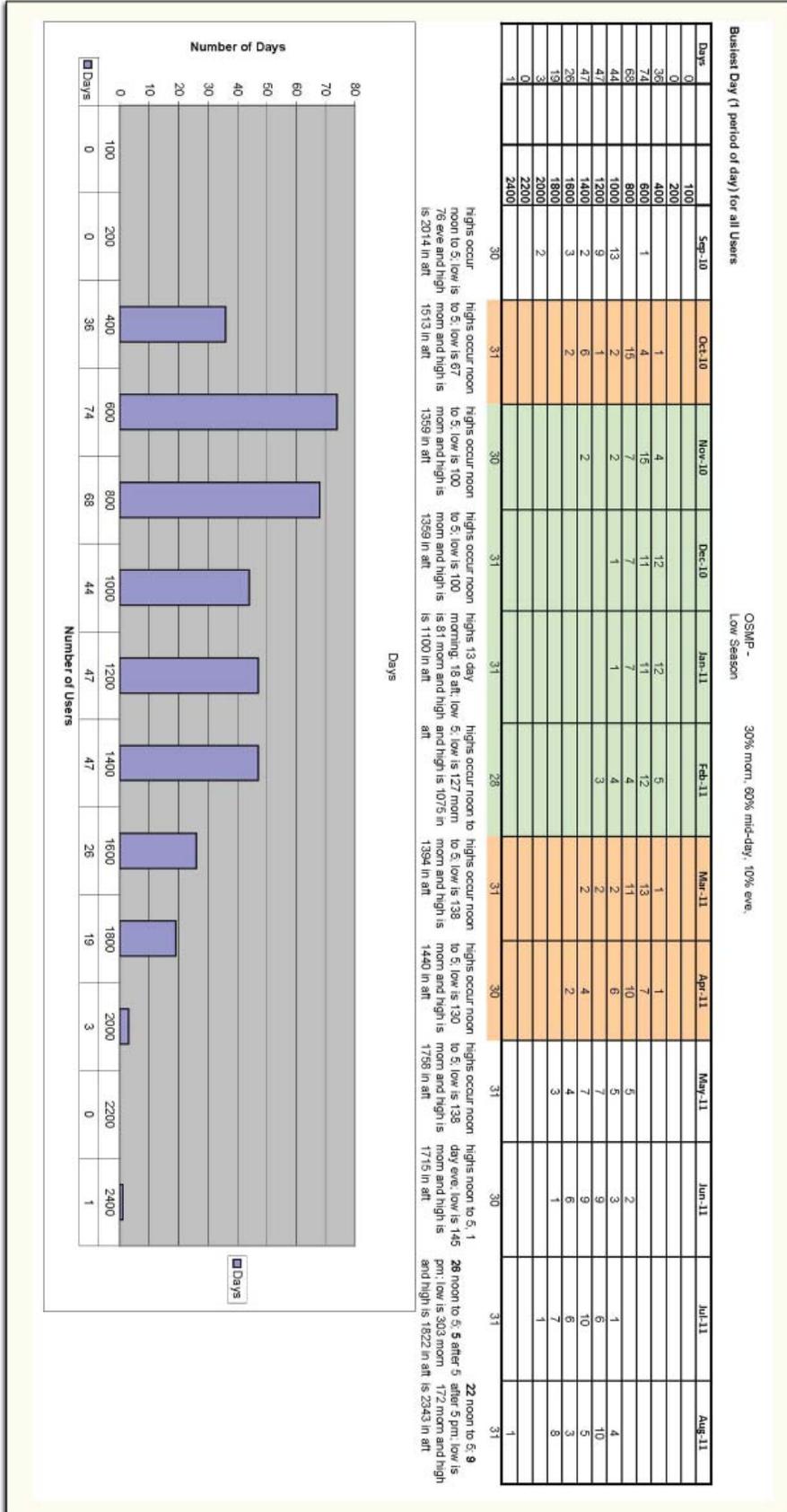


Figure 7.2-3: Number of Users during One Period (by number of day - busiest time of day)

Chautauqua also experiences different levels of use by time of day (figure 7.2-4.). Afternoons are the busiest time of the day for xx% of the year. Mornings have the least use. On xx days of the year (xx in 2011), the evening was the busiest.

- The busiest time of day occurs in the afternoon with an annual cumulative total of 361,000 +/- users on-site between the hours of noon and 5 p.m. During the 2010 to 2011 season, the afternoon was the busiest for xx days.
- The majority of the afternoon users (195,000 +/-) are visiting Chautauqua Open Space throughout all seasons with the busiest time occurring in mid-summer.

Yearly Activity by Destination

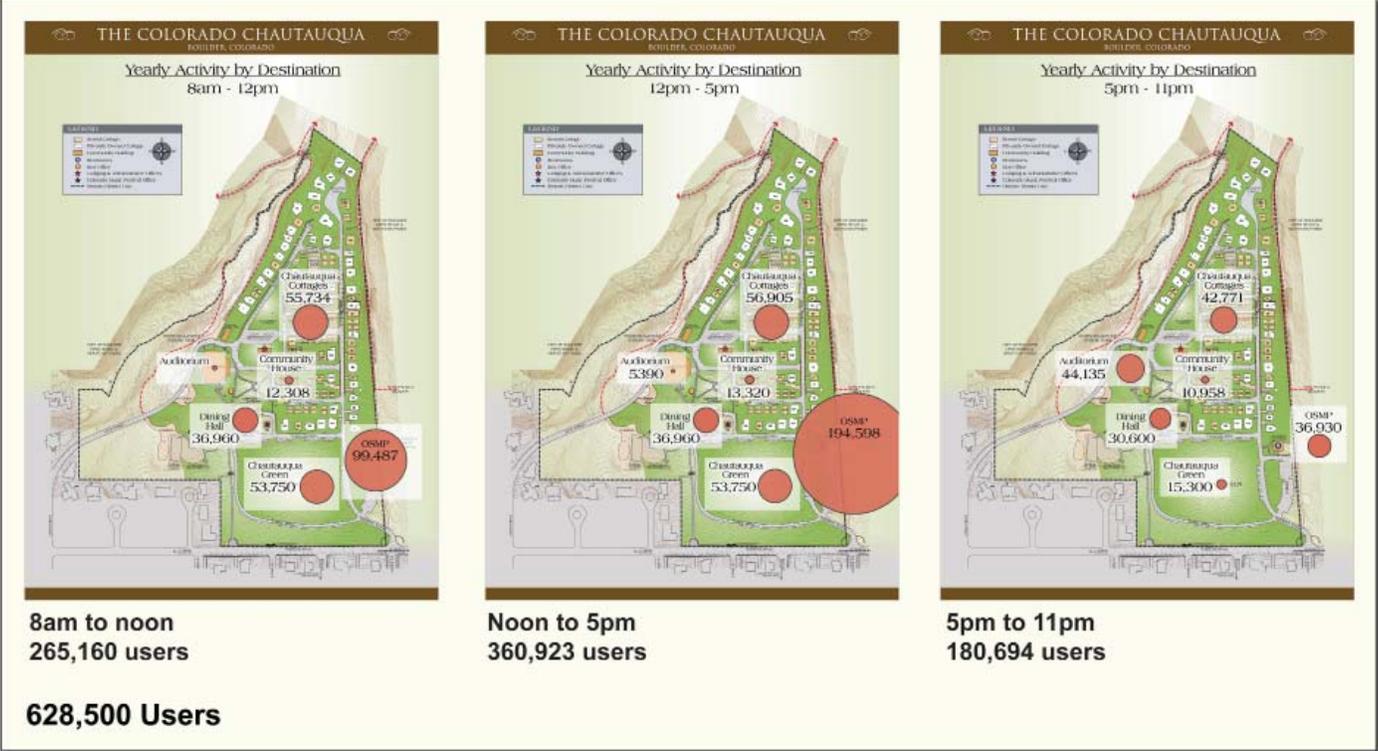


Figure 7.2-4: Hourly User Activity

7.3 BUILDING ANALYSIS

Auditorium use includes day-time rehearsals and evening events. For purposes of the following usage chart, it was assumed that a daytime rehearsal (not thoroughly documented) and an evening performance constituted one (1) use. Therefore, total possible usage corresponds with the number of days in the associated month. Auditorium capacity for May and September is fifteen (15), as early May and late September weather is typically too fickle to allow event scheduling.

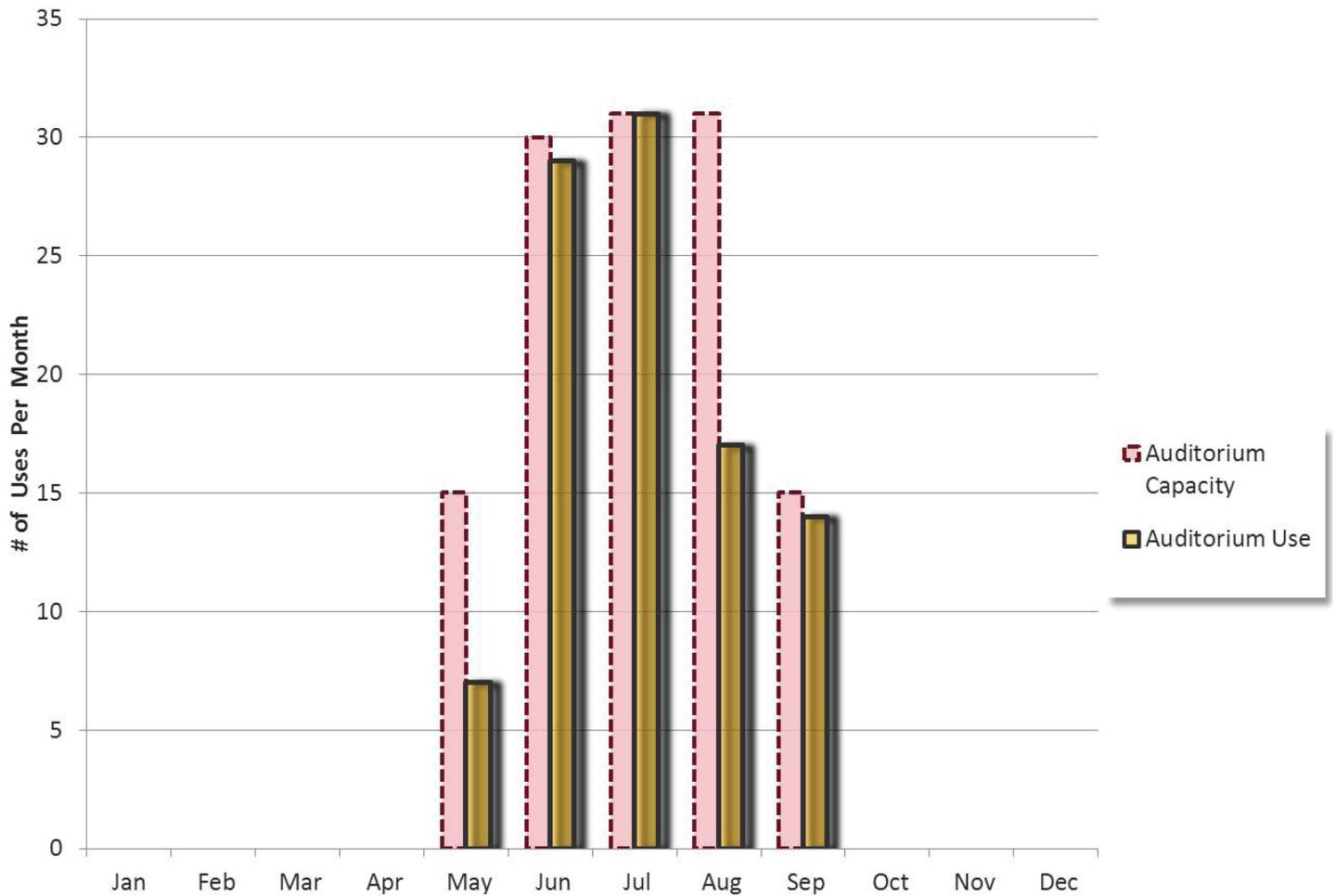


Figure 7.3-1: Auditorium Usage

Chautauqua has eighty-one (81) overnight rental units (60 cottages and 26 lodging units). All of its lodging is tempered (heated) and usable year-round. There are thirty-nine (39) cottages in private ownership. Of these, approximately fourteen (14) are tempered for year-round use, with the balance, approximately twenty-five-five (25), only occupiable in the more temperate months.

The following graph illustrates the CCA rental capacity (81) in pink and accurate, actual use in blue. Private cottage use capacity, in green, is approximate and anecdotal. As the data illustrates, there is significant, unused rental capacity in all but the busiest time of the summer.

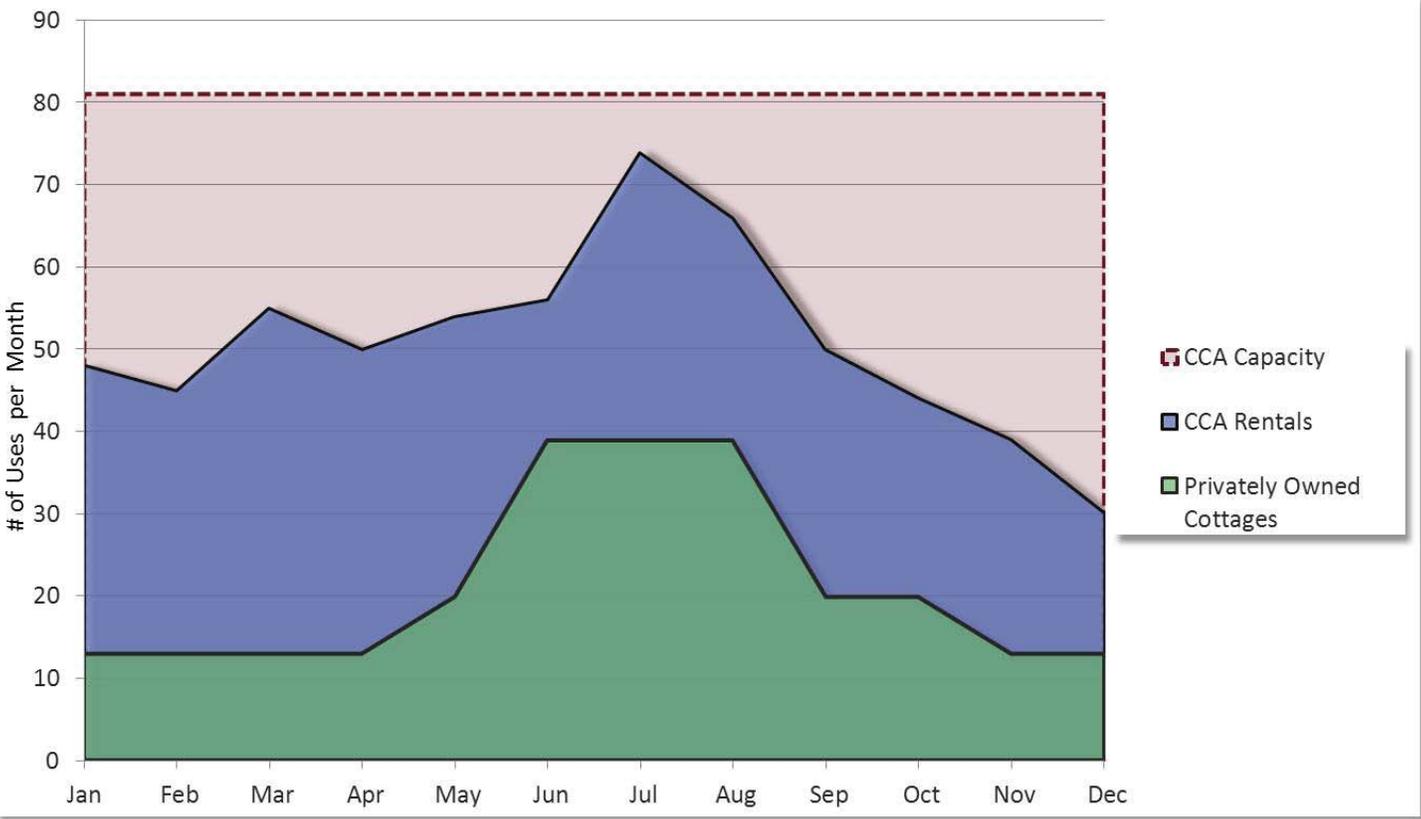


Figure 7.3-2: CCA Rental and Privately Owned Cottage Usage

The Community House contains Chautauqua's primary meeting space; the Grand Assembly Hall (capacity 100, theater style), Rocky Mountain Climbers' Club (capacity 60, theater style) and the Meadows Room (capacity 12-30, seated). Of these three, the Grand Assembly Hall is the most sought after due to its size, adjacent catering kitchen, flexibility and above-grade location.

Although the three spaces can occasionally support two uses in one day, in general they are one-use-per-day spaces. The following graph is an accurate depiction of aggregate (all three spaces) usage that assumes a total of three uses for the entire building per day times the number of days in the month. As illustrated, there are usage spikes and valleys that indicate below usage periods.

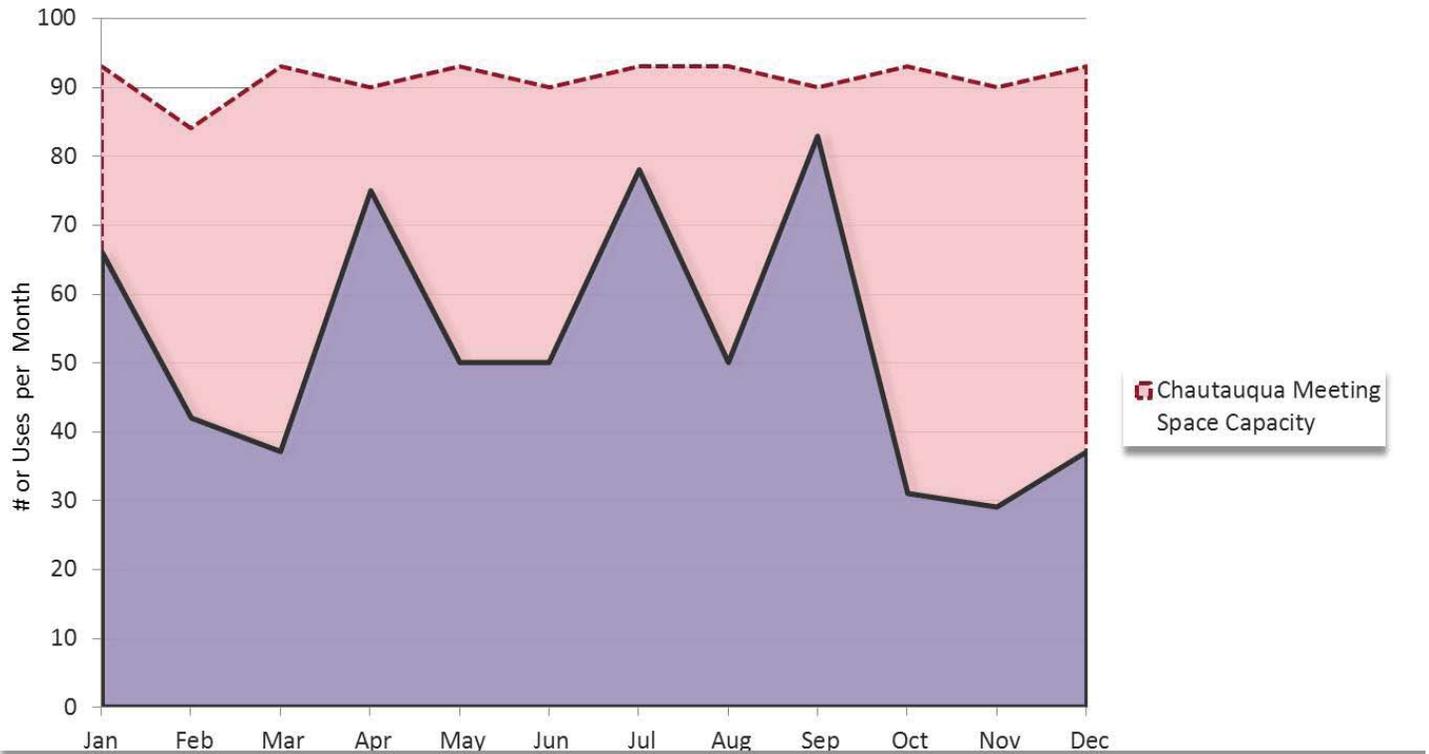


Figure 7.3-3: Meeting Room Combined Usage

Eighty (80) seats accommodate Dining Hall diners year-round, but usage is focused on access to the very popular porch dining (capacity 120). With winter and shoulder season (interior) usage averaging about 3,000 per month (capacity is 7,200 during this same period) and summer season (interior and exterior) usage averaging about 11,000 per month (capacity is 18,000 per month during this same period), the Dining Hall is operating significantly below capacity. The Dining Hall's current offerings and interior ambience may contribute to these statistics, but the excess capacity also mirrors that of other Chautauqua assets.

The Dining Hall is currently open from April through October for breakfast, lunch and dinner, Monday through Saturday, 8 a.m. to 9 p.m., and for Sunday brunch and dinner, 9 a.m. to 2 p.m. and 5 p.m. to 9 p.m., respectively. From November to April, the Dining Hall serves breakfast and lunch on Tuesdays through Saturdays, from 8 a.m. to 3 p.m., and Sunday brunch from 9 a.m. to 2 p.m.

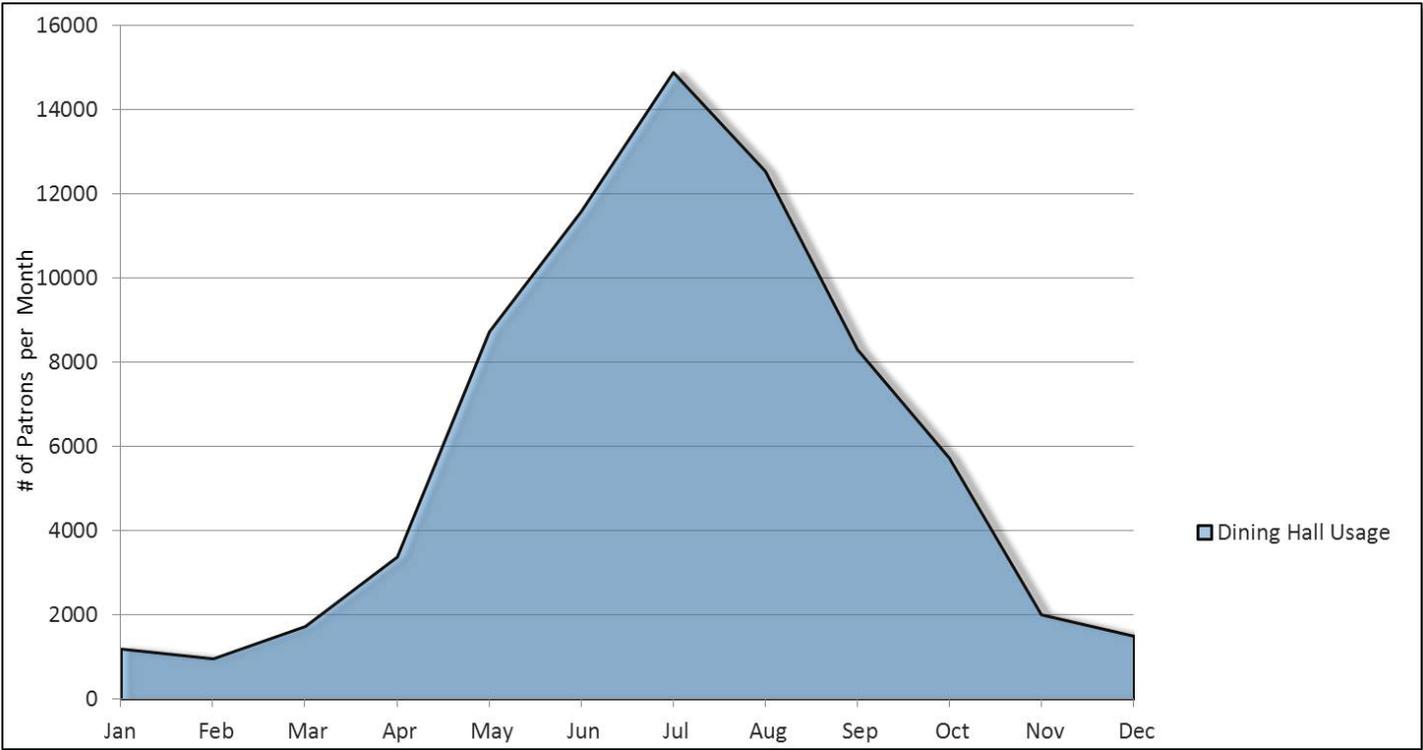


Figure 7.3-4: Dining Hall Usage

7.4 CHAUTAUQUA 2020 VISION SUMMARY, COLORADO CHAUTAUQUA ASSOCIATION

“THE CHAUTAUQUA 2020 PLAN”

Colorado Chautauqua Association - December 2011

In our role of stewardship, the Colorado Chautauqua Association (CCA) has conducted a process of evaluating our programs, services, historic buildings and grounds, and our own management to identify opportunities for improvement over the next 10 years. Based on that two year process, CCA recommends that the following improvements occur at Chautauqua before the end of this decade – to benefit the local community and visitors and to safeguard Boulder’s only National Historic Landmark and help ensure long-term sustainability for the now 113-year old treasure.

I. Visitor Experience Enhancements

Create additional accessible bathroom facilities to serve the Auditorium – This long overdue improvement would benefit our program attendees, particularly those who have accessibility needs. It also would reduce pressure on the historic Dining Hall plumbing!

Relocate CCA back-office service functions out of the historic neighborhood and rehabilitate and return to residential service the historic Primrose Building – CCA’s Facilities & Preservation and Housekeeping departments (which include a construction workshop, laundry, and numerous vehicles) function out of an historic residential building situated in the midst of the Historic District. We would like to move these service facilities to an edge of the premises to reduce noise and vehicle congestion and allow rehabilitation of the Primrose Building to its historic lodging use, including replacement of the building-long front porch, which will dramatically improve the streetscape.

Provide a new multi-use venue space that meets the needs of the current groups market, for non-summer usage – While the Chautauqua Community House is a well-loved venue for meetings, social events and smaller programs, its room capacities, technology, designs and access often fall short of the critical needs of potential customers/users. We would like to add a new multi-use space – one that fits with the Chautauqua historic character, of course -- to accommodate groups slightly larger than can be accommodated in the Community House- and more adequately meet evolving needs (ADA, technology, general layout, etc.)

Enhance year-round programming – Cultural programming at Chautauqua could benefit from an additional multi-use venue, too. While CCA wishes to continue to invest in a greater quantity and quality of programming in the Community House year-round (125 maximum, theater-style) as well as in the Auditorium in summer (1,326 maximum), there are some limitations to those venues. Some of the most popular year-round programming we host in the Community House now exceeds current capacity (e.g., many of the “Boulder Conversations with Extraordinary People” offered in collaboration with the Boulder History Museum, and many of the intimate acoustic concerts and author events). Our Auditorium offerings in summer often are hampered by the lack of a proper “green room” or changing area, restroom facilities for performers or rehearsal space and could benefit from additional space that simply serves activities already occurring on-site. The absence of any heating systems or insulation in the Auditorium also limits its use to summer months.

Improve the year-round Chautauqua Dining Hall experience – We envision the Dining Hall as a year-round attraction, not just a fair-weather porch destination. There are many ideas for enhancing this unique experience at multiple price-points, so that it is a wonderful additional opportunity for those already enjoying activities at Chautauqua or at the adjacent trailheads.

Create a visitor and interpretive center for the National Historic Landmark (NHL) – While CCA has created new interpretive signage and an audio tour of Boulder’s only NHL, it would add to the understanding and appreciation of this unique place to have an actual visitor center/interpretive center. Such a center would be able to provide more in-depth information about the national Chautauqua movement, why and how the Colorado Chautauqua happened, why it is nationally significant, and why it remains relevant and so vital today. This also could be a great opportunity to share what CCA has learned and continues to learn through our “greenest National Historic Landmark” initiative, marrying historic preservation principles with environmental sustainability.

II. Congestion and Pedestrian Safety Enhancements

Support a comprehensive parking and traffic management program – CCA (in conjunction with the Colorado Music Festival and Go Boulder!) already provides free shuttles on Auditorium event nights in summer to help alleviate access, circulation and parking issues during that busy time of year. CCA is grateful to be working with the City of Boulder and its departments that share jurisdiction of Chautauqua with CCA (Open Space and Mountain Parks and Parks and Recreation) to continue to address issues resulting from all uses and users of Chautauqua.

Relocate the Chautauqua Picnic Shelter north of the Auditorium, near the Children’s Playground. – Safety around the Picnic Shelter has been a serious concern for years, given its location adjacent to two main roads and a parking area. CCA believes that a more-grass and less-asphalt setting for the Picnic Shelter would encourage more use and create a considerably safer condition for its enjoyment.

III. Infrastructure and Additional Safety Enhancements

Underground overhead utility lines to mitigate fire danger for the mostly-wood structures in the NHL – Many wildfires are started through downed utility lines. It is imperative that Boulder’s only National Historic Landmark district be protected from the possibility of catastrophic loss by fire. Undergrounding the many utility lines ringing and traversing Chautauqua is a very expensive proposition, but CCA is committed to joining with the City to make it happen as soon as possible.

Implement recommendations of the Chautauqua Park Cultural Landscape Assessment and Plan (“the CLA”) both on and off CCA leasehold – Completed in 2004, the CLA was developed to guide the future efforts to address contemporary needs while preserving and protecting the Chautauqua Park landscape. Examples of CLA recommendations that CCA would like to implement in partnership with the City because of their safety significance include: exterior lighting (e.g., sidewalk between Baseline, Dining Hall and Auditorium), a new sidewalk on the south side of Baseline, and a school bus pullout for loading and unloading near the main entry. FYI, the CLA recommends that new restrooms to serve the Auditorium and relocation of the back office functions currently in Primrose occur in a new building on the site of the Picnic Shelter.

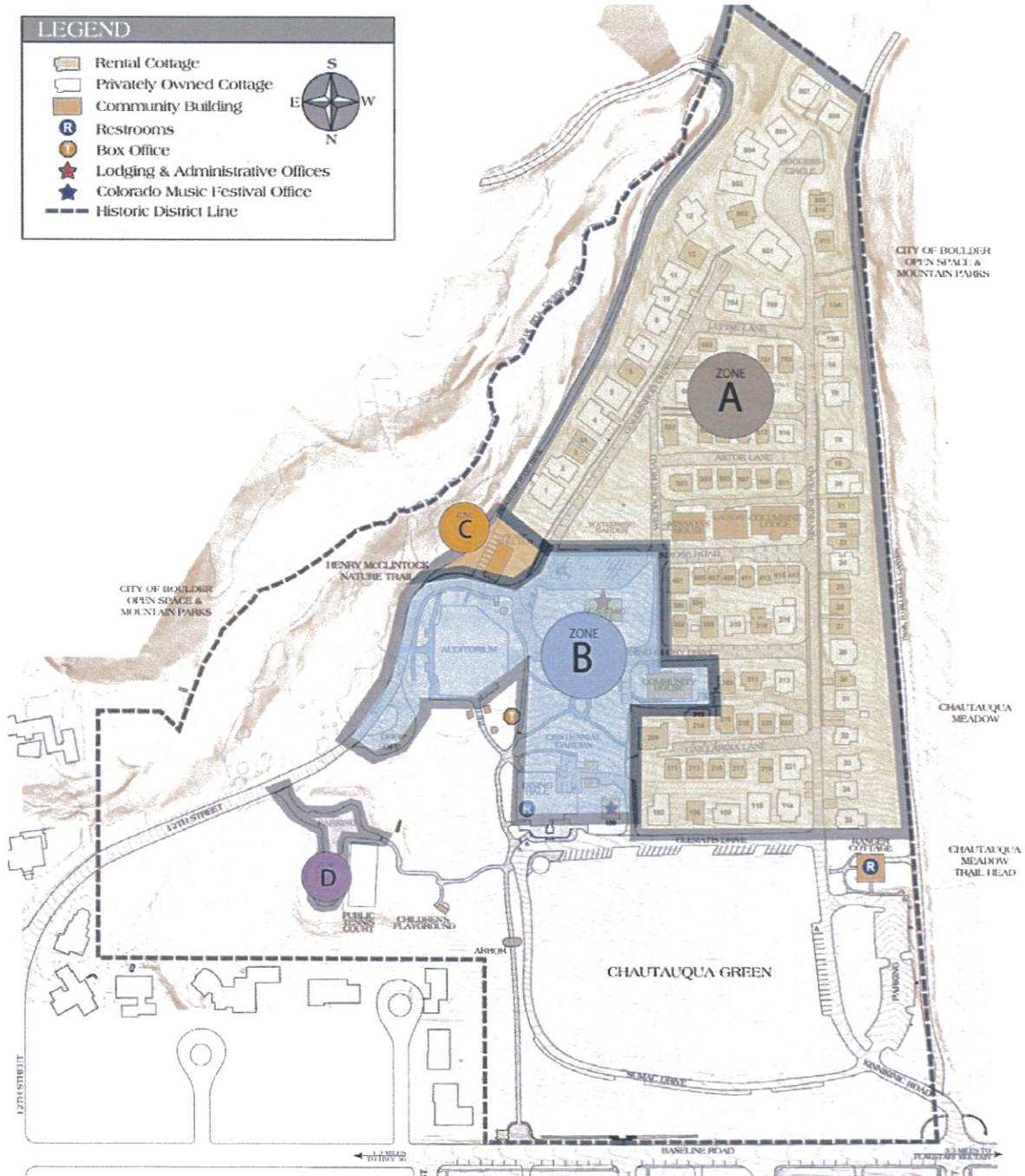
Storm water management, roadway and utilities infrastructure improvements - Not very glamorous, but important infrastructure shortcomings and problems can no longer be ignored. Like undergrounding utility lines, this is an expensive but necessary proposition and an important investment in Chautauqua’s second century. These infrastructure improvements are needed in numerous areas within the entire NHL.

2012 Pilot Alternatives

- A- Residential/Community
- B- Business
- C- Picnic Shelter
- D- Tennis Court Parking Lot

LEGEND

	Rental Cottage
	Privately Owned Cottage
	Community Building
	Restrooms
	Box Office
	Lodging & Administrative Offices
	Colorado Music Festival Office
	Historic District Line



**Chautauqua Park - Baseline Rd Accesses
Possible Short-term Improvements**

Grant Pl

9th St

Lincoln

Possible Mitigation at Chautauqua Main Access:
* Median Refuge Island
* Curb Extension on Southeast Corner

Possible Mitigation at 9th & Baseline:
* Change in Traffic Control
* Curb Extension on South Side

Possible Mitigation at King's Gate Entrance to Chautauqua:
* In Pavement State Law Sign
* Curb Extension on South Side



Baseline Rd

Chautauqua Park

1 in = 100 ft

