



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: July 19, 2011

AGENDA TITLE: Consideration of a motion to accept the summary of the June 9, 2011 Joint City Council/Landmarks Board Study Session on Sustainability and Chautauqua

PRESENTER/S

Jane S. Brautigam, City Manager
Paul J. Fetherston, Deputy City Manager
David Driskell, Executive Director, Community Planning & Sustainability
Susan Richstone, Comprehensive Planning Manager
James Hewat, Historic Preservation Planner
Marie Zuzack, Historic Preservation Planner

EXECUTIVE SUMMARY

This agenda item provides a summary of the June 9, 2011 Joint City Council/Landmarks Board Study Session on Sustainability and Chautauqua.

STAFF RECOMMENDATION

Suggested Motion Language:

Staff requests council consideration of this matter and action in the form of the following motion:

Motion to accept the study session summary from the June 9, 2011 Joint City Council/Landmarks Board Study Session on Sustainability and Chautauqua.

ATTACHMENT A: Summary of the June 9, 2011 Joint City Council/Landmarks Board Study Session on Sustainability and Chautauqua.

**City Council Study Session Summary
Sustainability and Chautauqua
June 9, 2011**

PRESENT

City Council: Deputy Mayor Ken Wilson, City Council Members Crystal Gray, K.C. Becker, Matt Appelbaum, George Karakehian and Suzy Ageton

Landmarks Board: Chair Lisa Podmajersky, Vice-Chair John Spitzer, Liz Payton, Mark Gerwing and Kurt Nordback

Staff members: Deputy City Manager Paul Fetherston, Community Planning and Sustainability: David Driskell, Susan Richstone, James Hewat and Marie Zuzack

Colorado Chautauqua Association (CCA): Executive Director Susan Connelly and Facilities and Preservation Manager Jeff Medanich

PURPOSE

The purpose of the June 9, 2011 joint City Council/Landmarks Board study session was for council and the board to check in on sustainability efforts related to historic preservation and to discuss the proposed review of physical changes at Chautauqua.

PRESENTATION AND DISCUSSION

SUSTAINABILITY

Historic Preservation Planner James Hewat provided an overview of sustainability efforts in the Historic Preservation Program since 2007.

Embodied Energy

Landmarks Board member Kurt Nordback provided information on embodied energy in the overall building stock and historic buildings in Boulder. City Council and the Landmarks Board discussed providing more education for owners about how to rehabilitate their houses, particularly post-World War II homes, to both meet lifestyle needs and save energy and money.

Windows

Landmarks Board member Mark Gerwing described the review process for proposed window alterations in historic buildings and stated that recently there have been fewer requests for historic window replacements. Council and the board discussed possible reasons for the decrease in requests. One council member spoke in favor of allowing by-right replacement of window glazing and of historically important windows on secondary elevations and possibly others. Another council member questioned the aesthetics and value of storm windows. Historic Boulder and Chautauqua were cited as good sources of information for the public on options and resources for rehabilitating historic windows.

Solar Panels

Landmarks Board Chair Lisa Podmajersky presented photos of all the solar installations reviewed by the board since 2007. Since the technology and appearance of panels is changing and since the board and staff now have more experience in reviewing applications, the solar panel guidelines may be revised. This would provide more predictability in both the review process and the final appearance of installations. Council and the board discussed the possible effect that solar gardens may have in the future on the number of applications for on-site installations.

Sustainability at Chautauqua

Jeff Medanich, Facilities and Preservation Manager for the CCA, described their on-going work to improve the energy efficiency of their buildings and measure the results, as part of the CCA Learning Laboratory program. Besides reducing energy use and costs, the program implements Chautauqua's education mission and has won several awards and national recognition. Additionally, a solar array may be installed on the roof of the reservoir above Chautauqua; if it is, Chautauqua would purchase power from it. Several council members appreciated what good stewards of Chautauqua the CCA has been.

In concluding the Sustainability portion of the meeting, one council member suggested more education and outreach on historic preservation and sustainability issues, such as clearing up misconceptions about window requirements, on Channel 8 and/or other venues.

POTENTIAL PHYSICAL CHANGES AT CHAUTAUQUA

David Driskell spoke about the outline, which was included in the study session packet, for a stewardship framework process that is being jointly proposed by the city and the CCA. The process would provide public process and baseline data and analysis on key, interrelated issues at Chautauqua: parking and access; program coordination; and facilities and grounds. The resulting framework would help with ongoing coordination of efforts between the city and CCA as well as the review of any proposals for changes at Chautauqua.

Landmarks Board members expressed their support for a third party analysis, as proposed in the framework process. It would help clarify for the board how it would review any proposed physical changes at Chautauqua, since the Chautauqua Guidelines do not provide guidance on new construction other than stating that it's generally inappropriate and do not include goals for the district, as other guidelines do. They further spoke about how and why design guidelines are important for the board in reviewing proposals in their purview. The Chautauqua Guidelines could be updated and revised based on the results of the analysis.

Several council members stated that considering revision of the Chautauqua Guidelines is premature, as key threshold questions—primarily related to use, scale and impacts—must be addressed first. At this point design is not the issue, and the Landmarks Board is not

yet involved. Since it's not a given that something is going to happen at Chautauqua, there is no need to revise the guidelines. Besides, council previously indicated it is not interested in embarking on a visioning or broad goal-setting process for Chautauqua. Another reason that revised guidelines may not be needed is that anything that happens at Chautauqua will be a special case, because it is such a special place, and will ultimately be decided by council. One council member expressed that guidelines can lead to "cookie cutter" results and are only helpful when an area is in transition or there is confusion about its future. The Chautauqua Cultural Landscape Assessment is useful and sufficient for the purpose of informing the review of any proposal.

A majority of council members said they generally like the proposed framework process, as it provides a roadmap for the next steps with Chautauqua, though the details of the process should be further discussed and refined. Several council members noted that the public input received during the process could be influential and that the public likely does not want major change at Chautauqua. A council member asked to have a list serve or web site to keep interested members of the public informed.

NEXT STEPS

City staff will work with the Colorado Chautauqua Association to further develop and move forward on the proposed stewardship framework process.