

How Did the Downtown Plan Develop?

Downtown Plan Timeline



March 2013	Bountiful/Davis Arts Center (BDAC) is razed to accommodate a new City Hall. It's planned that the BDAC and Historical Society will move into the current City Hall.
September 2013	Escalating costs and a desire to ensure there is a need and plan prompt City Council to postpone a decision to build a new city hall until the current City Hall is evaluated.
October 2014	Selection process begins for architectural firm to study City Hall building needs.
December 2013	GSBS Architects is selected to perform <u>Use and Needs Analysis of current City Hall</u> .
January 2014	In conjunction with budget preparation, City staff begins to worry about the increasing costs of maintaining Stoker School and starts discussing the need for renovation.
April 2014	<u>Use and Needs Analysis for City Hall</u> completed. GSBS Architects identify \$3.5 - \$5.7 million in necessary repairs and modernization. Cost does not include engineering and architectural costs or furniture, fixtures, and equipment.
May 2014	<u>Main Street Infrastructure Report</u> by Richman Consulting emphasizes the need for additional public investment on Main Street to stimulate economic growth.
May 2014	<p>While discussing the converging issues of City Hall, Main Street revitalization, and Stoker School, the City Council and Mayor decide to explore the possibility of renovating Stoker School for use as a new City Hall. The <u>Downtown Plan</u> concept also includes:</p> <ul style="list-style-type: none">• Development of a plaza to bring families downtown and better accommodate events and activities.• Relocation of University of Utah to current City Hall building/site.• Conversion of the property near the current City Hall as a mixed-use, transit-oriented development.• Extension of the Bountiful Redevelopment Agency for 20 years to pay for the plaza and other improvements in town.<ul style="list-style-type: none">○ RDA extension requires approval from Davis School District, Davis County, State Board of Education, and other taxing entities.

June 2014	City begins working with Davis County, Davis School District, and other taxing entities to extend the Bountiful RDA.
June 2014	GSBS Architects is retained to perform a <u>Use and Needs Analysis of Stoker School</u> . The first major step is a “fatal flaw” analysis to see if the building is structurally sound.
June – Dec. 2014	Functional and structural analysis of Stoker is undertaken. 80 different locations are tested for structural strength.
February 2015	<u>Stoker Use and Needs Analysis</u> reveals that the building is severely compromised by age, original construction methods, and subsequent renovations. Testing reveals 3 of 4 sections of the building do not meet structural standards. The building can’t be reinforced without costing tens of millions of dollars.
March-April 2015	City Council decides the concept of a plaza and City Hall downtown to add vibrancy to Main Street is worthwhile. The plan cannot proceed without the extension of the RDA to fund the plaza.
December 2015	Representatives from Davis County, Davis School District, the State Board of Education, and other taxing entities <u>unanimously approve a 20 year extension of the Bountiful RDA</u> , based largely on the Downtown Plan. The extension is expected to generate over \$20 million dollars.
January 2016	A <u>draft concept of the plaza</u> with new City Hall is developed for discussion.
March 2016	The Downtown Plan is shared with the public.

Frequently Asked Questions

Bountiful Downtown Plan



What's wrong with the current City Hall?

- An independent study in 2014 identified \$3.5 - \$5.7 million in necessary repairs and modernization. Problems include:
 - Leaking roof in need of replacement.
 - HVAC and mechanical equipment systems past useful life and near failure.
 - Restrooms and main entrance that do not meet ADA requirements.
 - Dated and leaking plumbing.
 - Electrical, lighting, telecommunications and other electrical systems that are nearly 40 years old.
 - Lack of insulation in walls, drafty windows, old lamps that are no longer manufactured.
 - Questions about the seismic strength of the building (related to the roof).
 - AV systems that are dated, do not comply with the ADA, or are simply non-existent.
 - Poor circulation and lack of space for public use.
- This does not represent the way Bountiful City should be perceived or wants to operate.

What is the benefit of building a new City Hall on the proposed plaza?

- Bountiful City has over 200 employees, with 35-40 employed at City Hall. Roughly 175 visitors a day come to City Hall for reasons including permits, payments, information, public meetings, trainings, tours, etc. All of this activity will add vitality to Main Street and business for local shops and restaurants. When combined with a new plaza, the City hopes to stimulate economic development.

Why does Stoker need to be torn down? Can't it just be left as it is?

- The analysis performed by structural engineers revealed that the unreinforced masonry walls have been weakened significantly over time due to age, dated construction methods and building additions. With this knowledge, doing nothing is no longer an option.

Why can't the City just strengthen Stoker and preserve it?

- Preserving Stoker was our original hope. Unfortunately, the building is too weak and the methods for strengthening are far too costly to pursue. Measures used by the LDS Church to rebuild the Provo Tabernacle are similar to what would need to be done to reinforce Stoker. Tens of millions of dollars would be required.

What will happen to the University of Utah?

- The City's lease with the U of U ends June 2017. The U and the City are currently exploring options to accommodate the U at the current City Hall building or on that property. This is a high priority for the City.

What will the plaza be like?

- Nothing is yet designed, but the purpose is to make a multi-use space that is inviting to families and functional for events and activities such as concerts, the Farmers Market, Chalk Art Festival, Rotary Car Show, etc. An interactive water feature is planned. We look forward to input from neighbors, businesses, and the public in general.

Will the proposal take away parking from downtown?

- No. The plan is to provide the same amount of parking. In addition, the RDA will have funding in the future to add more parking in the Main Street core as necessary.

Can a new library be built on the plaza instead?

- The local library is owned and operated by Davis County, not the City. There is no County funding available, and the County Library Board has identified other communities that need libraries before a new South Davis branch can be built.

Will the City need to take any property to make the project happen?

- No. The City owns Stoker School and the surrounding parking and soccer field. Eminent domain will not need to be used.

Why is the City so anxious to start this now? Isn't this a quick decision?

- The City has gathered data and analyzed options for over two years. The process has been very deliberate (please see the associated timeline). But until the structural analysis of Stoker was complete and funding was made available via the RDA extension, none of the plans could be considered possible. Now that the RDA has been extended, the project can proceed.

What will happen to the current City Hall and surrounding property?

- The City is in talks with the University of Utah to relocate their campus to that location. The remainder of the property is perfectly suited for a transit-oriented, mixed-use development. The City intends to work with private partners to develop the property. We also hope that Davis County will consider the site for a new library in the future.

Will taxes need to be raised?

- No. The City will use savings to replace City Hall and the Redevelopment Agency (RDA) will pay for the plaza. Private investment will fund the mixed-use development near the current City Hall and Library.

When will everything start?

- The City will select an architect and designer for City Hall and Plaza this spring. It is hoped that construction can start July 2017.