

How Did the Downtown Plan Develop?

Downtown Plan Timeline

8-10-16



- 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 Use and Needs Analysis of current City Hall.
- 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** Use and Needs Analysis for City Hall 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, which would push the cost closer to \$6.5 million.
- May 2014** Main Street Infrastructure Report by Richman Consulting emphasizes the need for additional public investment on Main Street to stimulate economic growth.
- May 2014** 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 Downtown Plan concept also includes:
- 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.
 - 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 Historic 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 \$21 million dollars.
January 2016	A <u>draft concept of the plaza</u> with new City Hall is developed for discussion with the City Council.
March 2016	The Downtown Plan is shared with the public through the City Website, local newspaper, and Open House on March 23, 2016.
June 2016	City Council holds a public hearing and adopts the FY 2017 Budget which includes funding to relocate City Hall.
July 2016	The City selects VCBO Architecture and EPG Planning to design the new City Hall and Plaza.
August 2016	Project Website is created, which includes a survey and information about the Downtown Plan. A public open house is scheduled for August 18, 2016 to gather input for the design of the plaza and building.