



# 13th Street Block: A place to deliberate, enjoy art, gather, eat, shop, and innovate

*Picture This!* It is 2025, and you are sitting on a rooftop patio, sipping a cool drink, overlooking a plaza abuzz with farmers' market. People are spilling in and out of the market hall with their local food purchases. A business person walks by, having just completed her meeting at the service center; she's on her way to the transit center. A local entrepreneur rides away from a discussion about a new program from the bicycle parking facility while people arrive for a music performance in the events center that will bring in people from around Boulder. Outside, the theater brings in families with picnic blankets to enjoy a movie. Earlier that day, a group of volunteers cleaned up the creek, sponsored by the business community that provided a lunchtime meal in exchange for work. In the evening, five and six year olds are playing in the plaza fountain, their parents watching over are enjoying wine and cheese from the food market hall, while boos and cheers are uttered from the packed audience upstairs in the Council Chambers where a ballot measure is being debated by City Council.



DRAFT

## Possible Program Elements

- **Farmers' Market:** The market will have expanded on 13th St. with a Saturday market fulfilling the market's original mission as a local Colorado agricultural producers market where people can shop for and buy produce and a Sunday festival market with fresh and prepared foods, and local arts and crafts.
- **Market Hall:** The 13th Street block will be a hub of activity focused around a small 10,000 square foot public market hall with specialty vendors and artisans selling local foods and products. The market hall could be in Central park.
- **Service/Innovation Center:** Day and evenings, during the week, Boulder residents, business owners and government officials gather to meet and deliberate over local choices and policies, and conduct business and work with partnering non-profit organizations in a mixed-use facility for creative innovation.
- **Events/Performing Arts:** An events center offers opportunity for non-profits and businesses to convene. On the weekend and evenings, the center is a place for weddings, receptions and parties, and performances and art shows.
- **Night time uses:** Residential or hotel.
- **Structured Parking:** for the market and other uses on the site.
- **Outdoor space and parks:** (See the parks plan.)

### Options for Further Analysis:

The conceptual plan will carry forward options for further analysis on 13th Street block. The options will require further analysis over coming months and years. Both options include the existing farmers' market (expanded), teahouse, storage and transit building (BMoCA), and a 10-15,000 sf market hall, and structured parking. They also include:

#### A: MIXED-USE (FOOD AND CULTURE)

Includes a mid-sized (up to 1,200 seats) performing arts center, some private offices (up to 100,000 sf), and small unit residential or hotel (up to 200 keys). The market hall could be located in Central Park.

#### B: MIXED-USE (FOOD, EVENTS, AND SERVICE)

Includes a smaller events center (up to 500 seats)/flexible performance space service center. The service center would include public and private offices and city hall functions (up to 110,000 sf), and community meeting space. This would be above the market hall that includes local food and cafes, etc.