TO: **Parks and Recreation Advisory Board**

FROM: **Yvette Bowden, Director, Parks and Recreation Department**

SUBJECT: **Matters from the Department**

DATE: **June 22, 2015**

A. Northfield Village Playground Grant Application

Great Outdoors Colorado (GOCO) invests a portion of Colorado Lottery proceeds to help preserve and enhance the state's parks, trails, wildlife, rivers and open spaces. They award competitive grants to local governments and land trusts, and makes investments through Colorado Parks and Wildlife. Created by voters in 1992, GOCO has committed more than $825 million in lottery proceeds to more than 4,500 projects in all 64 counties without any tax dollar support.

With input from grantees and Coloradans, GOCO has developed a variety of grant programs including the Local Government Park, Outdoor Recreation and Environmental Education (LPOR) Mini Grant for smaller projects costing $60,000 or less.

Eligible entities, such as BPR, can sponsor projects on behalf of entities that are ineligible for GOCO funding. A community member approached BPR to apply for a $33,375 GOCO grant on behalf of the Northfield Village Home Owner's Association (HOA) for the installation of a play structure in the common area. The play structure would replace and improve the sand and rocks in the existing kids play area at the southwest corner of the common area for a total project cost of $44,500. The HOA will be responsible for the matching funds of $11,125 with a combination of private funding, donations and in-kind contributions.

The partnership for the grant application requires a legal contract between the City and the HOA outlining requirements and responsibilities for the long-term maintenance of the park. For example:

- The funded improvements and surrounding common area must be open to the general public as if it were a City park for at least 25 years.
- The HOA has agreed to fund, construct, operate and maintain a safe and accessible park with no funding from the city.
- The HOA agrees to take responsibility for any claim made and agrees to carry liability minimums outlined by the city at their own cost.

If the funding is granted though the competitive process, this playground improvement will provide additional recreation opportunities for all kids in the area. This park is currently a private park near the intersection of Jay Road and 47th Street serving only the

Northfield Village development. As part of the grant requirements agreed to by the HOA, this improvement will open the proposed play structure and the surrounding common area to the public with signage welcoming the change.

The HOA board has signed a letter of understanding outlining the contractual grant requirements and a public outreach event will occur in the park on May 16th for the community to share their feedback. The community member has agreed to reach out to all residences within at least a .25 mile area as part of the grant requirements for community feedback.

Northfield Village Park Private Service Area: If grant is awarded, the entire park space will be open to the general public and signs will be posted welcoming all to the park.

Before: The sand and boulders will be removed. The proposed play structure will fit within current constraints of the concrete path and landscaping will remain intact.

After: Proposed play structure with poured in place safety surface.

B. Boulder Civic Area Master Plan and Park Site Plan Update

C I T Y OF B O U L D E R
BOARD & COMMISSION INFORMATION ITEM

TO: Boulder Arts Commission
Boulder Design Advisory Board
Downtown Management Commission
Greenways Advisory Committee
Human Relations Commission
Landmarks Board
Library Commission
Parks and Recreation Advisory Board
Transportation Advisory Board
Water Resources Advisory Board

FROM: David Driskell, Executive Director of Community Planning & Sustainability
Maureen Rait, Executive Director of Public Works
Yvette Bowden, Director of Parks and Recreation
Sam Assefa, Senior Urban Designer, Project Coordinator
Jeff Haley, Project Coordinator
Joanna Crean, Project Coordinator

DATE: May 8, 2015

SUBJECT: Update on the Boulder Civic Area Master Plan and Park Site Plan

EXECUTIVE SUMMARY:

With the passage of the Community, Culture and Safety tax initiative in November 2014, the first phase of improvements in the Civic Area continue to move forward. Building on the council-adopted vision plan and community feedback, a Civic Area Park Site Plan is being developed to implement the $8.7 million Phase I improvements and coordinate with the more than $5 million from the tax devoted to Boulder Creek Path, 11th Street lighting, public art and Arapahoe underpass improvements. Additionally, in order to advance implementation items for the near-term and guide further work on longer-term investments, amendments to the adopted Civic Area Vision Plan have been developed with the intent of replacing the existing 1992 Boulder Civic Center Master Plan and serving as the updated Civic Area Master Plan.

The purpose of this information item is to provide an update on the Civic Area project, including:

- Civic Area Master Plan (**Attachment A**),
- Park Site Plan (**Attachment B**), and
- Project schedule for 2015.

BACKGROUND

In January, 1993, the City Council adopted the 1992 Civic Center Master Plan, which served as an implementation tool to translate the Boulder Valley Comprehensive Plan (BVCP) into action. While the 1992 Civic Area Master Plan guided some implementation efforts subsequent to its adoption, many of its proposals were never realized.

On Sept. 3, 2013 City Council approved the Vision Plan for Boulder's Civic Area that reflects 18-month collaboration with the Boulder community, boards and commissions and City Council. The long-term vision is to transform the Civic Area into an even more unique place that reflects the community's shared values and its diversity, providing space and programs for people to gather, recreate, eat, learn, deliberate and innovate. The vision plan established site performance goals, guiding principles and core themes for the Civic Area.

However, the vision plan was not adopted as a master plan, a necessary implementation document that provides a common framework for planning the delivery and funding of city services, facilities and programs. Therefore, amending the vision plan and presenting it for adoption as the updated Civic Area Master Plan is needed. The updated plan will integrate technical and site analysis and public input, including amendments to enhance the goals, guiding principles and core themes.

With the passage of the Community, Culture and Safety tax initiative in November 2014, a Civic Area Park Site Plan is being developed to implement the $8.7 million in phase I improvements and coordinate with the more than $5 million from the tax devoted to Boulder Creek Path, 11th Street lighting and Arapahoe underpass improvements. In order to advance these Phase I improvements and guide further work on longer-term investments, updating the Civic Area Master Plan is necessary.

PUBLIC AND BOARD/COMMISSION COMMENT AND PROCESS:

In the fall of 2014, community feedback was collected about program preferences and park design themes. In March 2015, the city hosted a stakeholder[1] workshop and a public open house as well as a joint board and commission workshop. The purpose was to collect feedback on draft Park Site Plan options and long-term improvement strategies related to the Master Plan update.

Below is a brief summary of the consistent themes. Follow the link https://bouldercolorado.gov/planning/boulder-civic-area-project for a more detailed summary of the comments as well as the verbatim comments from each meeting.

Park Development

Participants expressed overall support for the plans and believe that the designs will begin to transform the area into a more actively used and engaging public space. Many agree the physical site development must be complemented by intentional programs and activation strategies to invite users with a range of dynamic activities supported by attractive public spaces. Community members offered that certain existing uses should be reconsidered and improved such as the

[1] Stakeholders, for the purpose of this workshop, included on-site property owners and tenants, organizations with a clear interest in the project, and participants from previous Civic Area focus groups.

current alignment of the Boulder Creek Path and the location of the bandshell to achieve desired outcomes. Additionally, strong emphasis was placed on the Farmers' Market and opportunities for expansion into the park.

East Bookend
The general preference is for a mix of uses in the 1300 Block, not for single predominant use such as a large municipal facility or performing arts center. However, many expressed desire for small performance or events space that will activate the area. Additionally, smaller scale building forms are preferred to allow more permeability, sightlines and to bring light and air to the plazas and the outdoor Farmers' Market. Finally, there are mixed views related to the existing Atrium building. Some felt it could be repurposed, while others felt it would be better to redevelop the site to accommodate a richer mix of uses.

West Bookend
Outreach indicated that the west end needs more activation and mix of uses ranging from senior services to performance spaces and enhanced connection to park areas. While there is mixed support for new residential use, there is consistent support for parking structures to be located in this area to support the larger development of the Civic Area. Some expressed interest in expanding the Canyon theatre to increase performance space as small size venues to complement the existing library function.

On March 31, 2015, this information was presented to City Council during a Study Session. After receiving City Council feedback on strategies for the long-term improvements, the Civic Area Master Plan and Park Site Plan were revised accordingly.

CIVIC AREA MASTER PLAN
The Boulder Civic Area Master Plan outlines a roadmap for the future enhancement and transformation of the Boulder's "Civic Heart" into a place for community inclusiveness and activity—a cohesive and expanded central "green" at the core, bookended by vibrant "built" mixed-use blocks on the west and east ends. Boulder Creek serves as the defining feature that establishes much of the natural beauty of the Civic Area and captures the beauty of Downtown Boulder. The roadmap is articulated in the key section of the plan, which includes the Guiding Principles, illustrative plans, phasing, park and "bookend" development criteria, land use priorities, and financing strategies and options, all of which were developed consistent with the BVCP (see **Attachment A** for details).

One of the specific uses identified in the Civic Area Master Plan is a year-round Market Hall that complements the existing Farmers' Market as well as advance local foods and activate the East End. The project team will initiate a feasibility analysis to identify the type and scale of a year-round market hall appropriate for Boulder and the Civic Area, including associated programming, governance, financing and infrastructure. Concurrently, the city-owned Atrium Building that is located within the east bookend has been suggested as a potential location for the year-round Market Hall. The Feasibility Analysis will include an architectural and program analysis that will explore this option either within the Atrium Building, or as part of a new mixed-use building. Additionally, Historic Boulder has recently submitted an application to the city for the landmarking of the Atrium Building.

PARK SITE PLAN

The initial park design process included three plan alternatives that illustrated multiple scenarios for improvements to achieve the park development goals. Based on the feedback received and guidance from the vision plan, a preferred option has been developed that incorporates the successful elements of each of the alternatives. The preferred hybrid-plan combines all the elements such as a promenade along Canyon, 11th Street "spine," creek terraces, nature play, improved creek path, plaza spaces and an expanded Farmers' Market area. The plan can be viewed in **(Attachment B)** and will continue to be refined through an ongoing design process described below in "Next Steps"

Throughout this spring and summer, the Park Site Plan will also be informed by detailed site analysis work and various concurrent technical studies, including the Canyon Boulevard Complete Street that began in 2014 and will continue through 2015. Several allied initiatives will also ensure the Civic Area continues its transformation through the following opportunities:

> ***Nature Play –*** On June 10 and 11, 2015 the city will host a Nature Play Symposium and Workshop with Robin Moore and Louise Chawla. Robin is a world-renowned nature play educator from North Carolina State University. Louise is a professor emeritus at CU Boulder's Environmental Design School, an internationally recognized expert on the importance of nature in child development, and lead advisor with Growing Up Boulder (GUB). Robin and Louise will share their expertise on the importance of nature play opportunities in the urban setting and provide design examples from other communities. This interactive workshop will inform the nature play design development, integrating nature play and learning with the new children's library wing and other parts of the park design.
>
> ***Activation & Programming –*** Several events and initiatives are scheduled for the upcoming spring and summer to continue activation of the Civic Area. A current listing of activities will continue to be updated on the Civic Area website throughout the summer.

NEXT STEPS: PROJECT SCHEDULE FOR 2015

The Civic Area Master Plan will be presented to Planning Board on May 21 and will then be presented to City Council as a public hearing item for review and consideration on June 16, 2015. Concurrently, staff continues to develop the Park Site Plan that refines the design considerations set forth in the Civic Area Master Plan in order to begin implementation of Phase I construction in 2016. During the fourth quarter of 2015, the Park Site Plan will be brought to the Parks and Recreation Advisory Board (PRAB), Planning Board and City Council for review and consideration.

The public will also have the opportunity to provide input on key design elements identified in the Park Site Plan through upcoming outreach. The project team has identified a Design Inspiration Initiative that will solicit ideas from the community to inspire the final design of a few key elements of the plan. Details of this initiative will be communicated in the coming weeks. Additional key dates for the project include:

- Mid July 2015 – Community Open House to review outcomes of the Design Inspiration Initiative and latest Park Site Plan
- July 28, 2015 – City Council briefing on outcomes of Design Inspiration Initiative and Park Site Plan

In addition to the updated Civic Area Master Plan and the Park Site Plan, the city will be developing guidelines for future improvements for the west and east "bookends" of the Civic Area. The primary goal is to serve as an implementation tool to provide clear design guidelines on urban form that address scale, mass, height and architectural character of buildings and set standards for the public realm including connections and public spaces such as plazas. This work will be developed later in 2015 and early 2016 through a robust public process, including the engagements of boards, commissions and council, and will be presented for council's acceptance in 2016. The Civic Area design guidelines for the bookends will be informed by the update to the Downtown Design Guidelines and the Form Based Code pilot, both of which are scheduled to be completed later this year.

ATTACHMENTS:
A – Draft Civic Area Master Plan
B – Park Site Plan

DRAFT

THE MASTERPLAN FOR

BOULDER'S CIVIC AREA

Revised June 2015

BoulderCivicArea.com

Acknowledgments

Special thanks to the people and organizations below who contributed their time and ideas throughout the Civic Area Master Plan update process.

City Council Members

Matt Appelbaum, Mayor
Suzanne Jones, Mayor Pro Tem
Suzy Ageton
KC Becker
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George Karakehian
Lisa Morzel
Tim Plass
Andrew Shoemaker
Sam Weaver
Mary Young

Boards and Commissions

Boulder Arts Commission
Boulder Design Advisory Board
Downtown Management Commission
Human Relations Commission
Landmarks Board
Library Commission
Parks and Recreation Advisory Board
Planning Board
Transportation Advisory Board
Water Resources Advisory Board

Consultants

Tom Leader Studio
Anderson Consulting
ERO Resources Corporation
HR&A
JVA Consulting
Tuttle
Re: Architecture
Russell + Mills Studios

City Staff

Jeff Arthur, Director of Public Works for Utilities
Sam Assefa, Senior Urban Designer, Project Coordinator
Michael Banuelos, Communication Specialist
Joanna Bloom, Source Water Administrator
Yvette Bowden, Director of Parks and Recreation
Kathleen Bracke, GO Boulder Manager
Jane Brautigam, City Manager
Joe Castro, Facilities and Fleet Manager
Matt Chasansky, Arts and Cultural Services Manager
Bill Cowern, Traffic Operation Engineer
Joanna Crean, Project Coordinator
Jeff Dillon, Capital Investment Manager, Parks and Recreation
David Driskell, Executive Director, Community Planning and Sustainability
Bob Eichem, Chief Financial Officer
David Farnan, Director of Library and Arts
Jeff Haley, Parks Planning Manager, Project Coordinator
Heidi Hansen, Civil Engineer II
James Hewat, Senior Planner
Lauren Holm, Administrative Specialist
Katie Knapp, Engineer Project Manager
Lane Landrith, Business Coordinator, Downtown and University Hill Management Division & Parking Services
Glenn Magee, Facilities Design and Construction Manager
Lisa Martin, Urban Parks Operations Manager
Annie Noble, Flood and Greenways Engineering Coordinator
Karen Rahn, Director of Human Services
Maureen Rait, Executive Director of Public Works
Michael Sweeney, Interim Director of Public Works for Transportation
Molly Winter, Director of Downtown and University Hill Management Division & Parking Services
Patrick von Keyserling, Communications Director

Contents

Overview.. 5
The Vision 6
How Will the Plan Be Used 7
Guiding Principles 8
Creating the Place 13
PARK AT THE CORE 16
EAST END: FOOD AND INNOVATION 20
WEST END: ARTS AND CULTURE 24
Access and Mobility 28
Key Improvements 30
Implementation and Phasing 37
Strategies 38
Phasing Plan 40
Implementation Roles 42

View from the park looking south towards Boulder Creek

Part 1

Overview

The Vision

Just imagine... It's 2025 and you are walking through the Civic Area. You see a variety of people and activities surrounding Boulder Creek, interspersed between timeless architecture and a great downtown park.

Boulder's Civic Area will be the heart of Boulder with nature at its core, flanked by bookends of civic, cultural, and commercial buildings that are alive with activity, collaboration, and innovation at the east and west. It will be a place for everyone - a lively and distinct destination that reflects our community's values, where people of all ages, abilities, backgrounds and incomes feel welcome to recreate, socialize, deliberate, learn and access city services. The green space and beauty along Boulder Creek will provide significant open space and will be the unifying design that weaves existing and new facilities with a rich diversity of civic, commercial, recreational, artistic, cultural and educational amenities and programs. The Civic Area also will continue to be a service center for Boulder municipal government and a new center for innovation, where community members, officials, and partners can meet, interact, and innovate. All together, these elements create a true civic heart for the Boulder community, a place where the city's past, present, and future are debated, celebrated, and realized.

How Will the Plan Be Used

The Civic Area Master Plan reflects robust multi-year community collaboration. Over that period, the community came together to define a future for the Civic Area - one that reaffirms shared values and provides a path for engagement while addressing change over time. Reflecting back, Boulder began with a series of questions: What if ...the area could be a transformative place for gatherings, recreation, dialogue and innovation? What if...it could showcase sustainability values? What if... it could have an expanded farmers' market and provide space for arts, culture, education and other events?

The Civic Area Master Plan provides a roadmap for how the Civic Area can transform into an even more extraordinary place that reflects the community's shared values as well as its diversity. The plan maintains beloved places - the Dushanbe Teahouse, the Boulder Public Library, the Farmers' Market, Sister Cities Plaza, and others - and views of the Flatirons and access to Boulder Creek. It also:

- identifies future facility needs;
- makes more space for art, food and culture; and
- provides a framework that allows Boulder to maintain a sense of place in the heart of the city - while positioning the area to be a model of future innovation.

This plan illustrates future prospects for the largest publicly-owned place in the heart of Boulder. The plan area is located south of downtown and includes some private properties. The plan is intended to be consistent with the Boulder Valley Comprehensive Plan and provide direction for a specific geographic area and its land use.

The plan provides a generalized picture of the desired future of the Civic Area and is advisory in nature. The city zoning map assigns every parcel of land in the city a zoning district. The zoning regulates allowable uses and building forms and more. The plan defines policies, priorities, facility needs, and capital budgeting. The plan's intent is to:

1. provide flexible guidance, allowing for change over time based on further analysis and new information;
2. present an illustrative future plan for mostly public owned land and guide decision making, coordination, and detailed site design;
3. give direction for the future of adjacent private lands, encouraging coordinated planning and proposals that are consistent with the intent of this plan;
4. support continued interdepartmental coordination and collaboration to create integrated outcomes; and,
5. provide the foundation for a comprehensive and multi-faceted financing strategy, including capital budgeting for facilities and multiple types of financing sources - public, private, non-profit, grants, and others - to accomplish the expressed vision. Implementation of the plan is dependent on funding from already available and newly identified sources.

This plan is intended for use by the public, businesses, property owners, city officials and staff. It provides the community with an idea of what to expect in the future in the Civic Area and will guide decisions about private development, and public facilities and services in the area.

The pace of area redevelopment will be determined by private property owners who voluntarily choose to redevelop their properties. The publicly owned areas will be guided by the schedule for development of the Civic Area park site. The plan helps ensure that when redevelopment occurs, property owners can design their projects to be consistent with the vision for the area. It also helps ensure that public improvements will be in place to support the new development.

Details of the plan will change, especially because of its dependence on funding and coordination with multiple parties. As details change, it will not be necessary for the city to formally amend the plan. If changes to the vision, principles or general direction are proposed, City Council will consider amending the plan. Periodically, City Council may revisit the work program and implementation schedule. Additionally, City Council and appropriate city boards and commissions will review and give direction or approval on the various specific improvements to make the plan's vision a reality. The implementation section (page 42) details the role of council as well as boards and commissions in the transformation of the Civic Area.

Guiding Principles

Seven key principles guide the vision for Boulder's Civic Area. They were approved by City Council early in the planning process to inform development of the plan. The principles will continue to provide direction as the plan is implemented, when analyses are prepared, and as detailed planning, design and financing decisions are made.

1. The Civic Heart of Boulder

the idea...

Boulder's Civic Area has symbolic, geographic, and functional importance and should serve as an inclusive place for people to interact with each other and with government. The area should be complementary to Pearl Street (the commercial heart) and Downtown. In the future, the Civic Area will adhere to the following principles.

City Center: Serve as the primary location for city management and government, including functional and interactive places for the community to interface and conduct city business and be creative;

Diversity: Represent the cultural richness, history, and diversity of our community;

Art Center: Continue to be one of the major centers for art in Boulder;

Phasing: Allow for phasing, with flexibility for new ideas to be ever-evolving and incorporated over time;

Unified Public Space: Be maintained as the largest thematically cohesive, unified public outdoor space in Central Boulder;

Design Excellence: Be a model of design excellence with compelling architecture and design reflecting forward thinking;

Destination: Be an enjoyable destination for the community and visitors; Be an integrated place that blends "natural" and "built" environments;

Welcoming and Safe: Be designed to be welcoming, accessible, comfortable, clean and safe;

Space for All: Foster programming and design of spaces and facilities to encourage use and participation by all age groups, income levels, and visitors and locals, avoiding the predominance of any one group of people;

Linking Areas: Complement and link with surrounding neighborhoods and destinations, including Downtown, Goss-Grove, CU and University Hill, and Boulder High School; and,

Canyon Boulevard as Complete Street: Include a new urban design and streetscape character for Canyon Boulevard - to make it more of a "boulevard" with attractive landscaping that is comfortable for pedestrians, bicycles, and accessible by transit.

2. Life & Property Safety

the idea...

Boulder's Civic Area is located within the 100-year floodplain, and much of the land lies within the High Hazard Zone (HHZ). The city will meet or exceed existing flood standards, including avoiding placing new structures and parking in the HHZ and will be proactive about planning for and educating about floods. Specifically, the city will adhere to the following principles.

Flood Regulations: Ensure any proposal meets or exceeds all current flood-related codes and regulations, which prohibit new development and substantial improvement to existing facilities in the HHZ;

Parking and Structures Relocation: Pro-actively develop a plan for removal of surface parking and structures, including the New Britian and Park Central buildings that are in the HHZ. In their place will be expanded park space with amenities and activities. Also, plan how to relocate facilities and uses after a flood;

Flood Safety Education: Educate the public and Civic Area and building users about safety and risks associated with flooding and natural and public values of water (e.g., through public art, landscape elements, and interpretive signage);

Landscape Plans: Create future landscape plans that enhance public safety and orientation of visitors to flood egress routes, while also enhancing the aesthetic or artistic character of the area; and,

Critical Facilities: Ensure that any new facilities (e.g., emergency services, critical government operations, and facilities that house vulnerable populations such as day cares and nursing homes) will be in compliance with the adopted Critical Facilities ordinance.

3. Outdoor Culture & Nature

the idea...

Boulder's Civic Area is a central place to enjoy the outdoors in the middle of the city. The linear "green" along Boulder Creek will be a unifying focus, providing natural beauty, ecological function and flood safety as well as recreational, art, and cultural opportunities. The city will follow these principles.

Maintain/Expand Green: Maintain or expand the green, open space (no net loss), particularly in the High Hazard Flood Zone - as a blend of natural, restored creek, urban parks and playgrounds, and community gardens;

Cohesive Green Space: Create a unifying "linear green" theme and cohesive outdoor spaces - uniting the parks south of downtown as a significant asset to the city's overall park system;

Protect Significant Trees: Protect existing significant trees and shrubs (taking into consideration their anticipated lifespan) and maintain an ecologically healthy creek channel;

Public Art: Blend public art into outdoor spaces to attract, inspire, educate, and encourage exploration and play;

Boulder Creek: Allow safe access to Boulder Creek in locations that will not damage ecological value;

Views: Provide and maintain views and breathing room;

Farmer's Ditch: Improve the park-like quality and linear connections along the Farmer's Ditch;

Welcoming Space: Make outdoor spaces feel safe and welcoming (e.g., through lighting, seating, strategic landscape and design, programs and activity, and enforcement); and,

Recreation: Provide increased opportunities for outdoor recreation including nature exploration and play, fishing, kayaking, jogging, yoga, tai chi, etc.

4. Celebration of History & Assets

the idea... *Boulder's Civic Area has a historical focus and many long-standing functions and facilities highly valued by the community, such as the library, Sister City Plaza, Farmers' Market and Teahouse. Existing community assets will continue to play a vital role in the area. The following principles will guide the community.*

Farmers' Market: Continue and expand the Farmers' Market as a vital component of the area, source of community pride and economic benefit, and source for local and healthy food. Partner to expand the Farmers' Market extent and function as an outdoor market, and possibly expand it as a year-round (or extended season) local foods marketplace;

Local Food and Farms: Encourage sharing of information about local food and farms and regional relations (e.g., Farmer's Ditch);

Inclusive History: Preserve, reflect and celebrate the area's fully inclusive history (e.g., indigenous populations, mining, the railroad, Olmsted's linear park and landmarked structures);

Historic Structures: Preserve historic structures in accordance with city policies and regulations;

Integration of History: Integrate history with arts, culture, local food, and any new structures or designs; and,

Existing Assets: Ensure that existing assets contribute positively to the area and are vital and useful (e.g., address Bandshell use, access and delivery/noise; increase enjoyment of Sister City Plaza).

5. Enhanced Access & Connections

the idea... *Boulder's Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections, serving as both an important destination and connector. Travel and access to the area will continue to be improved. The following principles will guide the city.*

Improvements: Continue to improve the pedestrian and bicycle experience and amenities;

Wayfinding: Continue to improve connections and wayfinding to/from Downtown for those on foot or bike or using transit;

Parking: Explore replacement of surface lots with structured parking; Assess the parking needs for proposed new uses to address the carrying capacity for all modal access and potential for shared parking;

Boulder Creek Path: Address conflicts and connectivity along the Boulder Creek Path, which is a significant transportation route and recreational amenity (in and through the area);

Thoroughfares: Reduce the barrier-effect of major thoroughfares (e.g., Canyon Boulevard, Arapahoe Avenue and Broadway) and improve their aesthetic quality; and,

Streets: Explore feasibility of shared, closed, or event street(s)(e.g., 13th Street).

6. Place for Community Activity & Arts

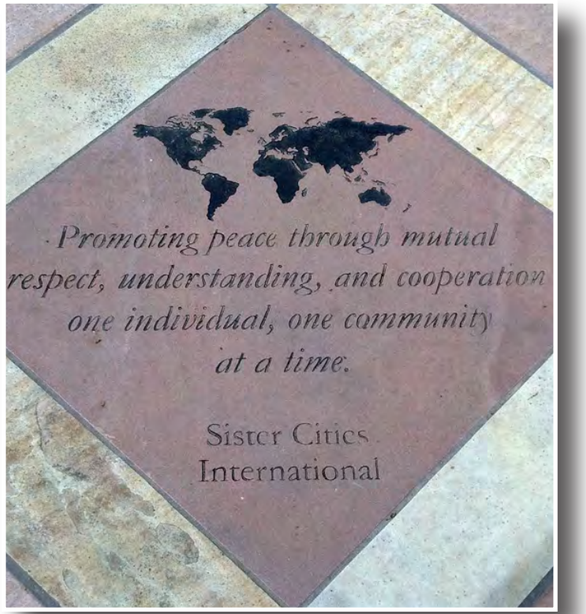
the idea... *Boulder's Civic Area offers potential to expand civic services or cultural, arts, science, educational or entertainment amenities that are otherwise lacking in the community. Any new facilities will provide a high level of public benefit and will be guided by the following principles.*

Architecture and Design: Increase the area's potential for great beauty and attention through artistically compelling architecture and site design;

Indoor & Outdoor Space: Elegantly blend indoor and outdoor spaces to encourage movement and gathering;

Mixed-Use: Provide a vibrant mix of uses and design to encourage activity and inclusiveness throughout daytime and evening hours and around the year; and,

Harmonious with Downtown: Fit the area's overall public purpose and be harmonious with (but not a replication of) activity on Pearl Street and Downtown.



7. Sustainable & Viable Future

the idea... *All future uses and changes in Boulder's Civic Area's public properties will exemplify the community's sustainability values (i.e., economic, social and environmental) and will be guided by the following principles.*

Partnerships: Rely on and encourage partnerships in which key roles, such as administrative, maintenance operations, financial and program services, are collaboratively but formally shared between the city and other entities;

Financial Analysis: Demonstrate consideration of sound financial analysis, including likely capital and ongoing operations and maintenance costs for public and private uses;

Community Benefits: Prove community and social benefit, increase inclusiveness, and minimize impact to like-uses, venues and nearby neighborhoods;

Environmental Considerations: Conserve energy, consider the use of renewable energy, minimize waste and carbon emissions, conserve water and improve water and air quality; and,

Experiential: Provide educational and experiential components.

Part 2

Creating the Place

The Place

The Civic Area vision embodies thousands of community-driven ideas. It adds green space for recreation, while creating new built spaces for essential community functions. It addresses public safety and environmental issues while at the same time meeting the community's recreational, cultural, and diversity objectives. Boulder's Civic Area is envisioned to transform into a place for community inclusiveness and activity-a cohesive and expanded central "green" at the core, bookended by vibrant "built" mixed-use blocks on the west and east ends.

Park at the Core

Boulder Creek serves as the defining feature that establishes much of the natural beauty of the Civic Area and captures the beauty of Downtown Boulder. Along the creek will be a variety of park spaces, play areas, art, mobile food, and programmed activities filled with a diversity of people. To encourage safety and night use, the park will be better lit, landscaping will be cleared and maintained, and new adjacent day and night uses will provide more "eyes on the park." Buildings and urban plazas on the east and west ends will complement and bookend this expansive outdoor "playground," offering more places for people to gather, shop, learn, meet, dine and be entertained. These uses will harmonize with existing and historic structures and places, such as the Dushanbe Teahouse, Sister Cities Plaza, Municipal Building, Storage and Transfer Building (Boulder Museum of Contemporary Art/ BMoCA). The whole area will complement Downtown to meet broad community needs.

Additionally, removing buildings and parking lots currently in the High Hazard Flood Zone (HHZ) will improve safety and create additional park land. The vision approximately doubles the area's usable pervious surface, promoting "green" infrastructure to help mitigate storm water run-off and urban heat island effects. Green infrastructure also improves the quality of place and increases surrounding property values. In turn, the land outside of the HHZ on both ends of the area will be redeveloped to add more vitality and excitement to the Civic Area. For more information on the park, see page 16

The East End: Food and Innovation

The East End (from 13th Street to 14th Street between Canyon Boulevard and Arapahoe Avenue) will likely include an expanded Farmers' Market and plaza space, the Dushanbe Teahouse, the BMoCA building, possibly a year-round public market hall, a mixed-use community services /innovation center and structured parking to support these functions. Additionally, a vibrant mix of uses are encouraged at the East End that could include small restaurants, cafes, incubator offices, hotel and/ or residential units mixed in with city services and civic functions, such as event and meeting space. This will ensure activity and interest throughout the day and night, all week long and all year. For more information on the East End, see page 20.

The West End: Arts and Culture

The West End (the area west of Broadway between Canyon and Arapahoe) will include the existing library on both sides of the creek; a cafe; the Senior Center; the landmarked Municipal Building; a new multi-use building on the St. Julien Civic Use Pad, as well as structured parking. The north library may accommodate a small performing arts facility as part of an expansion and renovation of the existing Canyon Theater, or as part of redevelopment of the north wing library. In addition to existing and new library functions, a future redevelopment of the north wing library could also include community meeting space (possibly connected by a pedestrian bridge over Canyon Boulevard to a future use at the Civic Use Pad). There is the possibility of mixing private and public development to generate 24/7 vitality. A new pedestrian bridge across Boulder Creek west of the existing covered library bridge will better connect the west park area, as well as any future new activities and uses if the Senior Center and the north library are redeveloped. The Municipal Building may be repurposed for a hands-on arts center, museum or other civic related uses should any or all current municipal services relocate elsewhere in the Civic Area. For more information on the West End, see page 24.

PARK AT THE CORE

Over half of the 27 acres - and the core - of the Civic Area is Civic and Central parks with Boulder Creek flowing through, a green spine that unifies spaces and provides natural beauty, ecological richness, shade, recreation, art and places to gather. Park amenities and activities, such as kiosks, food and seating, lighting, and cohesive signage will be added throughout for a consistent look and feel, and green space will expand through the relocation of parking and structures from the High Hazard Zone (HHZ) to other places. Adjacent buildings will create "eyes on the park" and make the area feel more inclusive, safe, and family-friendly.

Performance Criteria

Public parks are central to the vision for the Civic Area. These criteria establish program and design standards for parks within the area.

Plazas and Gathering Places: Generally, large open spaces should be spatially defined into smaller, more easily identifiable and relatable areas. People commonly gather at articulated edges in or around a plaza. A distinct sense of place can be achieved by defining edges and establishing a sense of enclosure through the use of canopies, trees, shrub plantings, arcades, and trellises, which must be balanced with visibility and defensibility. For plazas, small parks, and portions of larger parks, peripheral uses that generate activity, such as eating and drinking outlets, small retail, and music performances are particularly important to the park's attractiveness and liveliness.

Plazas will generally have a "human scale" if they are less than 60 feet across. Avoid large, unarticulated areas, except for those intended for public gathering. Provide a variety of sizes and shapes to encourage socializing and community building.

Park Access: The Boulder Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections. Travel through and access to the area will continue to be improved with enhanced pedestrian and bike as well as limited vehicular access.

- Traffic calming features and pedestrian-oriented streetscape amenities for all streets surrounding and intersecting parks, including: Canyon Boulevard, Arapahoe Avenue, 9th Street, Broadway, and 11th, 13th, 14th and 15th Streets.
- Pedestrian access across Canyon Boulevard should be improved at key crossing points.
- Establish a hierarchy of types of paths that includes: commuter biking paths, children's biking paths, soft (unpaved) walking paths and health paths (perhaps incorporating stone inlays or other interactive art).
- Pathways should provide safe, protected pedestrian links from the park to adjacent uses, such as transit stops and Downtown.
- Pathways should consider those park users who may wish to meander through or around the park as well as those who wish to move efficiently from point to point.

Art and Entertainment: Encourage visual and performance arts by integrating art and opportunities for art to take place throughout parks. Visual art may include earthworks, temporary or permanent sculptures, lighting installations and murals. Visual art may also be incorporated into park fixtures and furnishings such as park signage, gateway markers, pedestrian light posts, banners, pavement, seating, tree grates and guards, and bike corrals. Performance art spaces may include multiple performance venues of different types, including a stage with an amphitheater as well as open plazas.

Food: Incorporate access to a variety of existing and new food establishments and vendors in the park, including permanent and temporary seasonal outdoor and indoor facilities. Recognize the community values of existing food establishments such as the Dushanbe Tea House, the Boulder Farmers' Market, and Mustard's Last Stand, and provide opportunities for enhancing their social and economic viability in the area. When Park Central Building is relocated, consider opportunities for Mustard's to continue to be part of the future development of the Civic Area.

- Provide cafe seating opportunities with flexible furniture, including permanent, fixed picnic seating at appropriate locations.
- Expand outdoor seating and cafe opportunities at the North Library garden, including external access to the library cafe.
- Provide opportunities for an ice cream vendor and food trucks.

Services Extending the Range of Uses: At plazas and performance spaces, provide secure electrical outlets, water spigots, restrooms, and other services that will encourage a greater range of uses.

Views and Viewpoints: Design parks to take advantage of views to the mountains, the creek and other amenities. Use vegetation and path orientation to frame and direct views. Incorporate park edge vegetation to screen views of surrounding roadways and parking and create a sense of place and enclosure. Plan for views into the park from access points.

Noise Mitigation: Mitigate and detract attention from traffic and other ambient noise, in strategic locations for performance spaces as well as quiet contemplative places, by using elements such as fountains, waterfalls and vegetation.

Public Amenities: Provide site furniture and amenities, such as waste receptacles, bicycle racks, drinking fountains, game tables, kiosks, children's play equipment and artwork at key locations within the park. Provide restrooms that are accessible from outdoors within existing buildings, such as the library, and in new buildings. Wayfinding elements, such as signage, lighting, entry gateways and pavement treatment, should be designed to provide a unified look to the park.

Build Green:

- Exceed minimum energy performance and take advantage of renewable resources.
- Conserve water for landscaping.
- Mitigate urban heat island and stormwater runoff.

Safety and Security: Crime Prevention through Environmental Design (CPTED) refers to a group of strategies intended to reduce the fear of crime and the opportunities to commit crime.

- Natural Surveillance: This type of "passive surveillance" occurs when areas of the park are open to view by the public and neighbors, and is a major crime deterrent. Maximize the number of "eyes on the park." Ensure that an officer driving by or through the park can see the facilities that might be targeted by offenders. Orient restrooms, shelters, and other structures so that they are easily visible from the roadways and parking areas.
- Defensible Space: Design parks so that potential perpetrators cannot lurk or commit a crime and then flee via a convenient escape route.
- Lighting: Lighting along pathways, plazas, entrances, parking structures, play areas, etc., should suit the intended hours of operation and level of activity, and should not create glare and deep shadows.
- Windows: Encourage windows and adjacent uses that look out onto parks and provide good natural surveillance to discourage criminal activity.
- Landscaping: Provide landscaping that is open and allows visibility and natural surveillance and doesn't allow places to hide. Hedges should be no higher than 3 feet and tree canopies should start no lower than 8 feet. This is especially important around entryways and windows. Native, riparian vegetation should be restored and maintained along Boulder Creek in a manner that addresses both ecological health and safety concerns.
- Territoriality: Visual cues show that the community "owns" its parks. Good maintenance and seasonal displays send a clear message that people care and won't tolerate crime in the area.

PARK AT THE CORE
Key Elements

Dynamic topography

A large contiguous lawn with dynamic topography and necessary infrastructure to accommodate large formal gatherings and special events as well as less formal daily uses and activities.

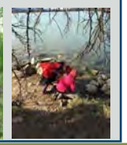
Cafe Terrace & Cherry Tree Plazas

Distinct plaza areas adjacent to the Library and Municipal building that feature urban design elements to support a range of activities and flexible uses.

Enhanced circulation

Nature Play along the Creek

Nature play and interactive physical play spaces primarily south of the creek and incorporated throughout the park for innovative activation and to create a destination for families.



Gateway Promenade

A continuous promenade along Canyon and repeated along Arapahoe as feasible for access, arts and events, inviting visitors to the Civic Area and creating a strong edge for the park.

Expanded Farmers' Market

Development of picnic areas and gathering spaces within Central Park to better accommodate the market and allow expansion into the park areas for stalls and tents on market days.

11th Street Spine + Signature Bridge

Continuous paved access corridor aligning the north and south areas of the park to connect Pearl Street through the Civic Area and south to University Hill that features a signature bridge across the creek as well as distinct gateways located at both Canyon and Arapahoe entrances.

Potential Relocation of the Bandshell

EAST END: FOOD AND INNOVATION

(13th/14th Street Block)

The East End is envisioned as a mixed-use block that incorporates a variety of uses in existing buildings and future new developments. Desired uses include civic functions integrated vertically and/or horizontally with private uses such as a center for innovation, incubator offices, residential/hotel and commercial uses. The area's proximity and link to the Pearl Street Mall via 13th Street, as well as access to transit services, make this block conducive to maximizing synergy with existing public and private amenities. As the site with the most potential for new development, special attention is required for a careful mix of uses and their design to achieve the guiding principles. Since all desired uses may not fit within the block, all effort should be made to make sure the final plan reflects a balance in the type, mix, and scale of uses. The following performance criteria will guide program choices and site planning.

Illustrative example of 13th Street Plaza with Farmers' Market and market hall

Illustrative example of a mixed-use facility on 13th St block

Performance Criteria

- **Service Center:** Develop civic uses such as municipal services as part of a mixed-use development vertically and/or horizontally integrated with other uses to encourage innovation and creative collaboration. Day and evenings, during the week, Boulder residents, business owners and government officials will gather to meet and deliberate over local choices and policies, and conduct business and work with partnering non-profits.
- **Day and Night Time Uses:** Integrate uses that generate 24 hour activities such as residential or hotel.
- **Public Plaza:** Develop an urban plaza space to serve as an organizing feature within the block and to provide a variety of public and outdoor functions as a complement to the more "green" park spaces to the west and Farmers' Market.
- **Structured Parking:** Provide the appropriate amount of parking for adequate and convenient access to existing and future uses, balanced with area wide Transportation Demand Management. If new structures are proposed with below grade parking, the hydrologic impacts on the creek and riparian areas must be carefully considered.

The East End: Food and Innovation

The plan graphics and drawings shown here are intended to illustrate the concepts and principles contained in the plan. They are not meant to prescribe the exact location, type or size of future buildings or amenities. The actual physical form of the area will evolve over 10 or more years and will likely be different from these illustrations.

Building Form and Massing

The Civic Area Masterplan will be used as the basis of future land use map changes in the Boulder Valley Comprehensive Plan (BVCP), as well as the basis for rezoning. The performance criteria for Building Form and Massing will be used in the Site Review process to help determine whether a project meets the Site Review criteria. The East End includes five private properties. As the plan is implemented, the City will coordinate with the owners on development opportunities.

- Building heights should range from two to four stories. Along Canyon, provide up to four stories to help create a more urban character, while buildings along Arapahoe should help transition to the relatively lower height of the residential buildings in the vicinity.
- At the ground level, buildings should have permeability and transparency with visual and physical connections to the outdoors and public spaces.
- At least 60% of the ground floor area should be visually transparent along all major public streets, including Canyon Boulevard, Arapahoe Ave., 13th and 14th Streets, as well as along public plazas.
- Use high quality, durable materials that enhance the building and convey a sense of permanence.
- Employ sustainable green building standards.
- To the extent possible, include active market hall and food-related uses along Canyon Boulevard, 13th and 14th Streets, and facing new plazas.
- Consider the effect of building height on shading and views.
- Building orientation should enhance the opportunity for views of the Flatirons and publicly accessible roof-tops.
- Building entrances should be clear, direct, and welcoming and orient to public areas, streets, plazas, and parks.
- Locate parking structures either underground, or above ground wrapped with active uses to avoid visibility and degradation of the pedestrian environment. Structures should be well lit and easy to navigate in the interior.

Possible Program Elements

- Market Hall
- Service/Innovation Center
- Museum
- Night time uses

For Continued Consideration...

The block will include the outdoor Farmers' Market (expanded), Teahouse, City Storage and Transfer Building (BMoCA), outdoor space and parks, and structured parking. The Atrium Building could be repurposed or redeveloped. With further analysis, any of the above possible program elements could also occur here, provided they meet the performance criteria.

WEST END: ARTS AND CULTURE

(Library and Senior Center)

The West End is envisioned as a cultural/arts core within the Civic Area that builds on the existing civic and cultural functions including the Main Library and the West Senior Center. Building on this site provides opportunity to enhance both the indoor and outdoor functions of the existing amenities, as well as redevelopment and/or new development opportunities. North of the Creek, the north wing of the library has potential for redevelopment as a state-of-the art facility for performing arts, taking advantage of its location with the expansive view of the Flatirons to the west and hotel and downtown amenities directly across Canyon Boulevard. The consideration of the Civic Use Pad for a mix of public and private uses provides a potential synergetic relationship of land uses throughout the West End. In addition, a potential repurposed Municipal Building to the east, and the park in-between, provide further opportunity to create a unique and vibrant mix of outdoor/indoor uses primarily focused on arts and cultural uses.

Illustrative example of performing arts lobby

Illustrative example of Civic Use Pad/North Library connection

Performance Criteria

Library North: If a performing arts center is included as part of a redeveloped library, its flexibility is key to its success. A fully redeveloped north library building would need to function as a multi-purpose and flexible performing arts facility. In addition to performance and gallery space, there needs to be creative ways to incorporate a mix of uses such as the library's maker space, flexible rehearsal space that could double as meeting rooms or small banquet space, and even possibly incorporating retail and/or restaurant facilities. The capacity for the space to include events and meeting space for non-profits and businesses at a reasonable price is critical to its success. On the weekend and evenings, the facility could be a place for weddings, receptions and parties, as well as performances and art shows. If plans proceed for only rehabilitating the existing Canyon Theatre by increasing capacity to mezzanine seating, there will still need to be opportunities for maximizing a mix of uses in the north building to activate the space.

Library Cafe: As part of the new cafe at the bridge, expand opportunities for outdoor seating and gathering to spill out onto the adjacent garden to the east.

Library South: Closely coordinate the proposed renovation and reconfiguration of the library's interior space with the redesign of Civic Park south of the creek to make it more kid and family friendly as well as a community destination and gathering place. The interior space and function of the library should be integrated with the outdoor space through art, park design, play area and future programming of the library. Features may include public art that enhance the physical and visual link between the outdoor and indoor spaces, a nature play tot lot, a children's reading garden, a water play sculpture, and intimate picnic and seating areas among shade trees along the creek.

Senior Center: If redeveloped as a new senior facility, explore providing a wider range of services, including relevant city and community services, in a more integrated "one stop shop" model. If the senior center is relocated elsewhere outside the Civic Area, consider the site for residential development, including potential micro units. Consider also potential coordination with Boulder Housing Partners and federal H.U.D. for incorporation of Arapahoe Apartments into new residential development.

Structured Parking: Provide the appropriate amount of parking for adequate and convenient access to existing and future uses, balanced with area wide Transportation Demand Management. If new structures are proposed with below grade parking, the hydrologic impacts on the creek and riparian areas must be carefully considered.

The West End: Arts and Culture

The plan graphics and drawings shown here are intended to illustrate the concepts and principles contained in the plan. They are not meant to prescribe the exact location, type or size of future buildings or amenities. The actual physical form of the area will evolve over 10 or more years and will likely be different from these illustrations.

Building Form and Massing

The Civic Area Masterplan will be used as the basis of future land use map changes in the Boulder Valley Comprehensive Plan (BVCP), as well as the basis for rezoning. The performance criteria for Building Form and Massing will be used in the Site Review process to help determine whether a project meets the Site Review criteria.

- Building heights should range from two to four stories along Canyon to create a more urban character along this wide public right of way, and to establish a better formal relation in mass and scale with St. Julien and the future development at the Civic Use Pad.
- Along Arapahoe, building scale and mass should help transition to the relatively lower height of residential buildings in the vicinity. Building heights should be limited to no more than three stories.
- At the ground level, buildings facing Canyon Boulevard and Arapahoe Avenue should have permeability and transparency with visual and physical indoor/outdoor connections and public spaces, with at least 60% visual transparency along all major public streets and park space.
- Use high quality, durable and timeless materials that enhance the buildings and convey a sense of permanence.
- Employ sustainable green building standards.
- Consider the effect of building height on shading and views.
- Building orientation should enhance the opportunity for views of the Flatirons, especially along west building facades.
- To the extent possible, include opportunities for publicly accessible roof-top spaces.
- Building entrances should be clear, direct, and welcoming and orient to public areas, streets, plazas, and parks.
- Locate parking structures either underground, or above ground wrapped with active uses to avoid visibility and degradation of the pedestrian environment. Structures should be well lit and easy to navigate in the interior.

Possible Program Elements

- Multi-Purpose Senior Center (Redeveloped)
- Expanded Cafe
- Civic Use Pad
- Night Time Uses
- Performing Arts

For Continued Consideration...

The West End will include the existing south wing of the library as it is today, the Municipal Building, structure parking, and outdoor space and parks. With further analysis, any of the above possible program elements could also occur here, provided they meet the performance criteria.

Access and Mobility

Access and mobility are important to the vitality of the Civic Area. People using all transportation modes-whether on foot, bicycle, bus or car-need to be able to get around easily. People also need to be able to connect to surrounding destinations safely and conveniently. The Civic Area and Downtown already have well-used multi-modal amenities and connections, including the 13th Street contra-flow bike lane, local and regional transit services and the Transit Center, bike parking, Boulder Creek Path, Pearl Street Mall, and a parking district. However, improvements throughout the area could still be made.

Access and Mobility Elements

Canyon Boulevard: Canyon Boulevard will be enhanced from 9th to 17th Street to become a complete street, incorporating dedicated bike lanes, safe pedestrian environments and more street trees and landscaping while still accommodating cars and buses.

Broadway: Reduce Broadway as a barrier by employing design elements to improve pedestrian safety at the Arapahoe and Canyon intersections. Design treatments similar to the special brick pavers used at the Pearl Street Mall and Broadway crossing would help to reduce the barrier perception while improving safety.

11th Street: 11th Street will be improved to allow enhanced physical and visual connectivity from Pearl Street to the Civic Area and to the University Hill area. This improvement will provide a pedestrian and bike friendly corridor that allows visitors to easily access these core areas of downtown.

13th Street: 13th Street could be remain unchanged, which is open to vehicular traffic except during the Farmers' Market, or could be transformed into an urban plaza with bike access and a stronger connection to Pearl Street Mall.

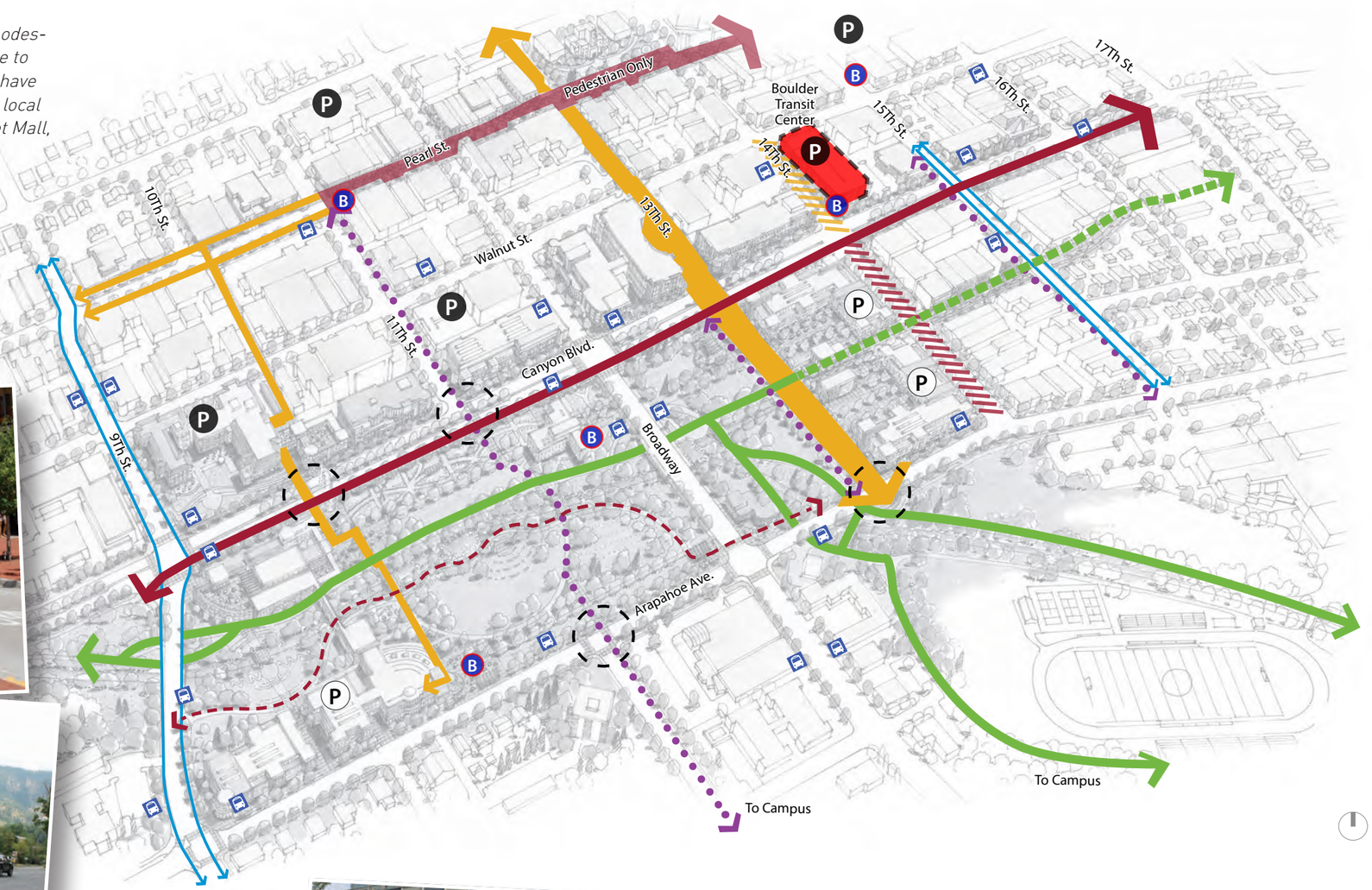
14th Street: 14th Street could remain unchanged, or converted to transit-only with bike and pedestrian access, or converted to a transit and general use street.

Public Transit: Local and regional transit public transportation services, including the SKIP, JUMP, DASH, BOLT, BX, and AB, will continue to provide access to the Civic Area and the Downtown.

Bicycle/Pedestrian: Maintain and expand current bicycle and pedestrian pathways to facilitate better circulation as well as connections to nearby areas, including Pearl Street Mall, Goss/Grove, CU and University Hill.

Goss/Grove Access: Create an east-west bike/pedestrian corridor through the Goss/Grove neighborhood starting at 14th Street and continuing to 17th Street.

Parking: Over time, the surface parking in the HHZ will be removed to improve life safety and to open up more parkland; however, these spaces will be replaced with parking structures on either or both the west and east end of the Civic Area.

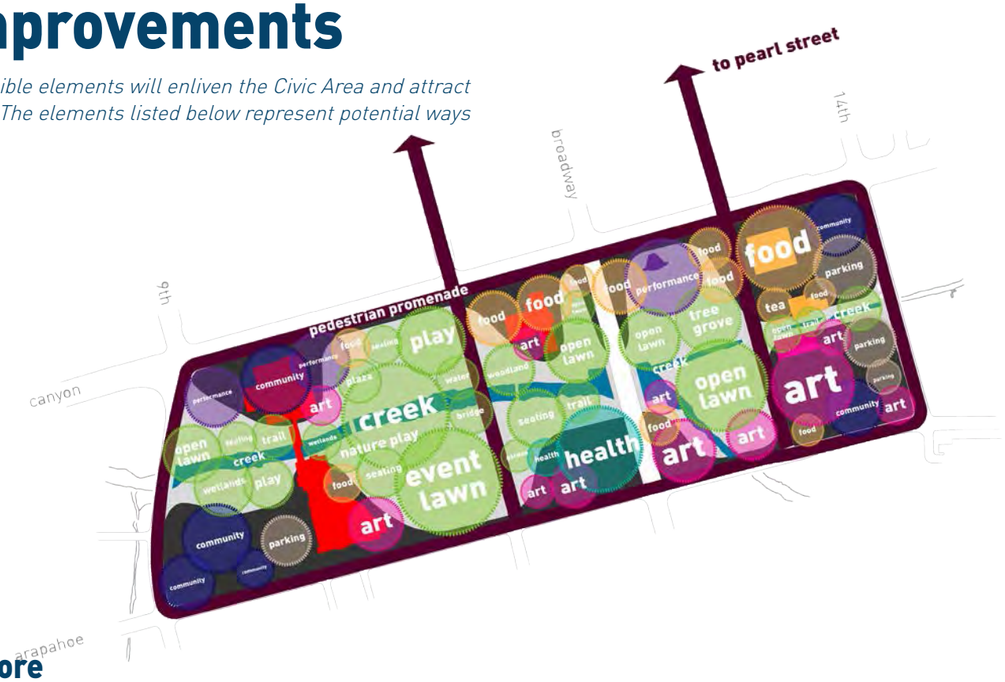


Legend

- Major Ped/Bike Connection
- New Ped/Bike Connection - Canyon Blvd.
- Ped/Bike Connection
- Boulder Creek Trail - Ped/Bike
- New Ped/Bike Connection - Goss/Grove Access
- Internal East/West Connection
- Bike Lane
- Existing Parking Structure
- Potential Parking Structure
- Enhanced Ped Crossing
- B-Cycle Station
- Transit Station and/or Stop
- Boulder Transit Center
- Transit Corridor
- Potential Transit Corridor

Key Improvements

Many different possible elements will enliven the Civic Area and attract people and activity. The elements listed below represent potential ways to develop the area.



Park at the Core

the idea...

The green space and beauty along Boulder Creek will provide significant natural and programmed park spaces and will be a "ribbon" that weaves together existing and new parks facilities. The park will be active and safe, with a rich diversity of civic, recreational, artistic and cultural amenities and programs. The four major focus areas are:

1. The Creek

2. The Civic Front Door

3. Nature in the City

4. Central Park

The Creek: Boulder Creek will continue to be a focal point and unifying element running through the park. The creek will be enhanced by creating opportunities for access, designing viewpoints, maintaining the riparian vegetation (in a manner compatible with safety concerns), and varying the shoreline treatment with vegetation in some areas and terraced rock shores in others.

The Civic Front Door: Civic Park north of the creek will remain an open, sunny Great Lawn for gathering and unstructured sport, but it will also be newly activated with outdoor dining, musical and dance performances, yoga and exercise classes, and other events, such as "Picnic in the Park." Seating for a new library cafe will spill out onto adjacent terraces. Food trucks and carts will add culinary diversity, while folks enjoy live music and games, like ping-pong and chess, and browse demonstration gardens and sculpture displays.

Nature in the City: Civic Park south of the creek will be a naturalistic, shady refuge that relates to the library, and Boulder Creek will be designed with children and families in mind. Improvements will be coordinated with the planned renovation and reconfiguration of the library's interior space and function, aimed at better integrating the interior physically and programmatically with nearby outdoor space. Features may include public art enhancing the physical and visual link between outdoor and indoor spaces, a nature play tot lot, a children's reading garden, a water play sculpture, intimate picnic and seating areas among shade trees and along the creek, and themed gardens, such as edible, shade or xeric/low water.

Central Park: This area is characterized by the historic bandshell and several state champion trees that demonstrate the history of the park while also providing a park experience for the adjacent Farmers' Market along 13th Street. In the near-term, the bandshell programming will be increased to encourage an array of performances and cultural activities that are multi-generational and attract more visitors to the area. However, due to various constraints determined in the current location, the bandshell will be relocated to improve the functionality and use of the current site. This will provide opportunities for enhancements to the Farmers' Market within the park and a promenade along Canyon Boulevard that is complimentary to the future "complete street." This relocation will also achieve better visibility through the site and increased lawn areas for park uses.

Farmers' Market

the idea...

The Farmers' Market will continue to operate on 13th Street and expand to the west and into the Teahouse Plaza, improve access and function, and possibly extend days or hours of operation.

In 2012, the Farmers' Market celebrated 25 years of operation, and it is one of the most notable draws in the Civic Area. It operates on 13th Street on Wednesday afternoons and Saturday mornings from April to October. The locally grown fresh produce fits Boulder's values for healthy living, eating fresh, and supporting local businesses and farmers.

The city has invested in improvements along 13th Street to provide better space for the market stalls. The Farmers' Market, working with the city, is exploring how to better provide drop-off/pick-up access for customers, easier access for vendors, and closer and more accessible parking. Also with the city, it will explore how a year-round "public market hall" could complement its mission to provide a marketplace for local and Colorado agricultural producers.

Public Market Hall

the idea...

The public market hall, or food hall, may supplement (not replace) the outdoor seasonal market on 13th Street, subject to further coordination with the Farmers' Market and analysis. It could be a new vertically mixed-use structure or repurposed Atrium building.

A public market hall would provide a year-round venue for local food and other locally produced goods and provide additional space for the Farmers' Market to expand during the peak season. A new building could be in the 13th/14th Street block that would complement the park uses across the street and enhance the market experience within the park. On 13th Street, it would ideally be mixed vertically with other uses. Additionally, the building could be designed for specific market needs. If the market hall were to be located in the Atrium building, city offices would have to be relocated, and the functionality of the market would be limited by the building configuration and size. The market hall concept will be further analyzed by the city in partnership with the Farmers' Market. Considerations will include synergy with the Farmers' Market function; cost; prospective tenant interest, projected market demand and impact; usability on non-market days; suitability of adjunct uses; synergy with adjacent uses; and access and parking.

Bandshell

the idea...

Explore relocating the bandshell within the Civic Area or other locations that allow increased usefulness as an outdoor structure.

The Glen Huntington Bandshell, built in 1938, is a local historic landmark and protected under the city's Historic Preservation Ordinance. It is architecturally significant as an example of Art Deco architecture in Boulder. Today, it faces challenges, including limited programming, worn appearance, uncomfortable seating, frequent transient occupation, and traffic noise and access challenges for performances. The context also has changed significantly from the 1930s. The north end of the bandshell is within the 65-foot setback from the centerline of Canyon Boulevard, which is needed for creating a "complete street" design along Canyon from 9th Street to 16th Street. The current location of the bandshell would prohibit implementation of a "complete street" between Broadway Avenue and 13th Street.

Recent outreach and public involvement has concluded that the bandshell is not currently functional and faces many challenges relating to its physical location and programmatic effectiveness. Additionally, many proposed uses and physical improvements have been identified for the current space that is occupied by the bandshell within Central Park. Consideration has been given to relocate the bandshell to increase its effectiveness and functionality while allowing improvements to the park area in its current location. The community will be further engaged in the relocation initiative through an outreach to gather ideas and thoughts about its new location and programmatic opportunities. This process will balance the framework of historic preservation while achieving the goals outlined by the community for the improvement to the Civic Area.

Arts, Culture & Science Opportunities

the idea...

Continue to explore a blend of indoor and outdoor arts, cultural and science facilities and spaces as an integral and important components of the Civic Area, including:

- Permanent and temporary art installations or outdoor cultural, arts, and science displays throughout parks;
- Ideas to incorporate an art and cultural related multi-use event space into at the Civic Use Pad.
- Housing the Boulder Museum of Contemporary Art (BMoCA) in a new facility, or in an expanded facility at its existing location.
- Possible repurposing of the Municipal Building (if city facilities are consolidated in new building(s)) for art or cultural related uses; and,
- New facilities as an addition to (or as a redevelopment of) the north wing of the library.

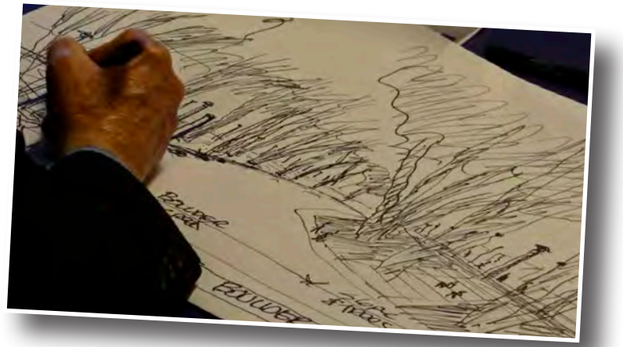
The community wants new arts, culture, and science in the Civic Area and has expressed interest in a community events venue for meetings, banquets, reception dinners, charitable events, etc. BMoCA is exploring expansion of its facility, either at its current location on 13th Street or moving to a new facility within the Civic Area. Additionally, outdoor arts and science are ideas that resonate with the community.

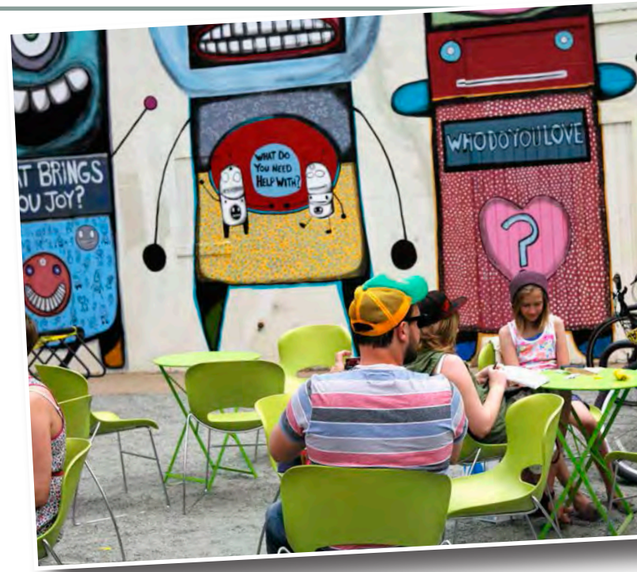
Performing Arts Facility

the idea...

Continue to explore the feasibility of a performing arts facility, either as an addition to or redevelopment of the north wing of the Main Library. A facility may generate excitement and should reflect emerging trends in arts facility programming and usage. The demand for and capital and operation costs of a facility requires further study, as does its projected impact on the Downtown and other venues in and near Boulder. Any facility would need to meet the Guiding Principles and performance criteria in this plan.

In 2013, a local nonprofit, the Boulder Center for the Performing Arts (BCPA), commissioned a feasibility study for a performing arts center in Boulder. Their results were published in April of 2014. The group expressed preference for a mid-sized performing arts center (700-1,200 fixed seats) that would be built through a private/public partnership on city-owned land. The city's Community Cultural Planning process executed in 2014 and 2015 has also identified a need within the community for a mid-sized performance venue. An independent analysis of the BCPA study commissioned by the City of Boulder suggests that the greatest need is for a flexible performance venue of approximately 500-700 seats depending upon the program expectations of the space. The independent analysis stresses the importance of constructing a technically well-equipped venue capable of adapting to future needs in order to host multiple types of events. A well-equipped flexible venue will be of interest to many in Boulder if it has a flexible design capable of hosting large meetings and events as well as performances. The next step is to complete a comprehensive business plan for a performing arts facility. Any performance facility must ensure many uses to avoid creating an inactive zone when it is not in use.





Mixed-Use Community Services / Innovation and Events Center

the idea...

Create a mixed-use community services/innovation and events center (one or several buildings on the 13th/14th Street block) as a space for public/private collaboration, gathering, and celebration through events. Buildings will integrate well with outdoor plazas, theatre, etc. and exemplify the community's sustainability values. The building may accommodate replacement of city functions removed from the HHZ or any repurposed buildings (possibly the Municipal Building and/or Atrium), other city functions, and/or other community needs.

To optimize day/night uses, any new building should be part of a mix of uses, including possibly a vertical mix with the public market hall, other small restaurants or cafes, community event space, and plazas and outdoor spaces. More than 25,000 customers are served each year in seven city buildings in the Civic Area (excluding the Main Library and Senior Center), and multiple events and meetings occur. A center with private incubator space could accommodate multiple community needs.

West Senior Center

the idea...

Continue to explore the creation of a 21st century Senior Center consistent with best practices and models providing a wider range of access for older adults to resources, socialization, and continuous learning and enrichment. Explore co-location of the center with other services, activities, and amenities - either in its current location (redeveloping existing center) or elsewhere, possibly including Downtown, close to other services and amenities.

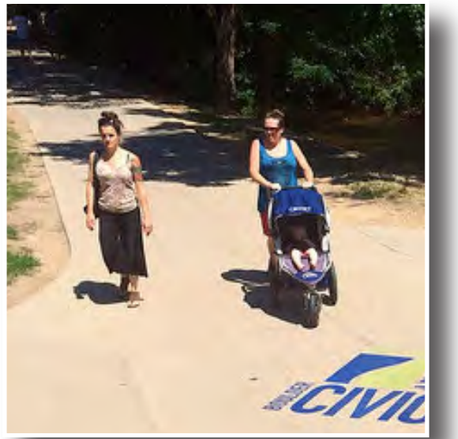
The West Senior Center is west of the library and south of Boulder Creek and was built in 1974. The center, a 16,200 square foot facility, serves 56,400 customers a year, including Meals on Wheels, and the city offers many other senior programs here. The Human Services Department is currently updating its masterplan, and is exploring the senior center's future, consistent with 21st century best practices and models. Often, newer centers are co-located with other services (such as for children, youth, and families) to be convenient for customers and providers. Additionally, they provide both dedicated space for senior adults and flexible, intergenerational community space .

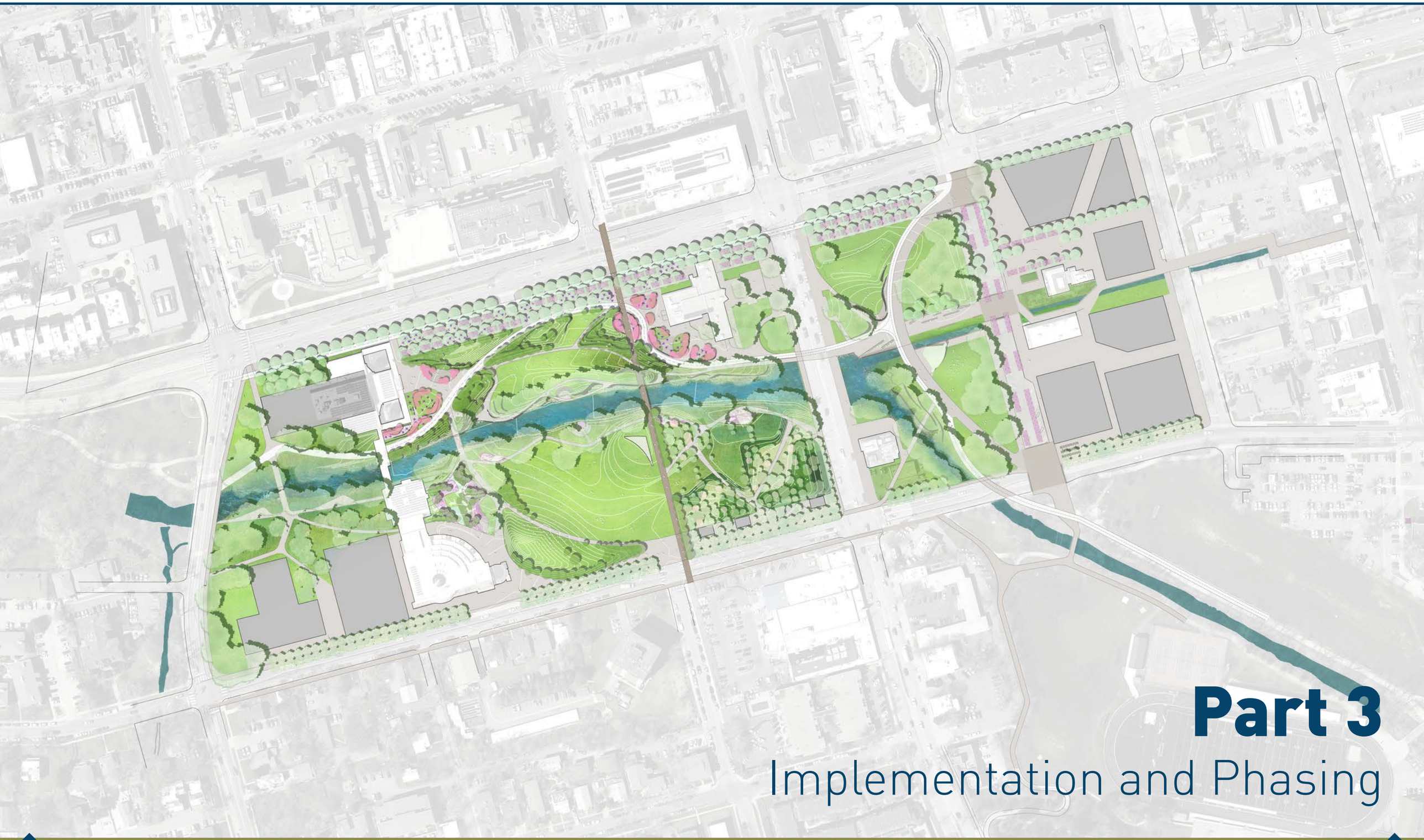
Structured Parking

the idea...

Relocate most surface parking in the Civic Area to structured parking on the west and east ends. Some handicapped spaces and spaces for seniors may remain near building entrances; however, most parking would be in structures designed to be convenient and attractive, and to include a mix of uses around the outside, similar to other downtown parking structures.

To create a strong pedestrian environment for the Civic Area, "just enough" parking spaces will be provided for those who chose to arrive by car. Parking demand is expected to increase with the new, additional uses and amenities, increased events and programming, and higher park visitorship envisioned by this plan. However, that demand will be minimized to the greatest extent possible by providing facilities, services and a physical environment that support and encourage walking, biking and transit use, and by ensuring that parking spaces are shared by uses with different peak periods. The appropriate number of parking spaces and their location will be determined through further analysis and discussion, and will take into account: current and projected parking supply and demand for specific uses and activities at different days, times and seasons, within and adjacent to the Civic Area; potential for coordinating uses and sharing spaces; pedestrian, bicycle and transit enhancements; floodplain issues; site configurations; surrounding street network and access; and other factors.





Part 3

Implementation and Phasing

Strategies

The following strategies will help accomplish the plan.

1 **Phasing/Prioritization "Roadmap."** Key steps and phasing will be necessary to sequentially and systematically work toward the vision in the near-term and over time. (See phasing diagrams on pages 42 and 43 for initial prioritization and phasing.)

2 **Coordination.** Using designated staff coordinators and other staff within the city to work across city departments and with community partners to carry out the plan (e.g., nonprofit organizations, such as the Farmers' Market and BMoCA, private land owners and developers, and others, such as the Ocean Coalition, Bridge House and Boulder Chamber). See sidebar on right for further details.

3 **Detailed Planning and Design.** Develop detailed site plans for certain parts of the Civic Area (e.g., site plan for the core park, for the East and West Ends and for the future Canyon Boulevard). Further engage the community and boards and commissions to review and give feedback on detailed plans. Develop cost estimates for infrastructure and improvements.

Examples of Partners

4 **Investment Strategy**. Identify a comprehensive portfolio of financing tools and development structures to pay for capital improvements in phases and identify ongoing operations and maintenance funds. The financial and investment strategy could include any combination of:

- public financing through voter-approved bonds or sales tax;
- private financing;
- districts such as general improvement districts, metropolitan districts and others;
- endowments;
- certificates of participation (COPs);
- General Fund and Capital Improvement Program (CIP) alignment of priorities;
- public improvement fees;
- state and federal grants (e.g., state Great Outdoors Colorado funds for parks and open space, and National Endowment for the Arts);
- urban renewal financing; and,
- crowd source funding.

The proposed land uses and ownership (e.g., private or public) to some degree determine what kind of financing strategies (financing tools and organizational structures) might be applicable.

5 **Land Use Code Update.** If the Land Use Code is inconsistent with the desired plan, update standards as necessary to incentivize or limit certain types of development.

6 **Programs and Activities.** Collaborate with appropriate partners to expand existing programs and activities or create new programs consistent with the Plan's vision and principles (e.g., programming new facilities, expanding flood education, and/or creating work opportunities for people who are homeless).

7 **Construction.** Following detailed site planning and engineering, construct infrastructure, street improvements, art, informational pieces, park improvements or structures, and buildings.

Partnerships: Cooperate with non-profit and service organizations to ensure that in all programming or built spaces, there are options for people of all incomes and abilities to use the space or participate in events together. As spaces are redeveloped or reprogrammed, enable ways to create space for service provision even if it is not a direct city-provided service.

Maintenance and Operations: Develop on-going community-oriented maintenance activities for the Civic Area. Develop regular ways to involve community members in clean-up and maintenance and to build civic pride and cooperation. Engender a different way of thinking about this area throughout the community. For example, have an on-going clean up paid program for low-income or homeless residents, possibly sponsored by the business community, and also structure regular times for full community projects.

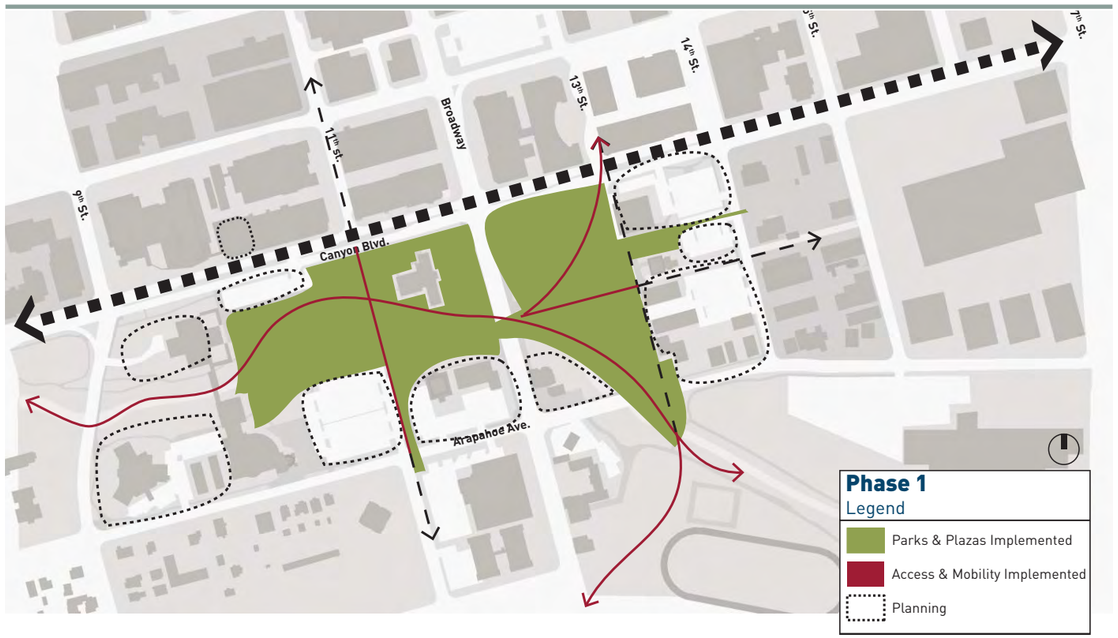
A mix of uses will take a mix of strategies. For example some options may be:

- **Arts/Culture/Parks:** private/public shared financing, supplemented with grants
- **City facilities:** public financing supplemented with private development and city leasing
- **Offices or retail:** private/public partnership, city lease or sale
- **Parking Structure:** Central Area General Improvement District (CAGID) and user fees
- **Housing:** private, public-private partnership, possible trust, lease/sale by city

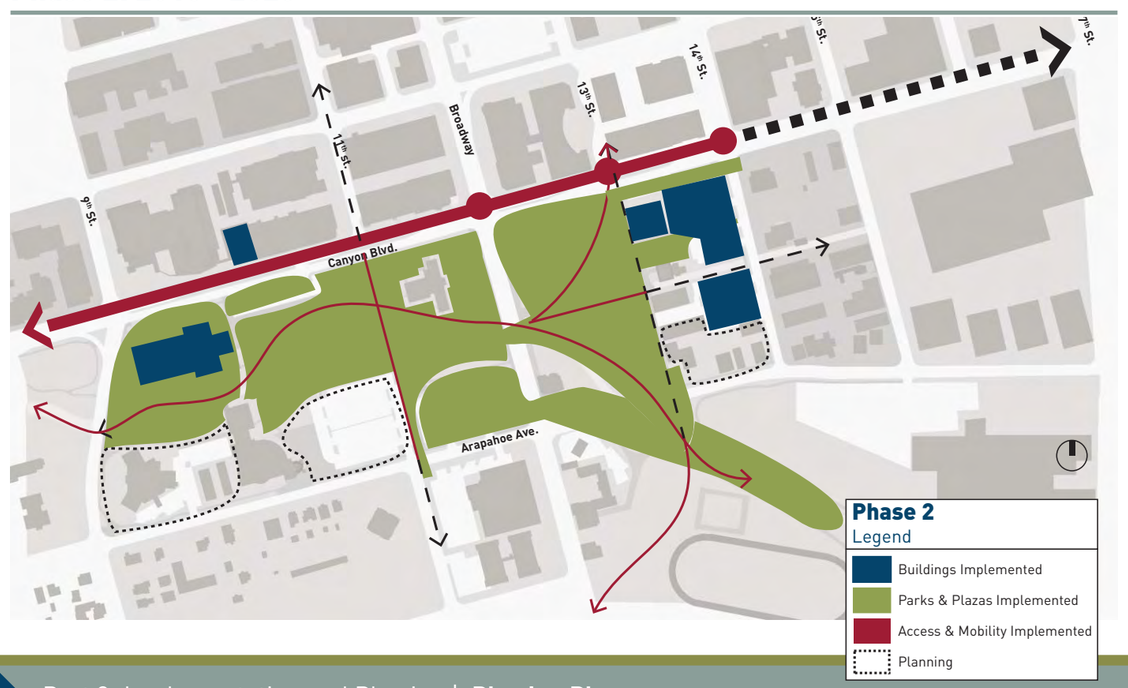
Phasing Plan

The diagrams that follow identify the likely phasing and timing to implement the plan. This phasing plan is preliminary and depends on the availability of funding sources (public, private and other). The phases are broken into the following approximate time periods:

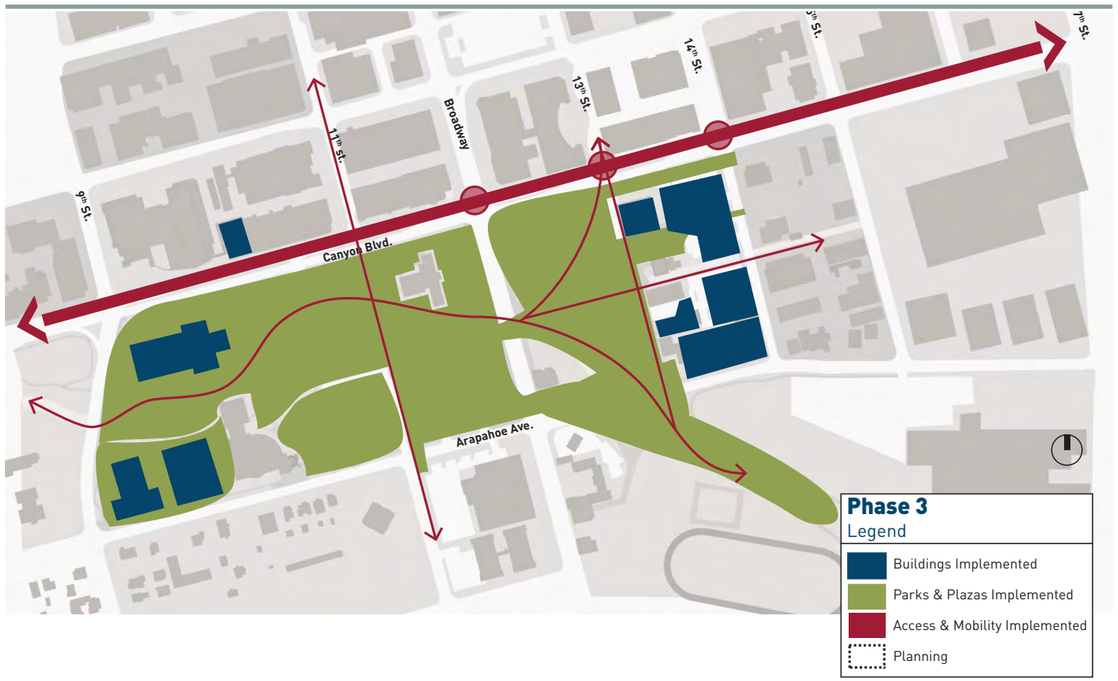
Phase 1: 2016 - 2018



Phase 2: 2018 - 2023



Phase 3: 2023+



City Council & Board/Commission
Implementation Roles

Additional guidance from City Council and the boards and commissions with purview in the Civic Area will be needed to implement this plan. This table describes their roles.

	Purview (as it relates to Civic Area)	Implementation Role
City Council	Whole plan; decisions about city-owned land and facilities	Approval of any proposals related to city-owned land, facilities or financing; approval of any plan amendments
Arts Commission	Art in public places, role of arts in the Civic Area	Direction on public art and refinement of strategies related to arts
Boulder Design Advisory Board	Urban design	Input on urban design for any new buildings or major changes to existing buildings
Downtown Management Commission	Parking and development in CAGID (Central Area General Improvement District, a.k.a. Downtown)	Input on parking implementation that affects Downtown, advice on parking strategies, approve any changes to CAGID
Human Relations Commission	Inclusiveness, homeless	Advice on fostering inclusiveness, particularly as it relates to the homeless population, in proposed programs and designs
Landmarks Board	Historic preservation and review of landmarked structure	Review of any landmark alteration permit, including moving bandshell or alterations to other area landmarks, or other proposals that emerge related to historic preservation during the implementation of the plan
Library Commission	Library Master Plan and any overlapping aspects	Approval for any changes to the library and input on any changes adjacent to or affecting the library
Parks and Recreation Advisory Board	Parks planning, greenways, parks function	Advice on site planning and choices about activating the park
Planning Board	Land use changes (private land)	Approval of any land use changes to private properties (in the vicinity, and any public or private development) review application in the area that normally requires zoning changes and/or Planning Board approvals
Transportation Advisory Board	Transportation and connections	Input on transportation connections and improvements, such as Canyon "complete street" design, recommendation on any Transportation Master Plan changes that affect the area
Water Resources Advisory Board	Changes to the floodplain	Input on creek improvements and any proposed flood mitigation

Attachment B – Park Site Plan

CREEK VALLEY HYBRID- SITE PLAN

CREEK VALLEY HYBRID - MASTER PLAN

Boulder Civic Area - Site Plan Concept
2015.04.30

TOM LEADER STUDIO