

# Market Hall Workshop #2

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**Presented to:**

Boulder Civic Area Market Hall Working Group

**Presented by:**

Economic & Planning Systems

and

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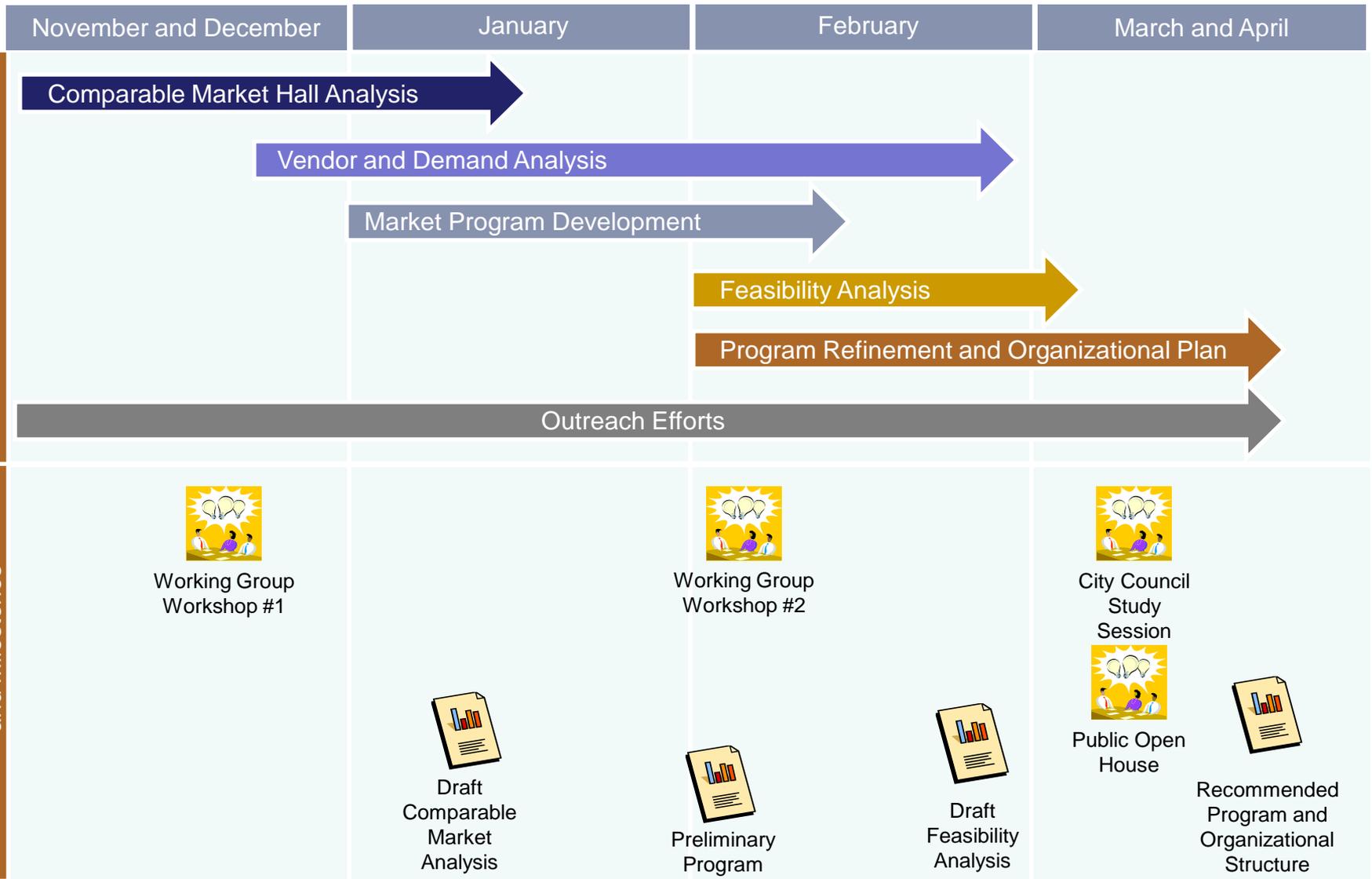
February 10<sup>th</sup>, 2016

# Agenda

- Project Overview
- Workshop #1 Summary
- Program Alternatives
- Discussion

# PROJECT OVERVIEW

# Scope of Project



# WORKSHOP #1 SUMMARY

# Wide Spectrum of Public Market Halls

- What Elements Vary
  - Building types and sizes
  - Role of farmers market and fresh foods
  - Mixture of tenants
  - Organizational structure and management

# Building types



Shed



Mixed-use Building

Large Hall



# Relationship to farmers market



Main Tenant

Day User

Adjacent



# Role of fresh foods



# Mixture of spaces and tenants



# Overview – Small Hall

- 12,000 – 14,000 square feet
- One- or two-story building
- Farmer's Market pavilion/shed space outdoors
- Focus
  - Complement existing Farmer's Market
  - Community/education focus
  - Public and civic uses

# Components – Small Hall

- Flexible event space – 5,000 sf
  - Farmer’s Market vendor space in summer/fall (2 or 3 days per week)
  - Winter Farmer’s Market (1 day per week)
  - All day stalls
  - Banquet and reception hall – remaining available times (250-300 people seated capacity)
  - Indoor/outdoor flexibility
  - Health & wellness activities and programs



# Components – Small Hall

- Boulder Farmer's market Co-op store/café – 1,500 sf
  - Boulder farm and packaged goods
  - Operated/managed by Boulder County Farmer's Market
- Demonstration test kitchen
  - 1,000 sf
  - Classes and education
  - Short term rentals of inspected commercial kitchen facility
  - Available as part of event space



# Components – Small Hall

- Boulder Farmer's Market offices – 1,000 sf
- Bathrooms in support of Farmer's Market – 500 sf
- Storage – 500 sf

# Summary – Small Hall

<b>Use</b>	<b>Size</b>
Flexible event space	5,000 sf
Farmer's Market co-op store/café	1,500 sf
Demonstration test kitchen	1,000 sf
Farmer's Market offices	1,000 sf
Bathrooms	500 sf
Storage	500 sf
<b>TOTAL GLA</b>	<b>9,500</b>

# Overview – Large Hall

- 25,000 – 30,000 square feet
- Two-story building, plus rooftop activation
- Farmer's Market pavilion/shed space outdoors
- Focus
  - Same complementary uses to Farmer's Market
  - Greater revenue-producing uses
  - Year-round food tenants
  - Year-round destination
  - Retail anchor

# Components – Large Hall

- Flexible event space – 10,000 sf
  - Farmer’s Market vendor space in summer/fall (2 or 3 days/week)
  - Winter Farmer’s Market (1 day/week)
  - Other market type events
  - Banquet and reception hall – remaining available times (capacity for 500-600 people seated)
  - Health & wellness activities and programs



# Components – Large Hall

- Brewery or distiller – 3,000 to 5,000 sf
  - Open year-round
  - Anchor the 13<sup>th</sup> & Canyon corner
- Permanent retail stalls open to interior and street – 4,000 sf
  - 4-6 stalls
  - Made in Boulder products
  - Meats, cheeses, breads, etc.
  - Prepared food vendor(s)



# Components – Large Hall

- Boulder Farmer's Market Co-op store/café – 1,500 sf
  - Boulder farm and packaged goods
  - Operated/managed by Boulder County Farmer's Market
- Demonstration test kitchen – 1,000 sf
  - Classes
  - Education
  - Available as part of event space
- Boulder Farmer's Market offices – 1,000 sf
- Bathrooms in support of Farmer's Market – 500 sf
- Storage – 1,000 sf

# Summary – Large Hall

Use	Size
Brewery or distiller	4,000 sf
Permanent retail stalls	4,000 sf
Flexible event space	10,000 sf
Farmer's Market co-op store/café	1,500 sf
Demonstration test kitchen	1,000 sf
Farmer's Market offices	1,000 sf
Bathrooms	500 sf
Storage	1,000 sf
<b>TOTAL GLA</b>	<b>23,000</b>