



Just imagine what it could become

Existing Farmers' Market & Market Hall

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

The city recently invested in improvements along 13th Street to provide better space for the market stalls. The market is also exploring how to better provide drop-off/pick-up access for customers and easier access for vendors and closer and more accessible parking. On any given market day, the street is full of people, some of whom may be discouraged by the crowded feeling.



Where?

Key Choices:

Farmers' Market

A Keep on 13th Street (and expand number of stalls and access).

B Relocate within Civic Area.

New Year-Round Market Hall

In addition to the existing outdoor seasonal market, the city and market have been exploring the desirability of a small (approx. 7,000 sf) light, open but covered market that could operate year-round beside the Farmers' Market and be combined with other mixed uses (such as restaurants and offices). The hall would only be built if the Farmers' Market stays on 13th Street, since this is the only area out of the High Hazard Flood Zone that would be attractive to the market.

C No market hall.

D Create new market hall on 13th Street.

E Repurpose Atrium Building as market hall.

Considerations:

A (Keep on 13th Street and Expand): City has put recent investment in 13th Street infrastructure. Keeping the current location maintains 25 years of tradition and is supported by the farmers' market. Proximity to downtown and Pearl Street is beneficial for the market and downtown. Limited opportunities to address markets space needs, as well as configuration, access and parking needs. The existing and future location of the market should be considered with a new "market hall" if such a program element gets included.

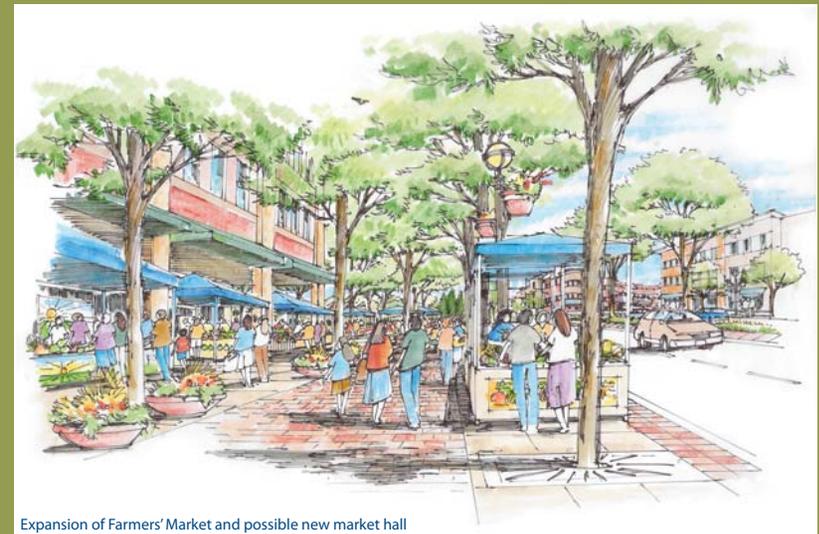
B (Moved in Civic Area): Cost of relocating the market. Change to 25 years of tradition and potentially disrupting a successful operation within the Civic Area.

D (New Market Hall): Prospective tenant interest; usability on non-market days, suitability of adjunct uses. Opportunity to design building for specific purpose and needs. Synergy with adjacent uses. Access and parking.

E (Repurposed): City offices would have to be relocated; functionality of market hall limited by building configuration and size; disallows Atrium for other uses such as museum or other retail or office uses.

What would it take for a Market Hall?

Need to consider Farmers' Market preference and planning and address costs (construction and o & m), financing and ownership. Do study of projected public demand for Market Hall. Continued coordination with Farmers' Market.



Expansion of Farmers' Market and possible new market hall



1 - St. Paul Farmers' Market Structure 2 - Santa Fe Farmers' Market 3 - Covington, VA Farmers' Market Structure 4 - North Market Winter Farmers' Market- Columbus, OH



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Performing Arts /Community Events Center

A nonprofit group, The Boulder Center for the Performing Arts, is exploring feasibility of a mid-sized performing arts center (800-1,200 seats) that would be built through a private/public partnership on city-owned land. The described intent is to create a facility that would generate community excitement, reflect emerging trends in arts facility programming and usage, and be representative of the creative community in Boulder with flexibility in design of a facility to address various needs.

The city has also posed the question about whether a smaller community events venue (e.g., less than 800 seats) could be added to the existing library facilities or elsewhere in the area, or flexible space that would allow for performances but also community meetings and gatherings would be an alternative configuration to accommodate community events and other needs. Additional analysis of the costs (capital and operating), economic impacts, parking requirements, and day use/night use implications and exclusivity of such facilities will be important considerations.

Some Choices:

- A** No new center.
- B** Create new mid-sized (800-1,200 seat) performing arts center.
- C** Create smaller (300-500 seat) community events center.

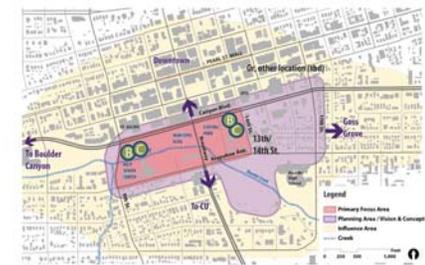
Considerations:

A (No new center): May miss opportunities to serve the community's performing arts or meeting needs. Limits competition for scarce city land and costs to city to purchase land elsewhere for other needs, reserving opportunity for other arts space, market hall, or city office and mix of uses.

B (mid-sized center): Could fulfill a major performing arts gap in the community and generate excitement. Additional feasibility is necessary to address financing and sustainability and economic impacts on other community facilities. Programming would need to address concerns about day-time use of such a facility that tends to be in use seasonally and in evenings. A large facility might be one large singular use on the 13th Street block (the only space large enough to accommodate a mid-sized facility). Would be compatible with certain daytime activities (e.g., farmers' market, BMoCA, or city offices) that are busy during the day.

C (smaller facility): Would have smaller impacts and/or could be flexible to address other community needs for conference space, meeting space, general gathering and performance and be part of a mix of uses. But a smaller facility might generate less excitement or not serve a market need. Costs, financing, and ownership need additional exploration. Could be sited in more locations and possibly as expansion to library/gallery/theater space.

Where:



What might it take to build a Center?

Feasibility study. Private/public financing and donation of city land. Partnership with nonprofits and organizations that would ensure solid programming and day/night uses and activity in the area. Mix of Investment Strategies.



Performing Arts Pavilion, Jackson Hole Center for the Arts-35,000 square foot building- 500 seat proscenium theater



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Arts/ Cultural/ Science Facilities

The community has expressed interest in new arts, cultural, science, and other museum facilities in the Civic Area (referred to here as “art space”), recognizing that thriving arts and educational and cultural facilities are economically and socially beneficial. About 10,000-20,000 square feet of built art space (either new or repurposed) could be possible as part of the program. Such a facility could strengthen the role of the library and civic institutions and enliven by adding color and interest. The BMoCA art museum aims to stay, expand, and continue its co-location with the Farmers’ Market. Another not-for-profit group is exploring a possible science art museum possibly in the Atrium Building.

Regardless whether new art space facilities are added, the community supports existing public art (e.g., Sister Cities plaza, sculpture garden), and expansion of art in the outdoor spaces to enliven and enrich the Civic Area. Public art, often thought-provoking and educational, can be monumental or subtle, of multiple materials, and weave together the outdoor spaces.

Some Choices:

- A** No new-built arts space for arts/culture/museums
- B** Create new building for art space
- C** Repurpose Municipal or Atrium building

Considerations:

A (No New): Does not take limited land needed for other uses (e.g., market, civic, or performing arts). Not building art space may miss opportunity for a more lively and unique destination or district.

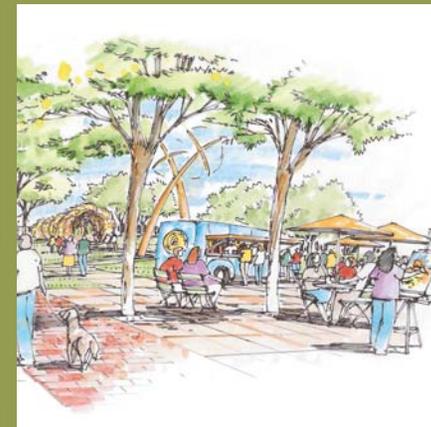
B (New): Expands an arts district, potentially creating synergy with other uses, including existing/expanded BMoCA and farmers’ market. May help create activity and vitality (weekend and day uses). There are costs for construction and O & M that would require partnerships and creative financing packages. Demand for these facilities is uncertain; feasibility study may be necessary. Need to address historic integrity of Transfer and Storage Building (BMoCA) if expanded on 13th Street site. The 13th Street site is more in keeping with BMoCA’s planning process and expressed preferences.

C (Repurposed): Similar to “B” except that existing users of repurposed facilities, such as Municipal Building and the Atrium would have to be housed elsewhere.

Where:



Left to Right: Wisconsin State Historical Museum; Rhode Island School Design Museum



What would it take?

Feasibility study, financing tools and packages, grants (e.g., National Endowment for the Arts). Work with BMoCA and other not-for profits.



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Mixed Use Civic Campus

In the Civic Area, over 25,000 customers are served in city buildings that house over 300 city employees (excluding the Library and Senior Center). The numerous facilities are dispersed around the campus with multiple service counters in three separate buildings and multiple parking lots and entrances. The buildings vary in age (built from 1952 to 1974) and functionality, and the Municipal Building (city hall) is landmarked. Several facilities are in the 100-year floodplain, and of particular concern, the New Britain and Park Central office buildings are in the High Hazard Flood Zone (HHZ).

City services will continue to be located in the Civic Area or at least downtown because of the benefit of a centrally located government and of daytime workers and customers downtown. A key choice is to determine whether to simply replace the facilities that are in the HHZ, thereby keeping a dispersed civic campus, or to eventually consolidate city services in one building and location – either in the Civic Area or nearby. To optimize day/night uses, the city campus should be mixed use.

Some Choices:

- A** Build to replace only Park Central and New Britain functions removed from the HHZ in the Civic Area (48,000 sf).
- B** Build a mixed use complex to consolidate key municipal services/city functions (up to 120,000 sf).

Considerations:

A (Replace only New Britain and Park Central): Life and property safety addressed. Offsets cost of O&M for buildings that have outlived their functionality and are inefficient. Maintains campus model – with services and staff dispersed in multiple locations. Gains additional park space but potential loss of activity next to park.

B (New Consolidated Facility): Life and property safety addressed. Improved service provision and public access, depending on location. Updated space standards/worker productivity. Opportunity to address shared space needs for community events, etc. Costs (construction and O & M) and financing. Consider location relative to the transit center, downtown, and convenience and with mixed uses, including small retail and community event space. Opportunity to build an energy efficient building showcasing city values. Immediate construction costs versus lifecycle O & M.

What might it take to replace city services?

A Phasing Plan:

Financing investment strategy and exploration of alternative land sites for the short-, mid-, and long-term and optimal pairing of uses. In short-term, city could stabilize the soil beneath buildings to prevent scouring of the foundations and explore alternative sites for city facilities.

Where:



Ideas for Mixed use city services from the NAIOP CU / DU Business School Competition



Ideas for city services from the Civic Area Ideas Competition



Tatonka team proposal





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The West Senior Center

The West Senior Center sits west of the library and south of Boulder Creek. The building (built in 1974), is 16,200 square feet. Annually, it serves 56,400 customers a year, including Meals on Wheels and many other senior programs.

Human resources will soon do a plan to explore the senior center's future consistent with 21st century best practices and models. Today, a state-of-the-art center might provide a wider host of services for older adults to recreate, socialize, and learn. Often, newer centers are co-located with other services (such as children, youth, and family) to be convenient for customers and providers. Additionally, it provides dedicated space for senior adults as well as flexible and intergenerational community space such as classrooms. It also might be paired with offices, arts, culture, and recreation facilities.

Some Choices:

- A** Senior center stays as is
- B** It redevelops following best practices
- C** It co-locates with other services with convenient access (civic area or downtown)

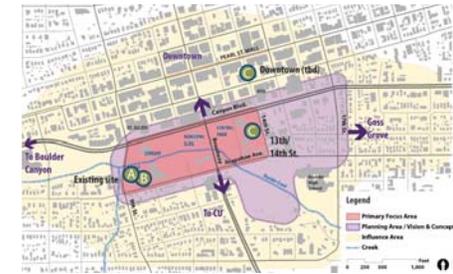
Considerations:

A (no change): Some seniors appreciate the familiarity of the current facility, but the building is inefficient to operate and has limited functions and turns its back on the creek and outdoor space. Parking is inefficient.

B (redevelop): It could serve more needs, especially if redevelopment includes the housing site to the east, allowing for shared parking and an efficient and beautiful facility that takes advantage of outdoor space near boulder creek and the library. A new building could accommodate trends in aging lifestyles. Costs and disruption in services to redevelop.

C (move downtown): It could allow the center to be co-located with other services and closer to where older adults live, shop, and need services. It would open this civic area site for other uses (e.g., arts, museum, offices). Costs of moving and loss of familiarity.

Where:



From left to right: Scottsdale Senior Center at Granite Reef (LEED Certified Gold); DeVries Place Senior Apartments in Malpitas, CA; West Senior Center Boulder, CO



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Access and Mobility

Parking

The Civic Area has 674 parking spaces in surface lots and additional on-street spaces that serve city customers in the area and downtown. Virtually all of these spaces are in the 100-year floodplain. Vehicles can become buoyant in as little as 18-inches of water and create a significant hazard. Over half of the spaces are also located in the High Hazard Flood Zone (HHZ), meaning that, in the event of a flood, people attempting to reach their vehicles would risk being swept away by flood waters. The Civic Area plan will recommend reconfiguring most of the existing surface parking into structures for life and safety reasons and to gain additional park land and natural areas near the creek. Parking would be configured to allow proximity for patrons to facilities such as the library, senior center, city facilities, and Farmers' Market.

Parking is a major consideration for site capacity and mix of new uses. In addition to current demands, new uses will generate demand. Opportunity for shared parking depends on the mix of uses. Programs that encourage multi-modal transportation also reduce parking demand. Analysis is ongoing to determine exactly how much parking would be needed and where, and how to finance and co-manage it (i.e., can it be brought into the Central Area General Improvement District [CAGID]?)

Existing Parking Lots in High Hazard Zone

Initial Direction:

Relocate majority of surface parking to wrapped parking structures on either end of Civic Area and address new demand.

What will it take to create structured parking?

Additional feasibility study, siting studies, and coordination with CAGID and private developments and library, senior center, Farmers' Market, and others to ensure suitable amounts of parking, proximity, and good access. Update to the current transportation connections plan for the area will be needed as part of the implementation plan.

Considerations:

Relocate to mixed-use structures: Life and property safety is addressed by removing parking from the floodplain. This provides opportunity for additional park space and strengthens existing park vitality and helps with water quality along creek, reducing pollution from runoff. Structured parking has significant high capital cost. Siting depends on site capacity, access and nearby circulation. Would need to be coordinated with library and possible configuration of entrance.



Existing surface lots in the High Hazard Flood Zone



Parking structure wrapped with mixed use (downtown Boulder).



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Access and Mobility

Connections

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 circulate within the area and 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 like the HOP, SKIP, and BX, the downtown Transit Center, bike parking, Boulder Creek Path, Pearl Street Mall, and a parking district (CAGID). However, improvements could be made. Suggestions have included new or wider pathways, more pedestrian and bicycle connections, more bicycle parking, conversion of surface parking to structured, addressing barriers to Downtown and enhancing the character of Canyon Boulevard, and expanding the Transit Center.

13th Street:

(from Canyon Blvd. to Arapahoe Ave.)

- A** Keep street open to vehicles (except during Farmers' Market hours).
- B** Close street to vehicles, transform into urban plaza and expanded Farmers' Market space with bicycle access, and design to best relate and connect with Pearl Street Mall.

Considerations:

A (Keep as is): No change to existing circulation and access. Missed opportunity to transform an important piece of Civic Area. Supports access to businesses and institutions.

B (Close street): Provides more event and pedestrian space with amenities, such as gathering places and public art, and facilitates expansion of the Farmers' Market. Would maintain bike access. However, current vehicular traffic on 13th Street would be shifted elsewhere, probably to 14th Street, 15th Street, and Broadway, and would make navigating between Canyon Blvd. and Arapahoe Ave. by vehicle more difficult. May impact existing businesses along 13th Street.

14th Street:

(from Canyon Blvd. to Arapahoe Ave.)

- A** Keep as is.
- B** Convert to transit-only (on-street) function to accommodate future transit demand; maintain bike and pedestrian access.
- C** Convert to combination of transit and general use.

Considerations:

A (Keep as is): No change to existing circulation and access. Maintains access to businesses.

B/C (Convert to transit only, or combination): Expands Transit Center capacity in the future. However, current traffic on 14th Street would be shifted elsewhere, probably to 13th and 15th, and would make navigating between Canyon and Arapahoe by vehicle more difficult. May impact existing businesses along 14th Street.



Canyon Boulevard:

(from 9th Street to 17th Street)

This state highway is used by approximately 20,000 cars per day, connecting the Boulder Valley Regional Center with the downtown area and continuing into the mountains. It is a “barrier” between Pearl Street/Downtown and the Civic Area. Suggestions have emerged to redefine its function and character. This may include making it more of a boulevard with added space for landscaping, and multimodal improvements.

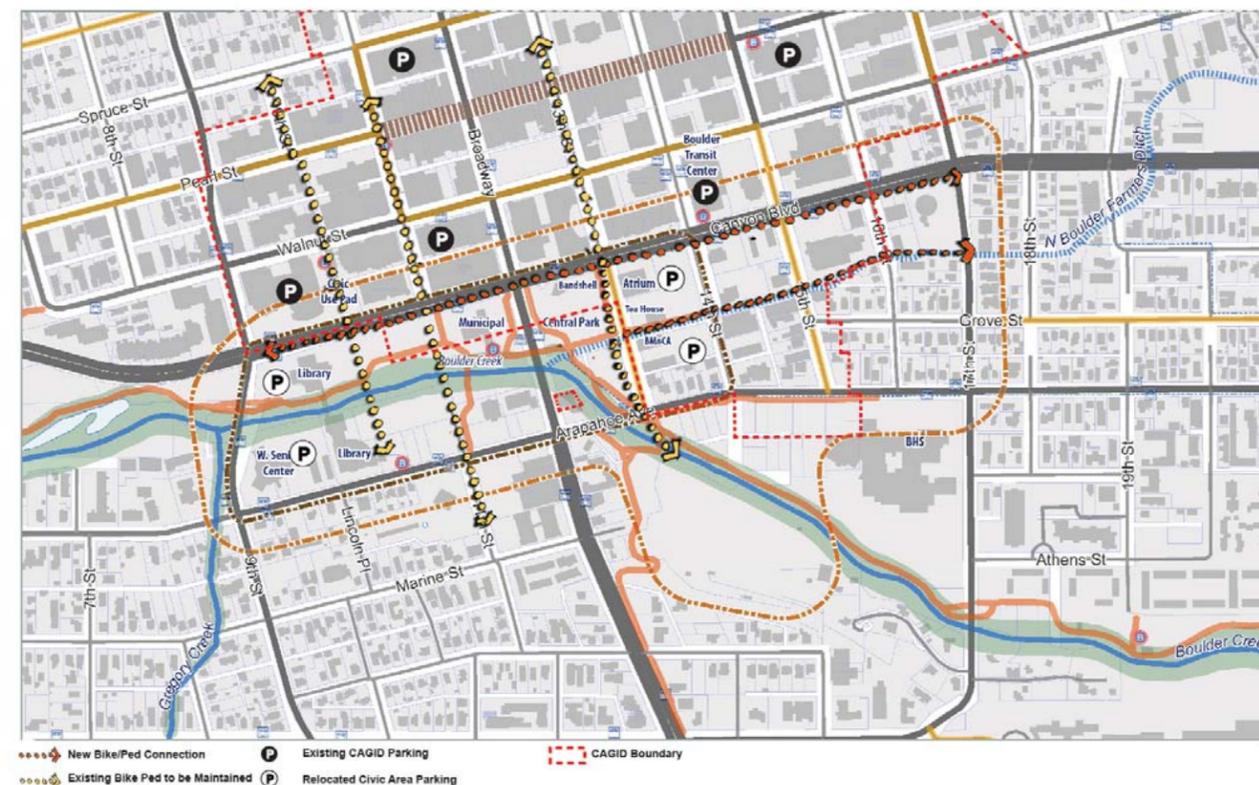
Design as a “Complete Street” with place-making and multi-modal improvements, including possible dedicated bike-lanes, generous pedestrian environment, and increased vegetation such as double rows of trees on the south side. These improvements should create an iconic entry into the downtown area.



Bicycle & Pedestrian Amenities & Connections to Neighborhoods

The fundamental bicycle/pedestrian facility in the area is the Boulder Creek Path. This is an important transportation facility and its alignment and function will be maintained. Another important bicycle facility is the connection of the Broadway path to the 13th Street contra-flow lanes. As noted in the 13th Street section above, one challenge will be to maintain this important bicycle facility while still improving the Farmers' Market operations. Another important north-south bicycle/pedestrian connection is the 10th/11th Street alignment (with pedestrian crossings at Arapahoe, Canyon and Walnut). These facilities connect the neighborhood south of the Civic Area and the west end of the Downtown, as well as connecting the Mapleton Hill neighborhood to the Civic Area. Each of these connections will be maintained.

A missing bicycle facility, shown in the City's Transportation Master Plan, is an east-west corridor through the Goss/Grove neighborhood. The connection is in place from Broadway to 14th Street but additional work will need to be done to create this corridor east of 14th Street. Redevelopment will need to occur before some of the facilities can be provided.





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Adjacent Properties

Surrounding the publicly-owned lands, adjacent private properties not only will be important “eyes on the park,” but also will add vibrancy to arts, culture and civic uses that get added to the Civic Area. These properties are an important extension of the downtown fabric and economic vibrancy, and the character of development should be consistent with the surrounding area, including providing transitions to the Goss-Grove neighborhood.

The adjacent properties could expand the Civic Area vision, functionality and vitality in a way that is mutually beneficial to the community and city and private property owners. Possible land use mixes that would ideally be compatible with the Civic Area and that would address market needs include mixed use residential, offices, including incubator office space, hotel and/or conference space, and commercial or retail.

Considerations:

- Owner Preferences
- Market Demand
- Current Zoning Regulations
- Comprehensive Plan policies
- Synergy with Civic Area and Surrounding Uses
- Transportation/Traffic Impacts, Parking and Access

Civic Use Pad at the St. Julien Hotel:

The Civic Use Pad adjacent to the St. Julien Pad Hotel could be an extension of the Civic Area’s function if the uses meet the criteria and legal requirements of the site. Uses may include civic and arts and cultural center, including space for community needs, such as community events center, cultural facilities with extended stay hotel facilities. Other considerations include:

- Site should have synergy with Civic Area and surrounding uses and allow for connections to/from Civic Area and Pearl Street downtown
- Meeting the specific civic use criteria established for the site
- Meeting all the legal requirements mandated through the Urban Renewal Plan and Condominium Association agreements including St. Julien Hotel consent
- Community needs, in context of facilities elsewhere
- Views
- Transportation/traffic impacts, parking and access
- Cost (construction and o & m), financing, ownership and operations

What would it take for urban redevelopment to happen that supports the Civic Area?

Possible private/public or private partnerships, land swaps or large coordinated site planning, partnerships to address land assemblage and development, and financing.



Active streetscape, Toronto



Pedestrian-oriented commercial, Fort Worth TX



Outdoor cafe



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Bandshell

The Glen Huntington Bandshell, built in 1938, is a local historic landmark, and as such is protected under the city's Historic Preservation Ordinance. The bandshell is architecturally significant as an example of Art Deco in Boulder and has been a visual landmark for citizens for over seventy-five years. Today, it faces some challenges, including limited programming, worn appearance, uncomfortable seating, frequent transient occupation, and noise and access challenges for performances.

The bandshell could see increased performance programming, rehabilitation, and improved function while preserving its historic character or it could possibly be relocated within the Civic Area to maximize its functionality as an outdoor theater, although the city generally discourages relocation of historic resources. Additional public input is desired to gauge the public's perception, and additional study would be necessary to determine the feasibility of its relocation. Within the park, the large and notable trees and other features are also important resources. Regardless of whether the bandshell remains or is relocated, no new buildings are suggested in place of the bandshell; however, the parkland is valuable for events and Farmers' Market spillover.

Some Choices:

- A** Keep the bandshell in place (and rehabilitate)
- B** Relocate the bandshell within the Civic Area (and improve current park location)
- C** Move bandshell outside of Civic Area

Considerations:

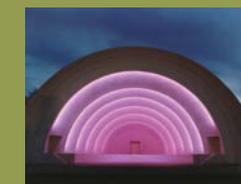
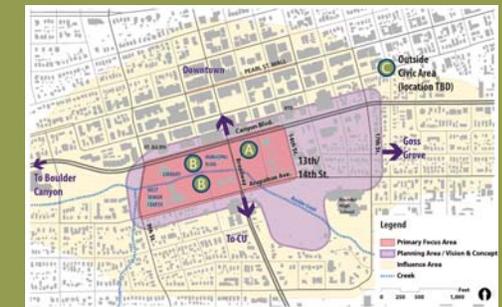
A (Keep it as is): Preserving the bandshell in its current location is the best way to maintain its historic integrity. With rehabilitation, the appearance around the site and of the structure could improve. But, the current location may continue to have access and noise issues for performances. Canyon Boulevard right-of-way is restricted by its location.

B (Move within Civic Area): Historic integrity is compromised with a move. The functionality of Central Park could potentially be improved, while the existing trees and site would be maintained for park uses. A move would allow Canyon Blvd. to be improved as a complete street to allow for additional bicycle/pedestrian use. The function of and access to the bandshell might potentially be improved and possible better synergy with park and surrounding uses through a move.

C (Move outside Civic Area): A move out would address life and property flood risk in the area by removing a structure from the HHZ. The historic integrity of the band shell is significantly compromised in this scenario and its landmark status could be jeopardized.



Where:



Example of band shell lighting, Dallas

What would it take?

Develop a phasing plan that first looks at feasibility of rehabilitation and increased programming. Reevaluate in short-term to assess increased function of the bandshell and improved image of the venue. Changes to the bandshell structure, if proposed later, would require review and approval through the landmark alteration certificate review process. To move the bandshell, cost and feasibility study would be needed and review would be required by the full Landmarks Board.



Near-Term Improvements

While the Civic Area Plan will be a long range plan, it is also exciting to begin to identify some actions to improve the appearance, usability, and function of the area within the next several years. These “near-term” improvements could range from law enforcement and lighting improvements to new signage and specific park improvements. Near-term improvements have relatively low cost and are steps toward achieving the overall vision for the area.

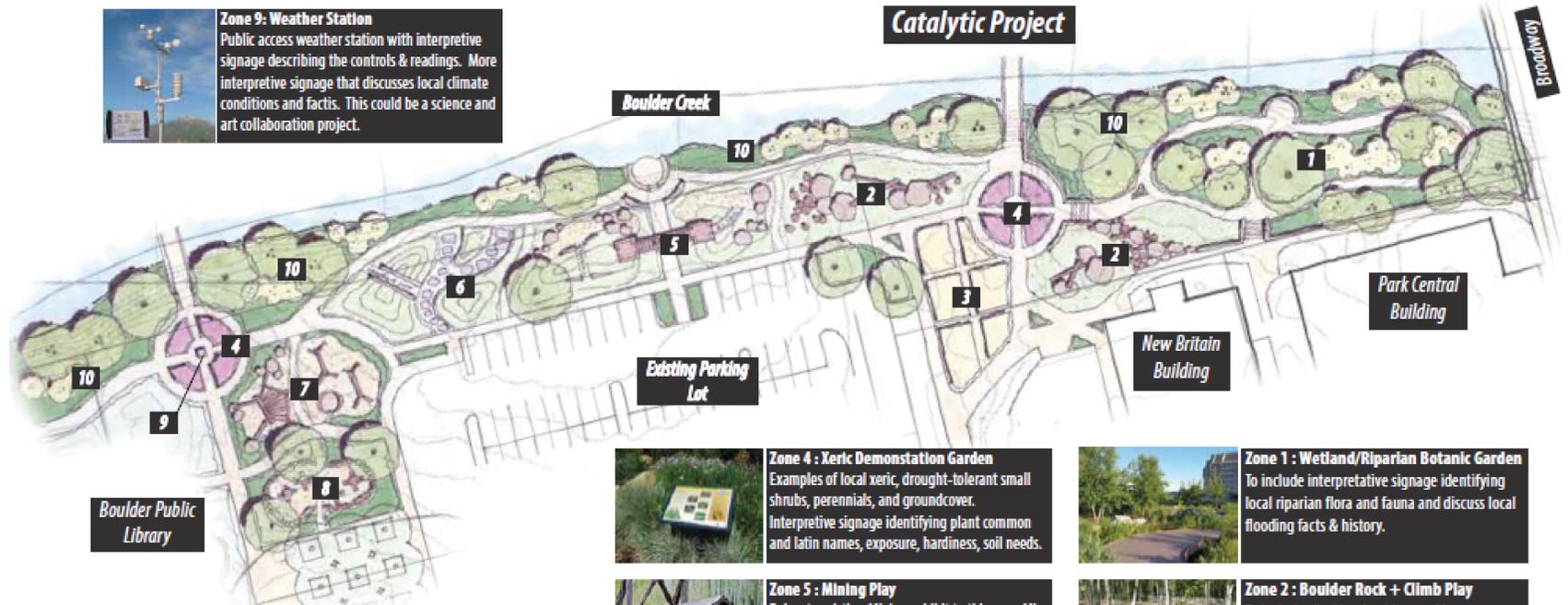
Specific ideas may include:

Zone 10: Riparian Restoration
The zone along Boulder Creek to be restored with native wetland/riparian vegetation.

Zone 9: Weather Station
Public access weather station with interpretive signage describing the controls & readings. More interpretive signage that discusses local climate conditions and facts. This could be a science and art collaboration project.

Boulder Civic Area Design Competition January 2013

Catalytic Project



Zone 4: Xeric Demonstration Garden
Examples of local xeric, drought-tolerant small shrubs, perennials, and groundcover. Interpretive signage identifying plant common and latin names, exposure, hardiness, soil needs.

Zone 1: Wetland/Riparian Botanic Garden
To include interpretive signage identifying local riparian flora and fauna and discuss local flooding facts & history.

Zone 5: Mining Play
Relocate existing Mining exhibit to this area. Mining themed play including sand pit for digging, "natural" tunnel, mining bridge. Interpretive signage to address local mining facts and history.

Zone 2: Boulder Rock + Climb Play
To include climbing boulders and logs to encourage play and climbing activities. Interpretive signage to address local geological history and features.

Zone 7: Natural Play Tot Lot
Play area to include swings, balance challenges, low boulders made of natural materials (wood, stone, metals) geared toward 7 yr old & under.

Zone 6: Watershed Play
Themed play that educates the concept of watershed science in a fun way including play mounds (mountains), dry creek bed, geological cut, etc. Interpretive signage to address local watershed facts and information.

Zone 3: Urban Community Garden
Garden plots for community use; managed by Growing Gardens Non-Profit of Boulder. Interpretive signage to address local agricultural production, soil profile and health, and permaculture practices.

Zone 8: Children's Picnic & Reading Garden
Low picnic tables and seating themed and sized for children made of natural materials (wood, stone, metals).



Improve access and visibility for the Sister Cities plaza; explore opening the municipal building and improve sinage.

Continue the stepped-up enforcement to reduce illegal behavior on parks grounds.



Increase programmed activities in the area, for instance in the Bandshell. Also, renovate the Bandshell and surrounding parkland, such as removing the fencing and train tracks and installing better lighting.



Work with the Farmers' Market to understand access needs, as well as explore national best practices and trends for a year-round function.

Allow food trucks in the area.

The ideas above were submitted for the Ideas Competition in the “Catalytic Project” category by CEC Collaborative. Examples for further consideration include building children’s play and nature exploration space south of Boulder Creek near the library.

What would you like to see happen in the Civic Area in the next few years?