KEY FEATURES - OPTION 1

NORTH SIDE

1. Atrium Building is preserved as a wide open Event Hall as part of a Market Hall complex. The finish floor elevation of the Atrium is about 2'-9" below the FPE.
2. A flood protected "porch" is located on the south side to allow unprotected glass garage doors to open into the Market Hall.
3. A 1-story link connects the Atrium to a new East Building. It contains uses with higher infrastructure needs such as the Demonstration Kitchen. It also has a glass corridor to the East Bldg.
4. The East Building (A) has other Market Hall functions such as Food Hall and the Anchor Attraction. There are 2 additional stories above such as office or Civic functions. Each floor is about 9300 sf for a total for Bldg A of about 28,000 sf.
5. Level 1 of all buildings is the same as the Atrium Bldg. (2'-9" below FPE) thus all buildings require flood protection at the lower level.
6. The TeaHouse Plaza stays at the same elevation as the current Plaza
7. Building B also has about 9300 sf per level on 3 floors. The 1st Floor could have public uses such as restaurant or civic. The finish floor steps down 2 to 4'-9" below FPE putting the building closer to the elevation of 14th St. but requiring extensive floodproofing measures.
8. The E-W Utility Corridor is maintained between the north side of the TeaHouse Plaza and 14th St.
9. This option corresponds to the Alt. 1 Market Hall option (smaller all) in the Boulder Market Hall Feasibility Analysis dated March 17, 2016

SOUTH SIDE

1. Building C has an above grade Structured Parking Garage with a 30' deep 3-story wrap on 14th St. The garage has 5 stories with the lowest level on existing grade which is about 5'-6' below FPE thus requiring flood protection to the FPE and a flood gate at the entry. There are about 170 spaces in the garage. The Finish Floor of the wrap on 14th St. would be at about elevation 5341 requiring about 5' of flood protected storefront and is about 3'-4' above 14th St. Each floor has about 5000 sf for a total of 15,000 sf, gross.
2. Building D has a finish floor of about 5340' and requires 6' of floodproofing, sitting about 3' above Arapahoe Ave. It could have a mix of nonresidential uses.
3. Building E is envisioned as new community or mixed use space. This would frame a a new plaza south of BMoCA Plaza. The new building has about 6000 sf over floor on 2 floors for a total of 13,200 sf of new space. The finish floor would be 1' higher than the existing BMoCA to about 5344.5 and be about 18" below the FPE and thus would require floodproofing to that level. The Plaza would be elevated to about 6" below existing BMoCa or about 5342.7'.

Preliminary Architectural "Test-Fit" for Market Hall Program - Option 1

1"=100'

0' 50' 100' 200'

1 April 2016

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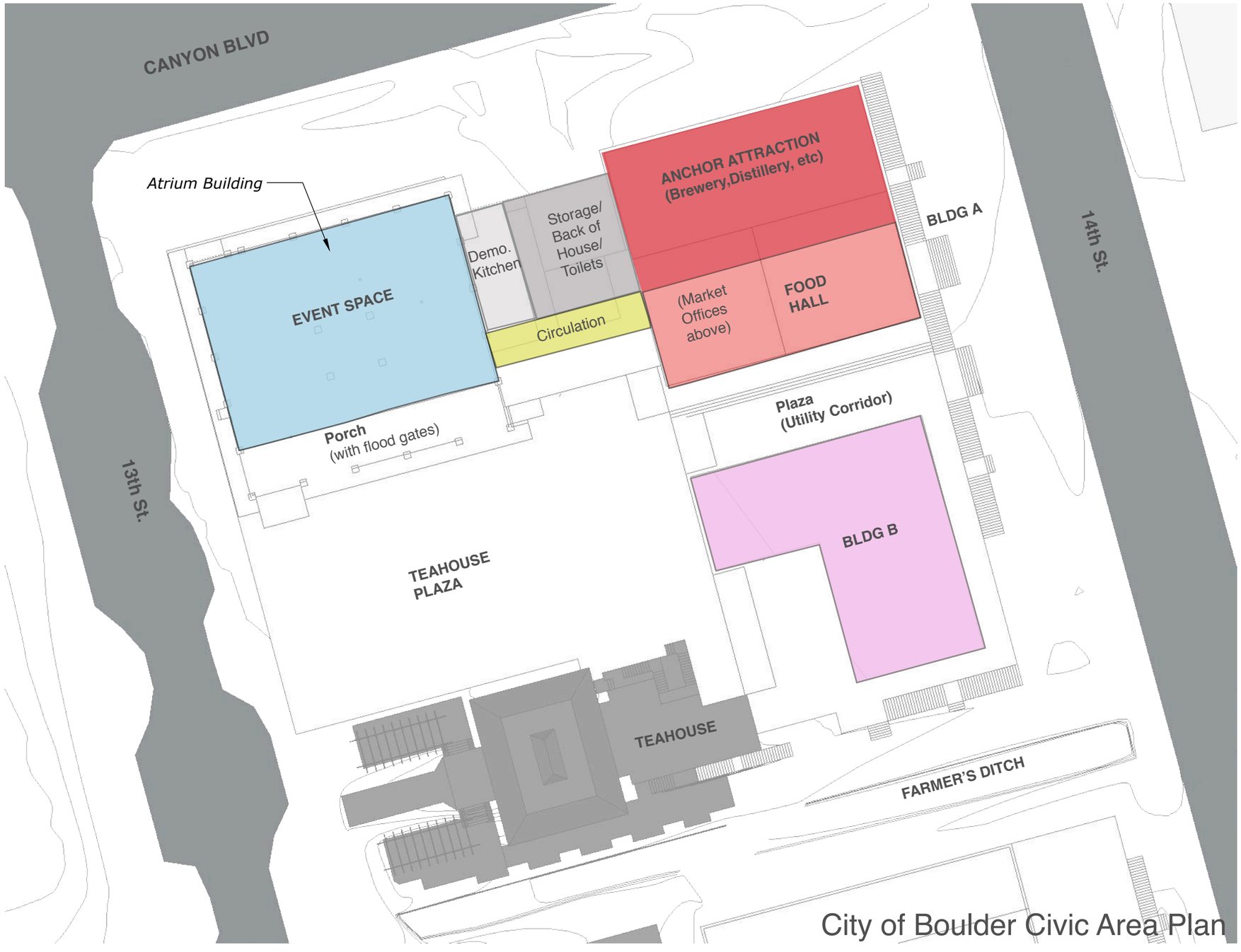

Preliminary Architectural "Test-Fit" for Market Hall Program - Option 1

1"=40'

0' 20' 40' 80'

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Option 1 - 3D View from West

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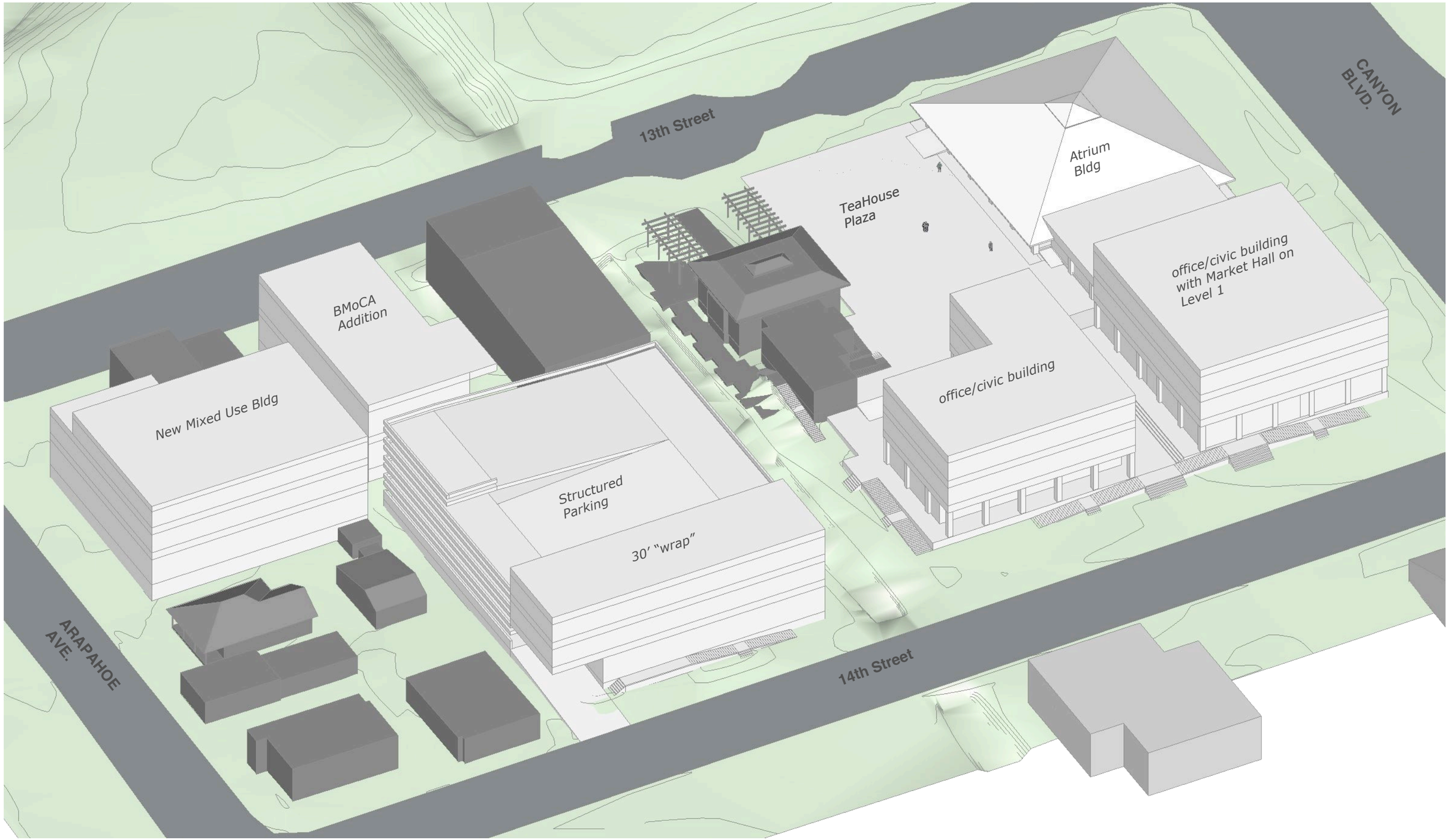

Option 1 - 3D View from SouthEast

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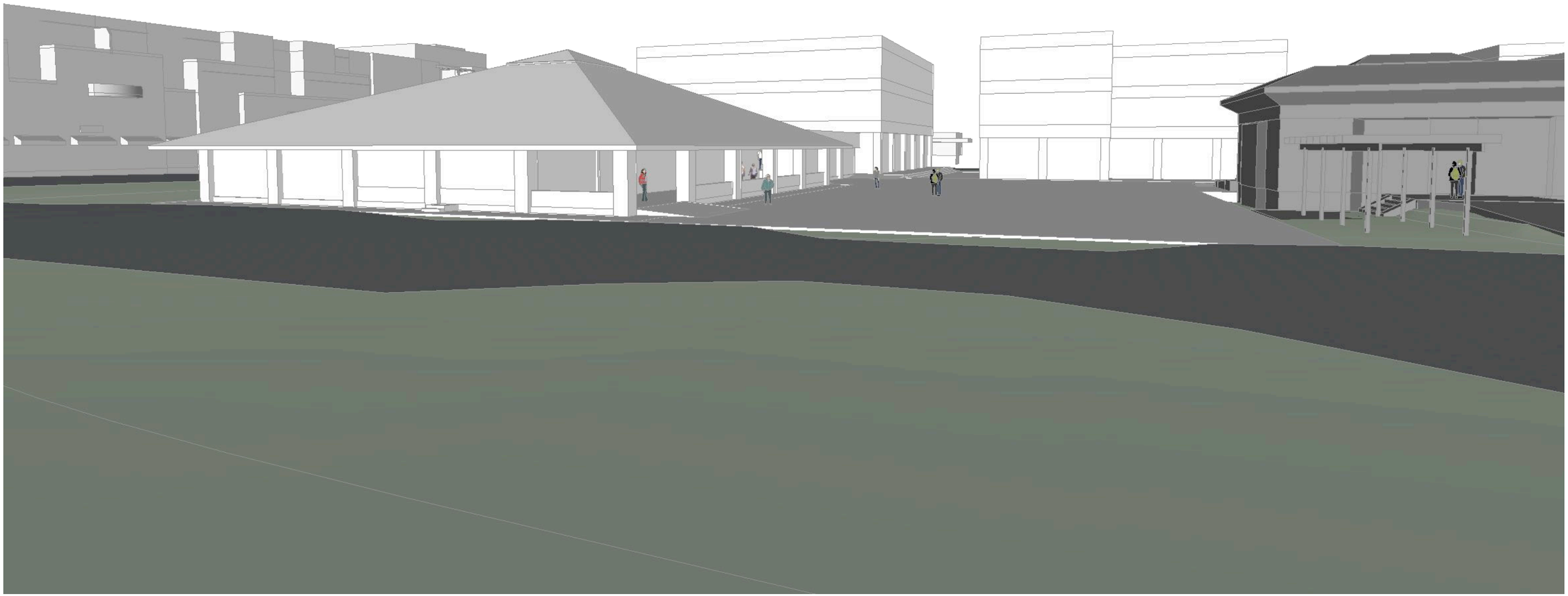

Option 1- 3D View from 13th St.

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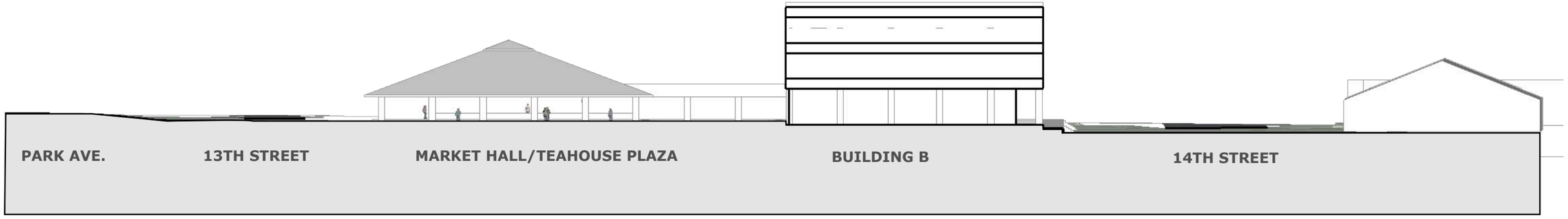

Option 1 - E-W Section through TeaHouse Plaza

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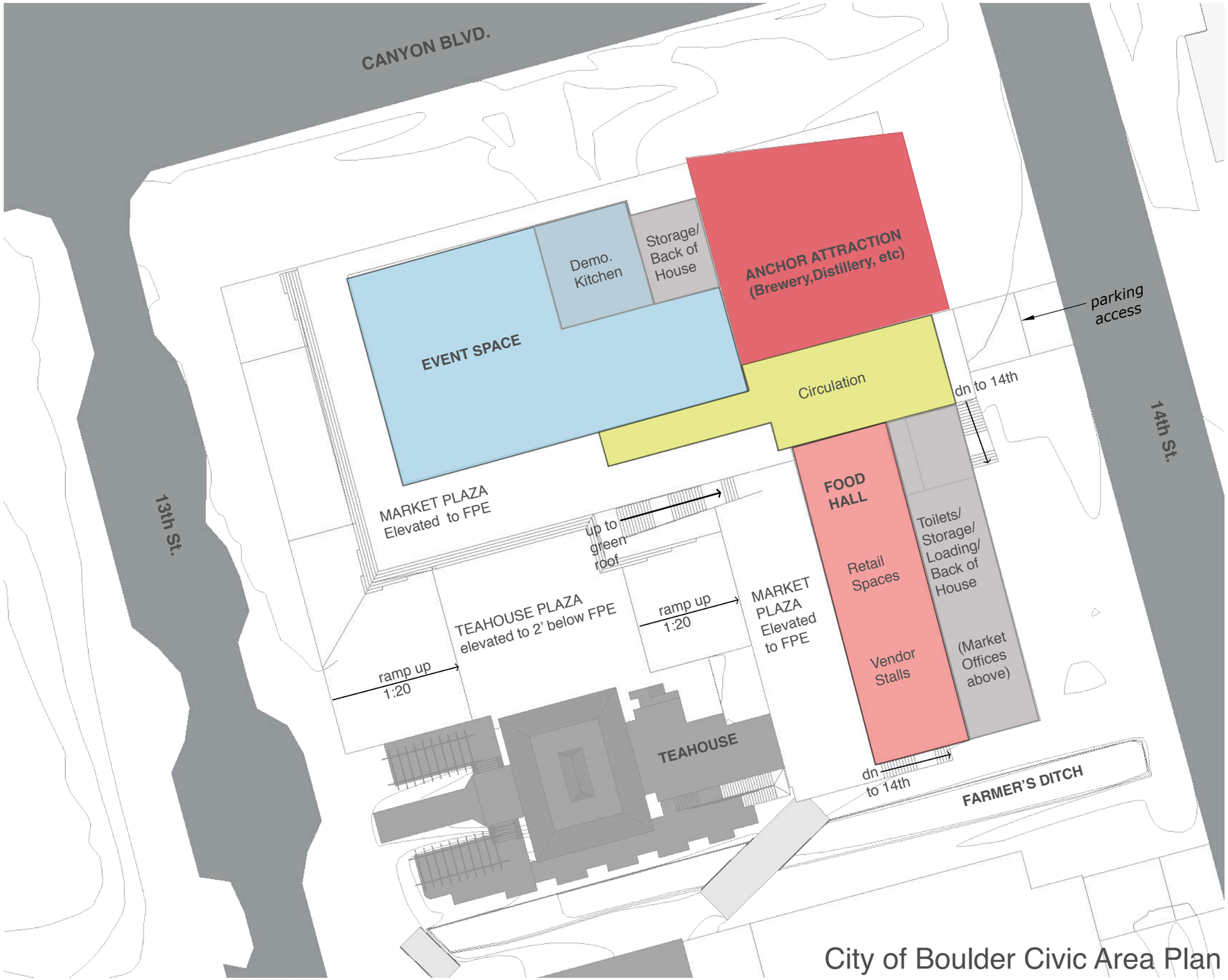
KEY FEATURES - OPTION 2

NORTH SIDE

1. Atrium Building is replaced with a large Market Hall with offices and civic uses on the upper floors. The finish floor elevation of the new building is placed at the FPE so no floodproooofing is required. this allows unrestricted openings such as glass garage doors to create maximum transparency.
2. The north portion of the building contains the Market Hall and Anchor attraction with 24' clear spaces. There is an additional story above that could house civic functions such as new Council Chambers and municipal offices. There is a large green roof with public gardens on this upper level. Both floors could have about 19,000 sf.
3. There is an elevated plaza at the FPE. The TeaHouse Plaza is elevated to about 2' below the FPE or about 2' above the existing plaza. This will eliminate the ramps on the north side of the TeaHouse Building and create a 2 tiered plaza that is larger than the existing space. The elevated plaza will be about 4' above 13th St. and 8' above 14th St.
4. The E-W Utility Corridor is relocated. Building A is linked to Building with a circulation spine.
5. Building B is also at the FPE and has the Food Hall and retail spaces as well as back of house and loading. The offices are co-located on the second floor of Bldg B with other community offices with the potential for additional community space or municipal offices on the 3rd level. There are 5000 sf on each level. It is about 6'-7' higher than 14th St and is thus set back 50' fro 14th St. to stay outside the HHZ and provide space for the grade transition.
6. 150 parking spaces are located below the elevated plaza/ buildings. This will require a flood protection gate and is about 2'-3 below existing grade.

SOUTH SIDE

1. Building C is a U-shaped building that could contain a hotel or offices. There is a courtyard facing the BMoCA plaza. The first floor is about 4' below the FPE and 4' avbove 14th St.. It is setback 50' from 14th St. to provide a transition to grade. There is parking below the building with about 58 spaces. The parking would be about 5'-6' below grade and will require a flood protection gated.
2. Building D has a finish floor at the FPE of about 5346' and requires no floodproofing, sitting about 6'-7' above Arapahoe Ave. At this elevation, the building could have residential uses.
3. Building E is a new building frames a new BMoCA Plaza that links to Bldg C and its courtyard. The new building has about 4500 sf on 2 floors for a total of about 9000 sf of new space. The finish floor would be 1' higher than the existing BMoCA to about 5344.5 and be about 18" below the FPE and thus would require floodproofing to that level. The Plaza would be elevated to about 6" below existing BMoCa or about 5342.7'.



NOTE:
Space Locations are Conceptual. Spaces can be re-arranged, e.g. Event Space and Anchor Attraction can be swapped.

Preliminary Architectural "Test-Fit" for Market Hall Program - Option 2

1"=40'

0' 20' 40' 80'

1 April 2016

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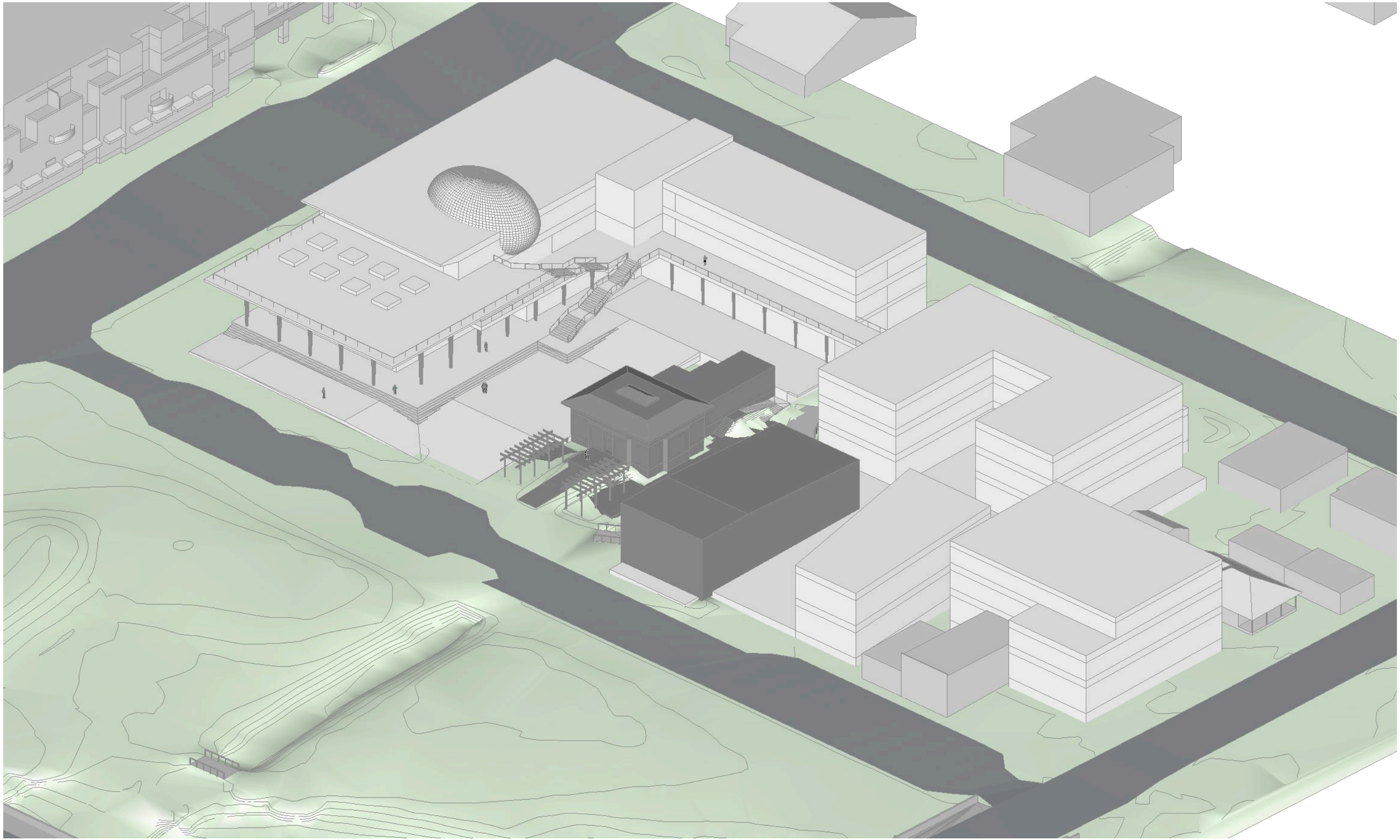
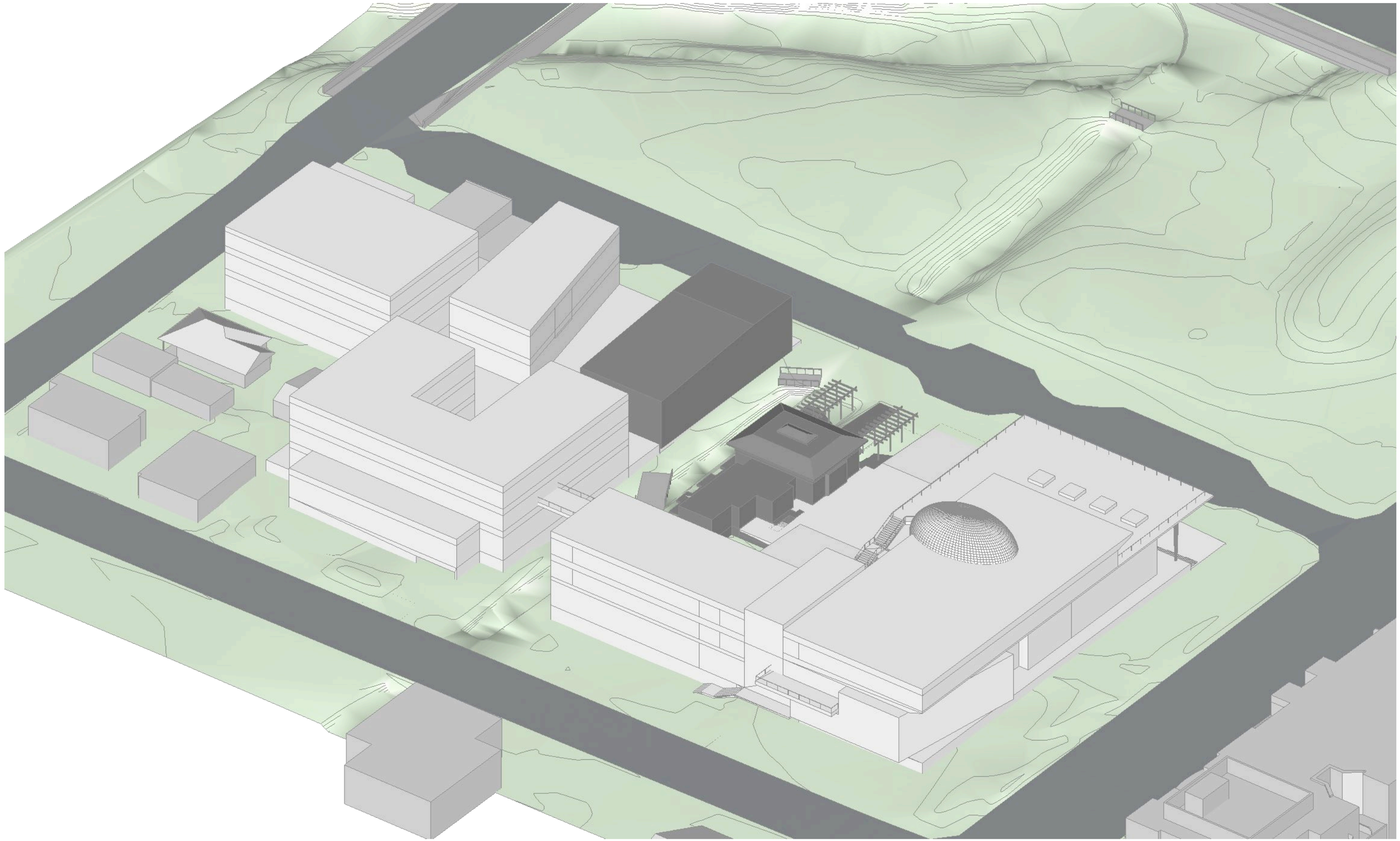


Option 2 - 3D View from West



Option 2 - 3d View from Northeast

0’ 20’ 40’ 80’

City of Boulder Civic Area Plan

21 March 2016

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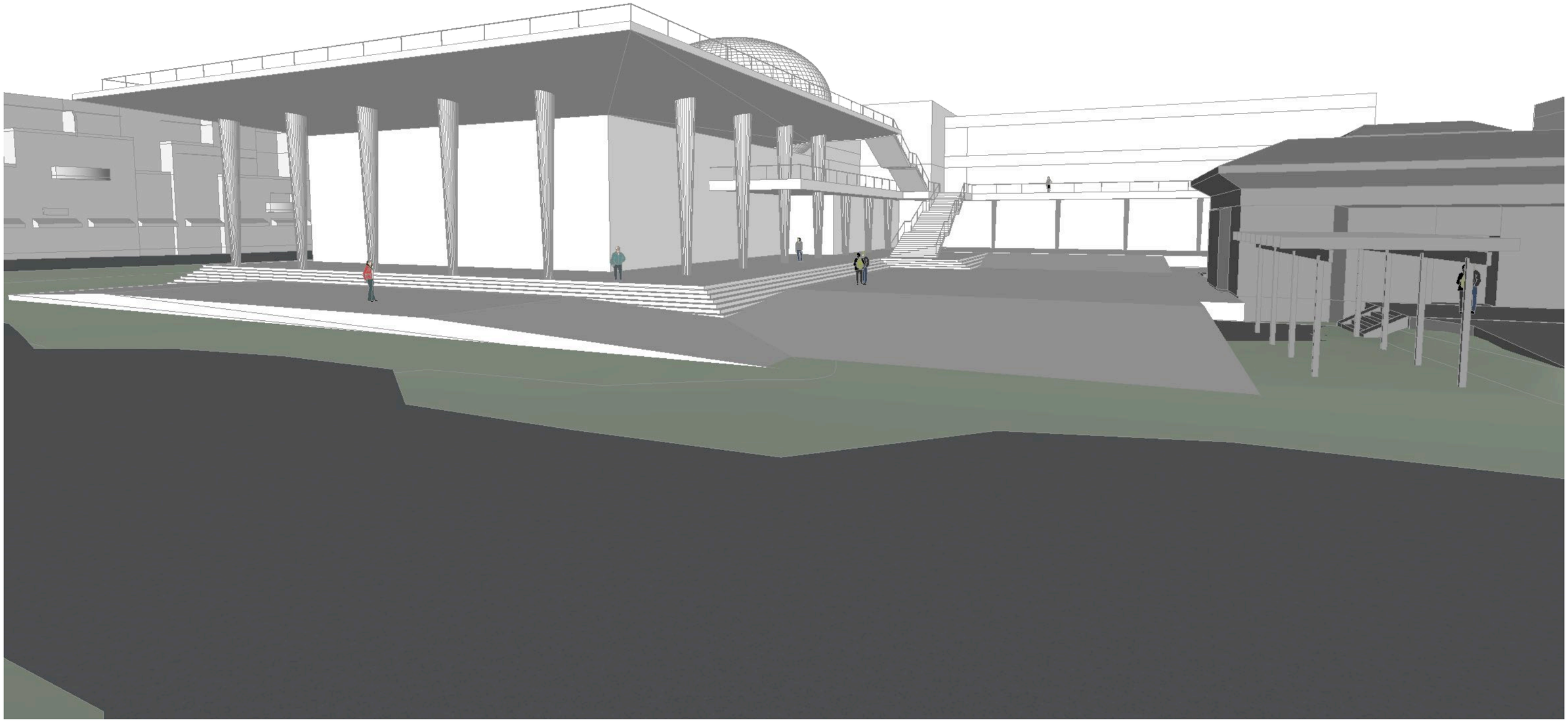
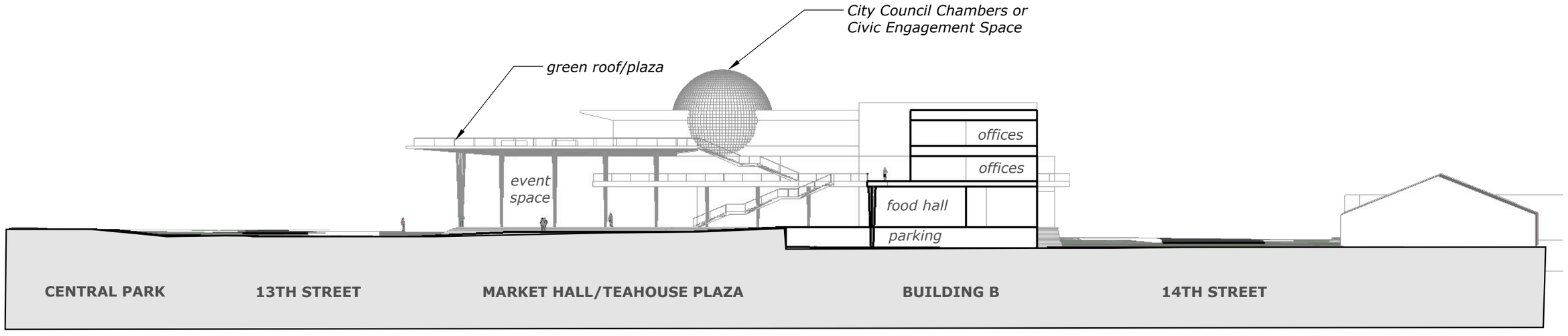


Option 2 - View from 13th St.



Option 2 - East-West Section through TeaHouse Plaza

1”=40’

0’ 20’ 40’ 80’

1 April 2016

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