



# **PUBLIC INPUT REPORT**

**MARCH  
2015  
OUTREACH**



The week of March 9<sup>th</sup>, the Boulder Civic Area team hosted three consecutive nights of public meetings. The purpose of these meetings was to allow the public, stakeholders, and board/commission members to:

- Meet with consultants and city staff to learn about the status of the design process.
- Review design options for the initial development of the park using voter-approved capital funding;
- Review strategies and concepts for long-term improvements to the Civic Area; and
- Learn about upcoming events, partnership opportunities and programs to activate the Civic Area.

We asked several specific questions that allowed us to collect feedback in a meaningful way. The questions are as follows:

## **PARK SITE PLAN DEVELOPMENT**

Three initial park design plan options were presented to get public feedback. Specific questions are listed below:

### **Programming / activation**

Related to programming/ activation, which option provides the:

- Most favorable approach to address Bandshell?
- Greatest variety of experiences daily and throughout the year?
- Most active and well used park spaces?
- Most functional for large events or gatherings?

### **Circulation & Access**

Which option provides the:

- Best physical and visual access to Boulder Creek?
- Best bike and pedestrian connectivity and access?
- Most appropriate accommodation of parking while enhancing park use?

### Long-Term Plan

- Should the plan for Central Park include a structure for a Park Conservatory?

Are there any areas of the plan alternatives that you feel have missed the mark or need further research and refinement?

### **East and West Bookend Development**

Preliminary concepts which included four site development options for the east and three options for the west were presented to get public feedback. Specific questions are provided below:

#### East Bookend: Features & Characteristics

Which option provides for:

- Most flexibility in accommodating multiple uses and a variety of experiences?
- Activating the space day and night?
- Preserving and celebrating the history of the civic area?
- Creating connections and movement through the space?
  
- What do you see as the most appealing and least appealing about the options presented?

#### Land Use: Municipal Services

While balancing the redevelopment of the Civic Area:

- What services do you believe are critical to maintain within the downtown core of the city?
- What services should be relocated?

#### Land Use: Performance Space

Should the city explore partnerships to expand or redevelop the north wing of the main library to accommodate a 300-500 seat performing arts facility? What do you see as the key opportunities and constraints to further consider?

## West Bookend: Features & Characteristics

- Which option provides for:
  - Most flexibility in accommodating multiple uses and a variety of experiences?
  - Activating the space day and night?
  - Preserving and celebrating the history of the civic area?
  - Creating connections and movement through the space?
  
- What do you see as the most appealing and least appealing about the options presented?

## BOULDER CIVIC AREA STAKEHOLDER WORKSHOP

March 9, 2015

*Feedback from the stakeholder<sup>1</sup> workshop was collected via group discussion being recorded on flip chart notes. The room was divided into two stations. The stakeholders were asked to self select between Park Site Development and Bookend Development.*

### Summary of consistent themes:

- Concern about height and sight lines on East End
- Differing opinions about Bandshell
  - Noise levels
  - Historic Landmark
- Slight preference for E3 and E4 with more underground parking
- Support for keeping municipal services downtown with a mix of uses
- Do not support performing arts center taking over the whole block
- Preference for W3
- Concern about seniors
- Support for moving the Bandshell
- Creek Valley
  - Preferred mix of uses
  - Like the path configuration
  - Sheltered from bikes
- Creek Grove
  - Feels fragmented
  - Easy access along creek walk
- Creek Promenade
  - Differing opinions
    - ◆ Uncomfortable big open space
    - ◆ Event spaces
- Keep structures out of the park
- Concern about Broadway/Canyon
  - Need to create entry way
  - Concern about circulation along
  - Concern about commuters on bikes vs. strolling pedestrians
- Need significant parking in bookends
- Make the bridges places to stop

---

<sup>1</sup> 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.

## **EAST AND WEST BOOKEND MASTER PLAN UPDATE**

### **EAST END (Asked what is most and least appealing)**

- Would 13<sup>th</sup> Street still be used as a road?
  - Options—connects to downtown
  - Bike/pedestrian only—shared street
  - Congestion can be avoided with the North/South Streets
- Use 14<sup>th</sup> as pedestrian parkway?
- Possible expansion for bus transit
- Will the buildings be 4-story buildings to accommodate parking?
- Concerned about height on Canyon in Option 3 & 4—blocking views
- University building conference center near hill—13<sup>th</sup> having no auto use
- 13<sup>th</sup> → bookend park as pedestrian street
- Atrium:
  - scale, design, repurposed—excellent possibilities
  - multiple uses
  - support options
- Band shell—doesn't work because of the noise
- If 13<sup>th</sup> closed to autos—how would it affect the Tea House?
- Farmer's market—attendance affected by sunshine
  - Could some proposed buildings block that out?
- Band shell—concern with noise level at farmer's market
- Desire to place band shell offsite
- Sharing 13<sup>th</sup>—parking, traffic, ped, bike
- Option 4 great extension to Farmer's Market
  - BMOCA gets to expand
  - Underground parking
- Option 3 great outdoor art space
- Option 4—liked plaza
- Parking vital (underground) more if necessary
- E4 needs underground parking
  - 13<sup>th</sup> open
  - parking attracts people
- E3 for city offices for collaboration
- Lower mass—transitional area—mixed use
  - Site lines important
- Band shell—adds variety—trees around—more about history/community
  - Likes green promenade along Canyon
- E2, E3, E4—removing historical buildings
  - Mixture of mass by keeping older buildings
- Band shell—preserving/moving as historical landmark

### **Municipal Services**

- Combine all services—people come to one place
- Sister City Plaza—how can we mark this so people know about it?
  - Relocate it?
- Why do services have to be downtown?
  - No prime space used for city offices

- Library, council chambers should stay
- Transportation access is important
- City offices on east end not in original vision plans
- Makes sense to have on site—central location
- Bring more people downtown—city offices draws people downtown
- Consolidated city offices is important—support consolidated in a location
- Many city buildings only used by city employees (FAM—Risk Mgmt)
  - Would consolidating make it more difficult for them?
- Civic area—event/cultural center—something to activate the space—not city offices
- 1300 block on Canyon—performance arts space—used all week long

### **Performance Space:**

- It's performing arts and events(gathering space)
  - Needs both uses
  - Community space
- Use space very efficiently
- Capital to build it—envisioned as this for years
  - Make it be funded by private philanthropy
  - Option remains for performing arts site
  - Make sure other options don't cancel out this option
- Option 1: larger building
- Option 2: the whole downtown area as a performance arts center
  - Another multifunctional hotel on Atrium site
- Concern that large Performing Arts (PA)center—Farmer's Market could suffer
  - Concern Farmers' Market needs met
- Ground level of PA center creates dead space
  - More area could consume Farmer's Market
- PA applies to all—all on one site could create a conflict between events—activate every single day
- Events during the day/cultural events at night
  - Atrium should go
- CU conference/hotel—a hotel could be part of the use here in conjunction with CU
- Atrium:
  - Arch-pedigree, continuity
  - Repurpose it used in conjunction with PA uses
  - Creating more density not smart
  - Atrium—leave pillars and create a dance floor/gathering space
  - Funding not easy—caution against utopian dreams—use what's here now

### **WEST END:**

- Consider underground parking (Ex: cherry creek north)—multi-use parking
- Senior center was intended to be temporary
  - Option 3 is best
  - PA center on west end
- West Senior Center (WSC) doesn't have to be on this site—but needs to be expanded with parking
- SW on option 2 & 3?
  - Grade of parking

- Not just for seniors—more integrated
- Makes sense to have it there
- Option 3 will help reactivate/connect both ends
- WSC is site large enough for this vision?
  - Different options being looked at
  - Could look at old hospital—the core used for social/cultural center
- Why housing here? (reflects community feedback)
- Focus is people—homeless and transients? What are the plans?
  - Portion of funds go towards helping this?
  - Activate space to help
- Include seniors in plan—look at integration opportunities
- Seniors will use services on CA—parking important.
- Affordable housing for aging and disabled
- Structured parking will allow for WS
- Will be expanding library space—don't assume performance space will be involved
- Arapaho parking—narrow street—concern for high capacity garage
  - shouldn't be issue
- Climate change/resiliency/flood plain taken into consideration?
- NE with library—retain look of original library
  - 9<sup>th</sup> and Canyon dead

## **PARK SITE PLAN UPDATE**

- Broadway is a barrier—is there any plan for a bridge or easier crossing? Narrow b-way even?
- Backside of the band shell is not attractive or engaging
- Conservatory along 13<sup>th</sup> would be better connected to Farmer's Market than proposed location

### **Bandshell**

- Construction in park with new building
- Re-orient band shell
  - Audience—13<sup>th</sup> street?
  - Not space for picnics if facing 13<sup>th</sup> street
- Creek Promenade: can't hear around current location
- Acoustical analysis—long term—creek valley best place out of the way
- Competing space for band shell
  - ◆ *(side Chuck Anderson—greenhouses—survived flooding)*
- Band shell
  - Valley
  - Relocate completely
  - If not place in civic area—where? If don't find space for it there, won't find space for it elsewhere
- Timeline of site versus master plan
  - Site maybe even next year
  - Master plan 10-20 years

### **Active Uses/Events**

- Promenade—best for creek fest
- Daily user group—weekly basis

- Creek grove—fragmented?
  - Loses openness
  - Continuity
  - Loses community coherency
- Enjoy the promenade along canyon
- Creek promenade:
  - less comfortable with big open space
- Creek valley:
  - Saturday afternoon
  - Has both
- Topography: Don't put them everywhere Places that make sense, maybe not all centralized
- Event layout Boulder Creek Fest superimposed
  - Are we thinking about slopes—sitting vs. more extreme
- What do we want to represent Boulder?
  - Nature environment vs. formal spaces
- Connection Farmers Market to Park
  - Might lose it with conservatory
  - Green space along 13<sup>th</sup>
  - Love conservatory idea—maybe not in the park
- Keep the structures out of green space
- Repurpose atrium
- Not worried about overly programmed
- if it is beautiful, people will come
- Example: Highline
- Updating the peace garden

### **Creek Valley**

- Diversity is great
- Dynamic and inviting space

### **Creek Promenade**

- Combines everything?
- Don't like it

### **Sister City Plaza**

- Under-utilized right now—location
- Near term—stays
- Maybe increase way-finding/signage
- Long term—if there is a more functional place, maybe we can move it?
- Discussion of improving entrance to municipal building
  - Use is low
  - Community interaction is low
  - Make the space a destination

### **Creek Valley**

- Like it
  - Path back from 13<sup>th</sup>
  - 11<sup>th</sup> street connection is strong
- conservatory—on the other side of the path
  - seems like it might work better in Bookend

- Market Hall
- Don't affect the Tea House business—whatever configuration
- Little nooks—acoustic studies?
  - Sound will travel more on Promenade
  - (Dairy Center) concerned about sound bleed
    - ◆ Effects multiple use
    - ◆ Permitting in the park

### **Circulation and Access**

- Bike lanes on Broadway
  - How do we deal with Canyon & Broadway
- Broadway
  - Lose 1 side walk—divided roadway
  - Safer for pedestrian crossing
- Canyon—opportunity on South
  - North is static
  - Multi-way boulevard
  - Creek Grove experience
- Porosity across Broadway—lacking
  - Underpass is great, but
  - Better access/multimodal access
- Circulation:
  - Broadway—major arterial
    - ◆ Opportunities for more enhanced crossings?
    - ◆ Gateway treatments?
  - Sense of Entry
    - ◆ Arapahoe/Broadway specifically
    - ◆ Canyon/Broadway
- Don't feel that we have addressed this adequately
- Broadway sits above everything in the park
- Bike access/Pedestrian access
- 11<sup>th</sup> and 13<sup>th</sup> to address this
- Enhanced multi-modal loop
- Broadway—noisy
  - Is it valuable to hear more about east/west alignment?
  - Bike path is no longer safe for pedestrians—commuter pathway
  - Away from creek—fast paced
  - Slower people close to creek
  - Leisurely walk through park
- Grove/ Valley
  - Like the grading
  - Performance of spaces
  - Creek Promenade—lest favorite band shell placement
    - ◆ BMOCA
- Access to creek
  - Any plans address this better than others?
    - ◆ Creek grove: easy access along creek walk

- ◆ More direct for pedestrian access
- Looking for places—sheltered from bikes
  - ◆ Valley—may be good to be away from bike lane
- Material treatments throughout the park
  - ◆ Example—under Broadway
- Build the bridges as places not just crossing—people stop/take pictures
- Gilbert White Memorial flood Marker
- Creek Edge
- East of Broadway—edge treatment—creek access
- Parking
- Removing parking—provides opportunity to improve access
- Need significant parking in Bookends—not in parks
  - ◆ Want it to be successful for people not cause complaining
- Enjoy the promenade—more important than parking
- Enhanced uses—will mean more people—multimodal, but still parking
- Valley—most preferable for short term
- Grove—most similar to what's there
- Really critical to allow pedestrian alignment/access into the park
- Streetscape along Arapahoe—11<sup>th</sup>-Arapahoe
- Consistent corridor—look all the way around
- Conservatory
  - Beacon in the park
  - Integrated in
- Some plans—more potential to interact with Farmers Market
- Right now-markets turn their back to the park
- Potential to do better
- Benches along ditch

# BOULDER CIVIC AREA PUBLIC OPEN HOUSE

March 10, 2015

*Themes from the Public Open House were collected in a variety of forms. The public was offered a comment card with all of the questions as they walked in the door. They also had the option to comment on flipcharts set up around the room. The third way to provide comments was through sticky notes placed directly on the boards themselves.*

## Summary of consistent themes:

- Preference for Market Hall/Conservatory, but not in the park – in bookends instead
  - Combine several uses education/events/culinary/arts/innovation
  - Open air gathering space
- Many people liked the idea of a strong event space on the south side of the creek
- People showed a preference for the Creek Valley plan
  - ◆ More varied
  - ◆ Like the re-grading of the site
  - ◆ Best access to Creek
  - ◆ Well used park spaces
  - Then the Creek Promenade
    - ◆ Easy load/unload to Bandshell
    - ◆ Liked the Bandshell arrangement
    - ◆ Bike/Pedestrian Connectivity
    - ◆ Large events
  - Then the Creek Grove
    - ◆ Like the circulation
    - ◆ Worried bikers will take shortcuts
- Slight preference for E1
  - Historic buildings
- Differing opinions about closing 13<sup>th</sup> street
- Preference for underground parking in the East end
- Concern about flooding in the area
- Differing opinions about appropriateness of housing in the West end
- Differing opinions about Municipal services
  - All should be removed
    - ◆ Floodway
  - vs. all should stay
    - ◆ Take advantage of city transportation
- Comments for a smaller venue with the performance space
- Strong positive comments about promenade along Canyon

Comment Cards. 20 responses received

**Park development**

- 1) Could a park conservatory building in Central Park better support existing park uses as well as enhance new activities within the Civic Area? (Why or Why Not?)
  - I don't understand this vision, lack of explanation on it- maybe an indoor/outdoor gathering spot would be good
  - Don't know – what would it bring to the elevation?
  - Don't see why it is necessary. Devote land only to essential structures
  - As a replacement for the Bandshell? It could in that weather would not be an issue for events. Also could control access so doesn't become hangout for transients
  - I would prefer the Market Hall – to replace Atrium Building – instead of taking park space way for another building
  - Central Park is not big enough for a “conservatory” building. Much better to accommodate uses elsewhere
  - Possibly – but I don't think it's something that needs to be there. Seems like it will just take up space since it's just set in the middle. I could see it being popular at first and then forgotten about.
  - A lovely Idea but fear it would be overrun by the homeless population who reside in Central Park
  - I don't understand the conservatory plan and this exhibit did not enlighten me.
  - No – Not necessary, focus on nature creek and views instead
  - Yes- more points of interest make for a stronger Civic Area. Perhaps partner with Growing Gardens for a low water demo garden. Host a tulip or daffodil show. Worm Composting.
  - Only if a multiservice building for Farmers Market and will pass a major flood with minimal damage/obstruction
  - No seems it would be an empty shell. People in boulder want their outdoor spaces and it would be a conflict of interest (block views)
  - Conservatory building-term usually used for music or exotic plants- term is vague. Do not add building footprint to core of park. –turn the Bandshell into a conservatory building? –Hide the conservatory building behind the Library and put library parking underground? – combine the conservatory building with expansion to BMOCA? – combine conservatory building with “RiverCafe” building? –repurpose municipal building as a conservatory
  
- 2) Should the master plan vision for the area south of Boulder Creek prioritize a large event space for hosting large community gatherings? (Why or Why Not?)
  - 300-500 seat venue preferably near BMOCA
  - Does it include the Bandshell, then yes
  - Only if they are creek focused or no other feasible location
  - Not sure large rectangle space necessary , the active path warp in and cocoon green space

- Yes – it is better to have event space/nature play on this side. I think the Creek path itself should not be too developed on the North side. Important to keep current nature walk
- Yes – large community events give Boulder a chance to showcase all the great things about Boulder and enhance a community feel
- Absolutely! Especially for outdoor summertime events – this truly makes Boulder a special place to live.
- I don't think it should be top priority but it seems like a valuable asset and a nice perk. The park should be community- oriented.
- Yes! More public space for organizations to host events makes Boulder more inclusive, interesting, and fun.
- No – more appropriate located somewhere else
- Yes – make the Civic Area a destination for acoustic music, acrobats, poetry reading, and outdoor movies + theater in the summer. Partner with local theater groups, circus groups + libraries
- Yes
- Yes – there are already a number of festivals and events in the area. It would benefit current programs.
- Yes but when not in use it should be an attractive “lawn” space. It should not be an empty amphitheater paved area (unless it's used for skating and roller-skating)

3) Which plan do you feel best meets the goals described for the park development? (Why?)

- Creek Grove – like more pretty trees
- Valley, lots of space to gather/wander/play but I'd like to see a promenade or main thruway that is lighted at night. I totally see the wisdom of a path set on higher topography than the creek itself. This would also lean itself to some structural/architectural lighting element
- The Creek Valley b/c it has the most green space. Pearl Street is for people seeking bustle – pop jets, play areas, businesses. We don't need to duplicate – make this area about nature and the arts
- 11th St – yes
- Creek Valley – more varied and interesting use of space
- Save the Atrium Building (Landmark it). Do not put this huge parking building between “Atrium” and BMoCA. Ugh! Leave the Bandshell where it is
- Creek Promenade – better access for loading/unloading for use of the Bandshell \*con: Bandshell is much less visible
- I really like the Promenade. Lots of natural aspects and easier load in and out for Bandshell performances.
- Grove or Valley. Promenade feels a little “why bother” to me- why do all that work to have the same flat lawns and straight paths? I like the creek access of the Valley plan but I'm concerned about so much topography and the extreme diversion of the bike path might lead to disruptive shortcutting by cyclists. I bike a lot and that seems like an issue to me.

- Promenade – I’m in favor of more green space as well as flexible space for events. Especially since the Bandshell will continue to exist, having a stage area seems redundant and unnecessary.
- Creek Promenade – maintain a lot already in place; Atrium building, keeps Bandshell although moves it
- Hard to understand what is going on from the drawings. Grove or Valley seem most appealing – several smaller destinations. Add a bike pedal powered merry-go-round
- There are parts of all 3 of them that are good. They all have major weaknesses.
- Creek Valley – because of the best access to the Creek and topography
- None of the designs seem connected to the “spirit of Boulder” or “spirit of place”. All seem too fragmented [a strong overall vision (design concept) can accommodate lots of circumstantive incidental needs] the summary diagram on the program elements board expressed a unified vision better/ the unity diagram on the principals board.

4) From the information presented and discussed, what aspects of the plans best accommodates and succeeds at the following topics:

	Grove	Valley	Promenade	Comments
				<ul style="list-style-type: none"> <li>• Don’t over activate!</li> </ul>
a. Best physical and visual access to Boulder Creek?	2	9	5	<ul style="list-style-type: none"> <li>• Not clear</li> </ul>
b. Best bike and pedestrian connectivity and access?	3	1	9	<ul style="list-style-type: none"> <li>• Good bike calming, separates ped &amp; bikes better</li> </ul>
c. Appropriate accommodation of parking while enhancing park use?	0	2	5	<ul style="list-style-type: none"> <li>• No parking, take it off site</li> <li>• All seem same w/ parking structure on East end</li> <li>• Maybe remove atrium building for temporary parking until underground built</li> <li>• All look similar</li> <li>• Not clear</li> <li>• none</li> </ul>
b. The most functional approach to the Bandshell?	.5	1	9	<ul style="list-style-type: none"> <li>• Valmont Park</li> <li>• Not in Valley plan- turn back to Farmers Market</li> <li>• Leave Bandshell where it is and let trees continue around it, remove benches</li> </ul>
c. Greatest variety of experiences daily and throughout the year?	0	6	5	<ul style="list-style-type: none"> <li>• Uncertain</li> <li>• Teahouse, BMOCA, Bandshell, offer lots of variety and speak to history of site</li> <li>• Hard to differentiate</li> </ul>
d. Most active and well used park spaces?	1	6	5	<ul style="list-style-type: none"> <li>• Nature space good</li> </ul>
e. Most functionality for large events and gatherings?	2.5	1	7	<ul style="list-style-type: none"> <li>• None of them are there yet</li> <li>• Bur do we need?</li> </ul>

### East Bookend

1) From the information presented and discussed, which option provides for:

	E1 x	E2	E3 .	E4 .	Comments
a. Most flexibility in accommodating multiple uses and a variety of experiences?	3	4	1	2	
b. Activating the space day and night?	3	2	1	2	Not sure any of them do this
c. Preserving and celebrating the history of the civic area?	3	1.5	2	2	
d. Create connection and movement through the space?	3	2	2	1	About the same

2) What do you see as the most appealing and least appealing about the options presented?

- Must provide parking!
- 13<sup>th</sup> in E1 and E2 is nice – extends park and integrates better with buildings on East side of 13<sup>th</sup>. Also underground parking is nice. Surface lots in E3 and E4 are useless will fill
- Market Hall! Performance Building – attach to Library – 300-500
- I would be very sorry to see a 4 story building on the SE corner of Canyon and 13<sup>th</sup> St. It will create a “tunnel” with the wall of development across canyon. 4 story building on the East ½ of block if fine to provide support services & density activity. Low scale from BMOCA – Tea House- Plaza hip roof building connection to 13<sup>th</sup> St. Bank One Plaza is great.
- Housing is not an appropriate use of this area. Flood mapping needs to be redone as this area flooded in a 25 year flood
- Most – not cluttered with buildings. Like the residential aspect. Least-conservatory in the middle of the park
- “exterior space” concept missing in all – much too fragmented

### West Bookend

- How tall are new housing buildings?

1) From the information presented and discussed, which option provides for:

	W1 x	W2 .	W3 . x (too dense overdeveloped)
b. Most flexibility in accommodating multiple uses and a variety of experiences?	2	2	2
c. Activating the space day and night?	1	2	2
d. Preserving and celebrating the history of the civic area?	5	0	0
e. Create connection and movement through the space?	4	2	1

2) What do you see as the most appealing and least appealing about the options presented?

- W1-Most: city building, least: no performing arts additions W2 most: numerous housing options, least: less city use W3 most: new performing arts/community building, least: parking structure
- Expanding the library to accommodate a performance center like space is good, keeping the senior center as a place for seniors to play/learn/take advantage of services – also good
- Don't put seniors in high hazard zone
- Access to creek - spaces for small and large gatherings are appealing. Children's Adventure area is least appealing
- I like the idea of expanding Library theater to West
- Does not take Floodway Impacts from Farmer's Ditch/Boulder Slough into account.
- Most – larger performing arts space Least- large scale city buildings
- West bookend should not be housing- stupid use for creek side park space

### **Performance Space**

- 1) What do you see as the key opportunities and constraints to further consider?
  - I would love to preserve existing library auditorium and add 300-500 seat venue
  - A civic space in no place for housing – can this be relocated off site? Ongoing operating expense, even if capital raised for construction
  - Not in the park – 300-500 seats max
  - Other community spaces can be located at East end.
  - Space availability for community events
  - Pedestrian accessibility to Pearl St., Broadway, Canyon
  - Flood
  - A comedy club 😊 (improv)

### **Municipal Services**

- 1) What services do you believe are critical to maintain within the downtown core of the city?
  - Public transportation
  - Library, art and performance, access to paths and ability to walk/bike to and through area
  - Multigenerational space to meet and play
  - City council chambers, city manager
  - Library
  - None
  - City Council, Library
  - Event infrastructure
  - Parks and FAM – especially for having special events in the park
  - None – should all be removed from floodway
  - Transportation
  - All but not in the current buildings
- 2) What services should be relocated?
  - Housing need to find a better place to be

- Any others
- Either move gas station at Broadway and Arapahoe or rework corner so access isn't cut off – bridge directly behind gas station connecting to Arapahoe. Odd corner overall.
- Consolidate many govt services in one building-somewhere else
- Permit offices, utilities & support could go elsewhere.
- Bathrooms
- All of them
- Hop bus dropping off “transient” people to that area. The hop bus should take them to another location.
- All should be in downtown core to take advantage of transportation plan (i.e. buses)

### **General Reaction**

The three plans creativity and don't improve upon the existing park. For 37 million I think it's reasonable to expect something stunning otherwise should be left as is- the way the questions are phrased, there's no way the place can be criticized.

### Notes from Flipcharts at Open house

- I'd like to see shaded places to sit and work outside. Sort of an expansion of the Library campus. (Indoor/Outdoor)
- Bear in mind that people live and work around here when considering sound issues! I should never need earplugs inside my home with the windows closed.
- Why no expansion of the Farmers Market?
- There is inadequate Parking at the Senior Center – There is inadequate parking at the Library. There is inadequate parking here.
- What are the costs?
- Looks like a scam to get now city offices building to me
- Where are the homeless gangs? We currently can't use what we have now.
- Don't put bike path going through middle of park. Keep on edge to reduce conflicts.
- Limit scale of events. Area can't handle more cars/ congestion.
- Don't increase flood risk to neighborhoods.
- Bandshell conflicts with Market (Events conflict as well)
- Lack of Parking
- Market Hall might not be feasible for local farmers
- Bandshell is antique – not useful for contemporary events. Relocate (not in front of Farmers Market) or remove
- The bandshell, Midland Bank building (NE corner of 13<sup>th</sup> & canyon), Tea House & BMoCA all speak about the history of the site and add variety. Maybe the Farmers Market can use the 9000 & Midland Bank Building and open up to adjacent plaza.
- Opportunities for permeable/ green paving?
  - Prevent/reduce snow melt mud

- No expansion of Farmers market
- Don't move the bandshell off campus – it would be lost trying to find another place in this town for it. Remember how long it took for the depot?
- The bandshell is part of the city's history.
- Save the landmarked bandshell; perhaps relocate it?
- Realigning the pedestrian bridge over the creek to line up with 11<sup>th</sup> street on both sides is a good idea
- Creek Grove w/ relocated Bandshell- leave enough room for art and cultural exhibits/ events
- Connection to pearl Street along 11<sup>th</sup> street down to the park with landscaping – no parking from pearl to canyon
- Remove some trees and lots of brush to creek is a visual goal for community – play
- Maintain and enhance some area of creek with brush, trees that support wildlife – a very important value for many Boulder citizens
- I like the way they hid all underground parking at 2th St mall. Could a park/ green space be on top of below ground parking like that?
- I wish planners had chosen a different format for these presentations. Very hectic. Hard to understand and focus on these important options. Wish there were at least a 40 minute presentations of all options.
  - Agree
  - +1
  - ★
- Let's be leaders and design a food forest like Seattle has done.
- Don't build anything until you fix the "homeless problem". Waste of money as citizens can't enjoy it.
  - These improvements will help the homeless problem!
- Partner with CU to build a performing arts center on land east of university overlooking Boulder High
  - Be very aware of noise issues!
  - BHS is north of CU right?
- Don't wake park to empty
  - Add iconic pavilions for activities, cafes, art, exhibitions, amphitheater, silent movies, etc.
  - Make it busy and fun!
- "green" inspiring building with lots of plants
- Buy the old hospital for city staff office space which does not need to be in the city play ground
- Too crazy
- Too many Forks
- If some of these private properties go away, I will have to leave boulder. I don't qualify for affordable housing but I can't afford the usual Boulder rent!
- If new active park needs more parking while waiting for ground parking structure possible remove atrium building and put parking there – later add the market hall – great idea
- Relocate city offices – create park – entertainment complex in center

- Retractable roof for “Market Hall” with open air feel
- Innovation center!
- Housing is not appropriate on a municipal campus
  - This!
- Senior center area flooded in a 25 year flood. Modeling predicted no flooding in a 100 year flood. The modeling is obviously wrong. Redo the modeling before assuming that building in these areas is safe
- Move the municipal campus out of the flood zones to another site entirely
- The Farmers Ditch will be a major flood was in future large floods. Buildings on the East end need to recognize this reality.
- Market hall is SO COOL! Maybe it or another innovation center area could have a community kitchen? With workshop and public classes
- Wish there was a more specific definition of “community activity”... ( re: the performance space)
- I would find it VERY helpful to have the ideas presented and not just posted. Too much mumbo jumbo to get through
- I would like to come here again.
- A structured open air gathering space (or multiple spaces) would be great, but one big conservation “shed” as shown is too big and monolithic. Don’t underestimate the value of charm
- The tree promenade along canyon is great! It would be very unfortunate to build a “conservatory” in central park. We need the open space. Use the parking lots along 14<sup>th</sup> St for support services.
- I agree that conservatory shouldn’t occupy Central Park but border it.
- Call Pete Nelson from Tree house Masters (Animal Planet). His work is incredible
- Separate bikers and walkers on different paths
- Edible landscapes/ food forest like Seattle
- Find a way to put entertaining activities right by the creek
- Great idea for the library treehouse!
- Make sure there are multiple examples
  - Bikes and pedestrians to connect over the creek
- Edible landscaping!!
- Don’t be afraid to move the bandshell to the dump
- Create enhance area for fish – not just the children’s pond, but spawning & life cycle areas for wild fish too. People love to watch wildlife.

Sticky Notes from Boards at Open house

**East End Development 1&2**

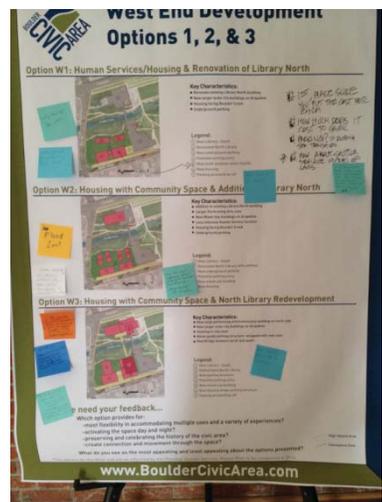
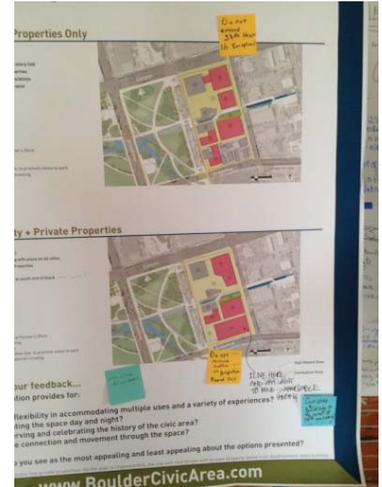
- Do not exceed 38ft height. No exceptions!
- Where will we fill our tubes?
- Do not increase traffic on Arapahoe. Maxed out.
- Gunshop and buildings on the corner of 14<sup>th</sup> are historic!
  - Over 100 years old!

**East End Development 3&4**

- Farmers Market is a community asset
- I do not support an expansion of farmers market
- Underground Parking under all East End Development option #4 on #3 east end
  - Prefer option #4
- 13<sup>th</sup> street does not need to be open to cars, make it more bikeable. Need good options for bikes when Farmers market is open.
- Tea house, Farmers Market, & BMOCA all need car/truck access.
- Not 55ft
- How does underground parking effect neighborhood?
- Like underground parking, better visually
  - +1
- We should be encouraging biking and walking, not driving and parking
  - +1
- The Chicago windy City setting!
- Why new buildings in “high hazard zone”. This is a flood plain!
  - ★
- Preserve historic aspects of the Civic Center area
- Let’s make 13<sup>th</sup> St. pedestrian/bike only
  - +1
  - +1
  - +1
- Traffic increase on Arapahoe?

**West end Development**

- Why housing? Expensive – great place to live but not paid for by city – senior housing ok – no other
- New housing for whom?
- We need parking for library
- Is a civic park area really the most appropriate spot for “housing” of



any kind? Senior Center – yes. Housing – not so much

- +1
- Performing Arts space should be 300 -500 seats no larger. We already have those and miss many opportunities for smaller acts
- Option #W3
- Large performing arts/community building – adjacent to St Julien’s Civic Pad could activate this area
- I like the idea of expanding the present library auditorium to 300 -500 capacity and get a good acoustic engineer involved so it ends up with excellent acoustics!
- Why housing? For who?
- Underground parking in flood zone?
- Flood Zone?
- Take advantage of creek views for the most buildings and people’s enjoyment

### Municipal Services

- An expansion of Farmers Market is not needed
- The entire municipal campus should be relocated to a site out of flood zone. Don’t try make a silk purse out of a sow’s ear.
- I have not heard Farmer’s Market Folks express desire for year round space
- They want sunshine!
- Get the city offices out of the park
  - Our playground
- This will only exacerbate flooding to abutting properties
- Why?
  - +1
  -

### Performance Space

- We’ve got the Bo, the Library Maebly & B Moea ( handwriting hard to read)
- Make it a place for classes in the arts too where citizens of all ages can make and do.
- Important to create practice and rehearsal space as well as performance
- Best idea 300-500 seats at library
- Good idea. Why have performing arts separate from the library? Modern libraries are hubs for a wide range of cultural & creative activities including theater, film, writing, internet, maker spaces, etc.
- Smaller venue! -200 to 250 seats, yes!
- Smaller facility please



- When voters have turned down performance space 3 times. Why dedicate land in core to it?

### For Continued Consideration board

- Might not be a bad plan to include the hill area when considering an active/interactive “think tank” like space/building/setting
- Innovation center and market hall in same area – market hall could incorporate “local foods and spirits center” education/ events/ culinary school
- Love this idea!
- Why have some city offices already taken over come of the senior center
- This sounds nice but is sort of a collection of feel-good buzzwords without a lot of understandable substance
- Like this idea if it expands local/organic food availability, etc... but not 100% clear whether it is needed or asked for (or will remain viable)
- Make the center into an intergenerational shared use space!
- ?



### Park Development Goals- Vision Plan principles

- Kids love big berms for rolling, sledding, running
- Great to re-grade flat site for a more natural contour

### Park development goals – Program elements

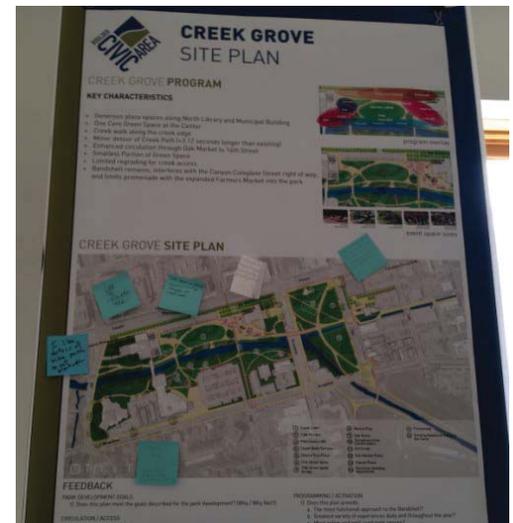
- Allow nature play with nature's loose parts – stones, branches, leaves, earth



### Creek Grove – Masterplan

### Creek Grove – Site Plan

- Cherry trees ☺ - keep enough distance from bike pathway they don't cover it
- Need a bike – specific signal at NE corner of 13<sup>th</sup> to avoid bike/car conflicts crossing Broadway
- This area will be dangerous for peds because of all the intersecting paths
- I like detour of bike path so not blockade
- Like the circulation here!
- Too large a curve bicyclists will go straight on creek path



### Creek Promenade – Masterplan

- The creek promenade is fine, but don't destroy the naturalness of the creek bank. The plan should enhance biodiversity not destroy it. People like to see biodiversity.
- It would be wonderful to have an area like this for interactive art!
- What is a "transit plaza"? How does this differ from transit station at 14<sup>th</sup> & Canyon?



### Creek Promenade – Site Plan

- We need high quality, flexible event space north of the creek (boulder creek fest, Arts fest, Microbrew fest, etc.)
- Keep the Bandshell but of the way preserve mountain views and free circulation
- Remove bandshell
  - Keep bandshell
- It would be great to have the bandshell close to the Farmers Market away from Canyon (less noise)
- Bandshell would be better facing East over by #11 in this plan it blocks BMOCA view into park
- Lots of bike path vs. ped conflicts
- Uninteresting rectangle reflect the creek or downtown or both – add contextual response
- Like the bandshell and okay to relocate but not sure this location cuts noise sufficiently
- This has less impacts on employee parking, yet improves the outdoor experience (bike path is nice distance from the muni bldg. with nice area for trees)



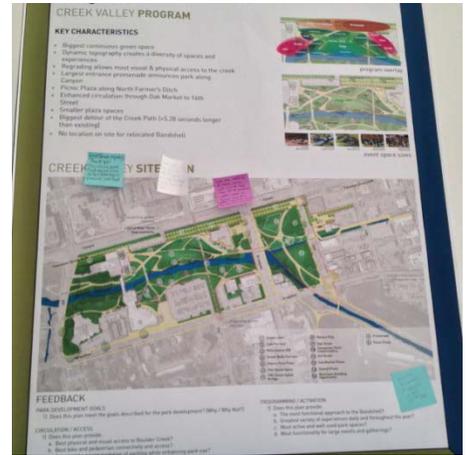
### Creek Valley – Masterplan

- Start out leaving as many public parking spaces as possible. Add trees only as there is really viable mass transit
- Fugly bridge 😊
- Good spot for bandshell – south of creek
- I like the variability of terrain creating many intimate spaces; better access/views to creek.



## Creek Valley – Site Plan

- Love the promenade on Canyon to move bikes/ peds
- Like the creativity of these paths, just worried they may not be practical. Subtler curves of “Grove” may be a better compromise between this and current boring rectangle
- People will make social shortcut across long loop for bikes and peds on this plan
- Great creek regarding. Thank you! This allows good flood way and also debris detention and removal post flood.



## Nature Play

- (both literally and figuratively)
- Who is programming and paying for these?
- Kids want rocks, logs, water and dirt to play in
- Yes to Nature play space. Check out Seattle Zoo play area
- I like the idea of “Nature play area integrating a child’s version of waterwheels +- sustainable play area
- Great idea!
  - Glad you have Louise Chawla involved! Nature play also important in the development of environmental consciousness as kid grows up.
- Incorporate edible plants w/ signage for youth



## Youth Perspective

- Yes to food trucks
- Plant fruit bearing trees and shrubs



# JOINT BOARD/COMMISSION WORKSHOP

March 11, 2015

*This workshop involved a facilitated discussion at each of four tables. Members of the boards and commissions were purposefully mixed between tables. Each table went through the questions described at the beginning of this document. The table discussions were recorded on flipcharts.*

## Blue Table

### Summary of consistent themes:

- Split over Bandshell
  - Landmark vs. performance needs
  - Noise
- Keep bikers away from pedestrians
- Like the concept of smaller rooms that come together for large events
- Concerns about rooms being too secluded
- Need more activation on the west end of the park
- Put the parking in the bookends
- Premature to talk about performing arts
- Split over municipal services
- Need a mix of uses in the East bookend
- Like E3 and E2 above ground
- Generally positive about Market Hall
  - Need more uses than just produce
- Concern for support of uses in the west end so far from downtown
  - Could it be parking?

## Park Site Development

### Bandshell

- Landmark – site as well as structure
- Oriented that way for a reason – creates a hub
- Canyon/ Broadway are super busy
- Strongly encourage staying
- Counter: limits the potential for attracting people
- Driving along – see a performance
- Context has changed so much
  - 2nded green seating instead of benches- might get used more often
- The function doesn't function
- Limits the flow
- It would be great to move it
- Repurpose – need a screen – green seating – accommodates different types of uses

- Homeless issue – the answer is to aggressively activate the space.
- TAB has encountered strong resistance to changing Canyon- don't count on it
- Odd that in Promenade the Bandshell turn its back to plaza
- Farmers Market might actually be annoyed with the noise
- Maybe it needs to be farther away
- Not gone all together - another space could be found

#### Variety of experience

- Must have active uses – Farmers Market
- Activities that draw people in
- Wide open is less appealing
- Separate programming pieces
- Is this a quiet section of the creek?
- Unsure about Grove – hangout space so close to the path – disruptive to both
- Looking for an option that has rooms but also allows for large events
- Promenade does not represent what boulder wants to be – not a Frisbee fields
- We might get push back from "rooms" concept. Undesirables hang out
- How secluded are we talking? \_ not that secluded
- People watching is desirable
- Lots of events are looking for smaller – room like – spaces
- The rooms are more interesting – discovery
- Like the Nature Play – more activities – more families- children's library – direct egress from the library to nature play
- Connect park back to west side- smooth labyrinth area
- If you've gone there in the past, you don't go back there
- Like the promenade/ large plaza in all the plans – separates from traffic - art festival – food trucks
- Food trucks – awesome
- Are we cutting down trees? A: no, some of them are historic

#### Circulation/Access

- 3 second longer is okay
- Struggle with fast bikers – can we slow them down even more?
- Want to see the paths moved apart – cyclists farther
- Can we send the biker to the south side of the creek?
- There is conflict with sending bikes through an activated space
- Different materiality of paths is not super successful
- Canyon complete street – biker take that instead
- Path under 9<sup>th</sup> on the south side needed – master plans do show some of that connection
- Grading- brings people down to the creek
- If you want to interact with eh creek get off the bike path
- Surface materials – pedestrian maybe it's not a hard surface

#### Parking

- 60% of people who come in cars do so because they have kids
- What if we put parking on the west side behind the Library?

- Parking should go in the bookends- structures
- Free up the surface parking for more park
- But you can't send people across canyon to park
- Short term taking a few parking spaces and turning them into public spaces, actually gaining spaces
- Overall impact is low – its only a few spaces

What have we missed?

- Sculptured park on the other side of 9<sup>th</sup>
- Extension west as well as east
- How come the plans don't extend? A: 2A ballot money and the Civic Area
- Fiscal questions: cost analysis – differences between the plans
- Lighting?
- Fixing Canyon is really the issue- creates disconnect from downtown – problem is that canyon serves those two buildings ( Muni building + North Library)

Conservatory/Market Hall

- Temporary space
- Big outdoor covered space
- Like the idea of market hall
- Need different types of uses
- Better that it not be a dedicated formal space

## Bookend Development

Performance Space

- Premature to speak about Performing Arts space – Culture and Arts Master plan – 2 different studies going on – business analysis needed
- Other arts that might need the city's attention
- Look at in the in longer term- undefined timeline

Municipal Services

- City offices in the east end changes the opportunities available – fill in the gaps
- What's critical? – Library – Senior Services
- Which of these bring people down to the park?
- Is it a hassle to conduct city business here?
- On the other hand- there is something to be said for making sure city offices have a physical and mental place in the city
- We need as many things as possible to be around the park to support it
- Synergy with the transit center and the city center
- Offices could be the top floor of 3 to 4 story buildings – other uses on the ground floors- innovation center
- Permitting is a hassle with parking and causes traffic
- Makes sense to keep city services downtown – need to prioritize the one that bring people into the space
- It's ironic to not have civic people in civic area

- Table is split – those who support, support the offices being in the East end

#### Parking

- Underground parking – devote the above ground space to uses – utilizing the space
- Mix of uses instead of the whole block devoted to city offices
- Above ground uses vs. the cost of underground parking – comes out to a wash
- Like the below ground of E4 with the above grade configuration of E3
- Like the above ground elements of E2 and E3
- Active uses and quiet plazas – opportunity for café

#### Atrium

- Not excited about taking down the Atrium to build a new building- there are other ways- repurpose
- Envisioning the Atrium with the walls that open up in the summer.
- Market hall sounds awesome – not sure if Atrium is the best place for it
- Grocery stores sell enough local – losing some potential by having it be year round.
- Maybe call it multiuse- expanded farmers market + something more
- Local food push – sheep – cattle – dairy – the supply is there

#### West end

- South side of Arapahoe- rezone to high density to activate the park
- It's not a park on the west end – reclaim it
- Parking – Structure might make more sense on this end
- Parking makes sense because of the library, but confused about other uses
- Some variety of affordable housings
- Is anything sustainable this far away from downtown
- Remove buildings – plaza spaces or let it be park
- The east end is commercial – not a problem bringing people in, how does the west do that?
- Partnership for development?
- Library needs more study to understand the needs of the site.
- W3 development pattern – dense – south side is great
- What is mixed use? A café is too far from downtown- maybe not retail – maybe studio space
- Live / work option
- Affordable vs. low income housing (BHP and all the programs they have to implement this)
- Who is going to do the programming? Cost is a factor
- Higher density zoning on south side.
- Split in the group

#### Misc

- Be careful of language around library space
  - Not performance space – community space
  - Denver Public Library example
  - Maker space example

## Green Table

### Summary of consistent themes:

- Split over Bandshell
  - Problem with no good solution
- Like Valley or Grove best
  - Valley topography and connections
  - Grove cherry tree plaza and cyclist path
- Think about the conservatory/market hall in the bookend
- Split over East end option
  - E3 connections
  - E1 or E2 to preserve atrium
  - E4 density
- Mixed opinions over historical value of Atrium
- Maintain some municipal services – non public facing should move
- Move City office to West end?
- Like Senior Housing in this area

### Park Site Development

#### Bandshell

- Remain current location
  - Historical + strategic to DT
  - Blocks visibility
  - Need long-term solution
- Remove off-site
- Park location
- Could relocate on-site
- Problem w/no good solution

#### Variety of experience

- Make north side of creek more active (valley or grove options) (artistic landforms)
- Family experience – valley or grove
- Move cyclists north (grove)
- Most active & well used park space?
  - Cyclists north as in grove
  - Children friendly spaces
  - Hills/water feature for kids

#### Event Spaces

- Should think about day-to-day
  - Not big events
- Strong promenade on valley option
- Edges on grove option + more on valley option

#### Circulation/Access

#### Best visual/physical access to creek

- Valley option provides access corridors with topography
- In-creek water crossing
- Consider lighting throughout, but also on the 11<sup>th</sup> street spine
- On grove option – like cherry tree plaza

#### Best bike/pedestrian connectivity/access?

- Valley option provides most connections
- Clear \_\_\_\_\_ of bike/pedestrian travel
- Close 13<sup>th</sup> street to cars
  - Year around plaza
- Limit but don't close 13<sup>th</sup> completely

#### Appropriate accommodation of parking

- Structured (long term)
- Proposed removed parking is good
  - Could do more long term

#### Conservatory/Market Hall

- Premature, unnecessary idea right now
- Repurpose municipal building
- Odd proposed location in grove
  - Option – could move to 13<sup>th</sup> Street
- Uses belong on the bookends

## Bookend Development

#### East end

##### Flexibility for multiple uses & experiences

- Not E1 – reduces activity to site
- E3 – most opportunities for connections
- Creates a gateway
- Opportunity for green architecture
- Most variety, smaller buildings
- E3 doesn't need mid-block connections
- E1 or E2 preserves atrium
- E4 because it allows for more density
- Activating space day & night?
- Generally diverse retail on ground floor (op. E3/E4)
- Variety of uses -not necessarily one of the options (i.e. performing arts/space) multi use spaces rehearsal.

#### Celebrate history of area

- Mixed opinions on historical value of atrium
- Not necessarily demand for atrium
- Preserves history best- E1 + 2 for structures 2 + 9 best use of space

#### Connections + movement thru space

- Close 13<sup>th</sup> Street to auto-traffic
- Lot lines should meet building footprint
- Path along ditch should be called out

#### Municipal Services

- Library
- City Council chambers
- Add chamber + BBB
- Consolidate services logically
- Non public facing services could move

#### Performance Space

- Explore East end
- Parking capacity
- How to interact w/library?
- Civic use pad?

#### West end

- Senior center provides nice transition to residential neighborhoods
- Relationship w/Senior center & library (seniors + children)
- How used is senior center?
- Partner w/AAs space
- Relocate city offices to Senior Center (W3)
- Housing/studio space
- Express gateway corner of area
- W3 may be too auto-oriented (ex DCPA)
- Library bridge acts as barrier
- Could be used for 'parking +' as incubator
- Senior housing is a plus in the area

#### Red Table

#### **Summary of consistent themes:**

- Current location of the Bandshell is not working
  - Face BMoCA across 13<sup>th</sup>?
- Farmers Market is key
- Sister City Plaza is a horrible location
- Split about Promenade site
- Split over conservatory/market hall
  - Don't build in the park
  - Café to draw people in - Penned in play area w/café
  - Create places to eat, use the restrooms
- Balance parking with needs – bringing families in

- Keep bikers away from pedestrians
- Slow bikers down (dismount area?)
- Simplify the paths – Creek Valley is a little confusing, Creek Grove is better organized
- 13<sup>th</sup> street bike/walk only
- Smaller buildings desired in East end
- Split over municipal services - Need a mix of uses
  - Civic offices in civic center
  - To move would lose touch with the heart of Boulder
  - Housing to draw people here
- Preserve buildings – History is important
- Concern that lots of buildings in the West end would put pressure on residential
  - More people bringing more traffic

## Park Site Development

### Bandshell

- Move YMCA center for performances
- Backend not on prominent street/area – separate from \_\_\_\_
- Can plan – south road to move north
- Other functions
- Have face 13<sup>th</sup> – facing BMoCA w/13<sup>th</sup> in between
- No Farmer's Market

### Variety of Experience

- Plans aren't highly different
- Farmers Market is key
- Program events – go for high quality design
- Promenade – more versatility
- Could link library & municipal building
- Flexibility for larger events
- Depends on 13<sup>th</sup> & Broadway & Canyon – which plan is successful – access challenges
- Pedestrian bridge over Canyon
- All plans – nature flowing into city
- Don't give up on creating comfortable pedestrian experience
- Need good programming – playgrounds wouldn't need programming
  - Promenade wouldn't work
  - Not working as it is
  - Oddly laid out
- Muni building – horrible courtyard (\_\_\_\_ city plaza)
- West end made entrance to park

### Conservatory/Market Hall

- Example – café in park could draw in people (rather than conservatory – don't build in park space) concerned of scale – something that's a daily draw
- Free standing in park

- Conservatory – year round use – shade/programmed activities
- Places for children to play, eat, restrooms
- Fenced in play area w/café
- North of south side for children’s area?
  - North is good

#### Circulation/Access

- Remove parking
- Where is parking in Creek Valley?
- All options should have parking spaces
- Why isn’t it included in that option?
- How do you know if it won’t impact everything?
- If trying to attract children, parking is needed
- Balance between parking & housing
- Creek Valley – paths a little confusing – chaotic – no identifiable space
- Grove Creek organized better
- Simple common type space still valid
- Keep bikes/pedestrians separated
- Children + Walkers + Safety
- Reroute bike path through park (Creek Grove)
- Possible demount sections
- Events conflict w/bike paths
- Ensure people can get though – doesn’t have to be by creek
- Transient – rich part of town – more aggressive w/parking OK
- Bike/pedestrian not completely separate
- Techniques to slow bikers/signage, \_\_\_\_\_ strips, tight turns
- Intention on all plans – Canyon be complete street
- Redundancy with all plans
- Simplify the paths

## Bookend Development

#### East End

##### Flexibility for multiple uses & experiences

- What efforts to purchase private properties?
- E2 – E4 can’t happen if not purchased
- Massive structures don’t appeal (historic aspect of community)
- Openness to connect transit center
- 13<sup>th</sup> as bike/walk only
- Smaller buildings for connectivity
- Pt. over emphasized/our thinking – PP will be walking a ways \_\_\_\_\_
- Big things can be beautiful
- Park, not \_\_\_\_\_, destination
- E1 - \_\_\_\_\_ land uses; atrium repurposed; plaza – BMOCA expand
- Performance Spaces deal when not occupied
- Has to do w/safety of area & programming, not parking/housing

- Housing not solution – shops/restaurants
- Mixed use of housing/retail/etc...
- Parking very necessary here
- Bandshell – How many people accommodate?
- Atrium – Mustard's – Muni building – preserve
  - Indoor market space

#### Municipal Services

- City center – fundamental to democracy
- Moving it out contradicts that – loses touch
- Merging city offices & commercial uses
- New row on Canyon (expanded)
- Take down municipal building – big building on east and/underground parking/city offices above
- Access & lots of parking
- Build based on historic past
- City offices DT somewhere – housing to draw people here
- City offices have problematic

#### Conservatory/Market Hall

- Possible a temp structure in park
- Would contain noise (structure in park)
- Hold corner w/it (Shields Street & opens up to park)
- Putting on corner doesn't enhance park
- Too much emphasis on programming
- Nicely spaced – looks great – people will come w/a little progress
- Individualized programming

#### Performance Space

- How will they be different (performing center on east & west?)

#### West End

- Lots of buildings will cut off the area
- Pressure for surrounding streets/neighborhood
- More people, traffic
- In & out access?
- Adding to park doesn't work
- Housing isn't solution – evaluated on its own
- Lower left corner – needs to be activated
- Economics drive decision of above/underground parking  
Place for senior housing here
- Canyon & 9<sup>th</sup> – dead corner
- Lots of unused area
- Utilize to maximum extent
- Hill brutal up Arapahoe – 9<sup>th</sup> – problematic
- Must focus on how to accommodate people – parking

## Orange Table

### Summary of consistent themes:

- Current location of the Bandshell is not working
  - Doesn't meet performance needs
  - Noisy
- Interested in grass lawn seating
- Like the variety of scales
  - Valley
- Concern about "hiding places"
- Split over formal lawn space
- Bikers should be away from pedestrians
- Plaza behind Municipal building needs work
- Split about housing in the East end
- Mix of residential/retail/office
- Some municipal
- E3 buildings – E2 also
- Split about Atrium
- Not excited about west end options
  - No energy
  - Maybe parking behind Library on west side

### Park Site Development

#### Bandshell

- Challenging – noise, changing rooms
- Designated as a landmark
- Relocation: Better use – hard surface better for dancing
- Artists: better lighting, sound, changing room
- Grass/lawn okay
- Plus performance place positive, Bandshell doesn't work
- Relocate to BMoCA – bad idea – cuts off from park
- Backend of Bandshell
- Relocate important – to less noisy location higher priority to complete street
- Re contextualize
- Potential – Boulder high?
- Should stay as close to \_\_\_\_\_ context
- End of 11<sup>th</sup> street? Near library (noise study)
- Facing NW toward library
- Redesign Canyon to be less noisy
- Must be useful
- Give to CU
- Can it be integrated into a useable structure? Conservancy? It needs a definition.

- Move 10-15' south? Allow complete street
- Near library – tie into programming
- Parking critical to library
- Bandshell currently doesn't meet performance needs.

#### Variety of Experience

- Walkability/human scale/charming: small compact
- Approve for town center
- Valley: many different scales – flexible
- Urbanized by creeks – variety w/natural
- Improve spaces near Riverside
- For children – good to have natural: designed space
- Lunch/Farmers Market – intimate

#### Activation

- Conservatory near library
- Portable stage – flexible: as big or small as needed
- Better performance area needed.
- Homeless: smaller spaces will make more active
- Quad least desirable for intimate use
- Town green – formal, important to town center
- Easy to stage community events
- South side
- Easiest to monitor large spaces/packets – dangerous?
- Grove: Grade to flatten
- Concern – Quad hard to activate
- Piazza surrounded by active buildings
- Used to be more activated
- Grove – great potential must be programmed
- Library connected to BMoCA – Lighting?
- Systems, not pieces of art
- Expand BMoCA: Arts Green
- Advertise space
- Playground
- For children + adults
- Promenade – like formality but could be dead space
- Activate space
- Light lines
- Gap in trees for 13<sup>th</sup> street
- Little valve of plaza behind municipal building dysfunctional
- New front for the municipal building – sense of entry
- Purpose of cherry grove? Café/energize
- Plaza needed at Farmers' Market
- Keep Boulder Creek natural – have both

#### Circulation/Access

- Separation of bike path \* - dangerous combination
- Town center – slow speed
- Alternate routes – reduce conflict
- Functional pathways critical
- \*Pull bike connection (13<sup>th</sup>) into park
- Bike trail in park – good
- 13<sup>th</sup> – don't close/could be improved
- \_\_\_\_\_ alignments better for town center
- \_\_\_\_\_ = suburban
  - Disagree
- \*11<sup>th</sup> Street crossing should be strong
- Bridges = views = art
- Rendering – chunky/should be delicate
- Use space behind library for parking
- Slope – careful: make sure sight lines work
  - (no hiding places)

## Bookend Development

East end

Flexibility for multiple uses & experiences

- Open space (not as much) needed – because of adjacent park
- Avoid context of historic depot – should be low level
- Encourage movement through spaces
- Mix: rest/retail w/office
- Public face of government should stay in Civic Area
- Provide residential = 24 hour act.
- Against residential/hotel in Civic area ++
- Expansion of BMoCA – like Santa Fe Campus ++ Rec yard
- Galleries, farmers markets, day & night theater
- Performance center = art center (DAM)
- Housing ok - \_\_\_\_\_ space
- Needs energy/urban campus
- Residential not needed for success of business
- Disagree – residential important
- Parking – minimize above ground. Very necessary
- Hard to convert to non-parking – not adaptive
- \*Wrap garages (E4)
- Footprints: E3 most permeable/move doors, E2 activity too
- Through (Boulder One) building
- Connections not great/don't work
- Should feel like a campus – not there yet
- Missing: a formal space bound by a square
- No attachment to atrium building
- Interest from landmarks bound
- BMoCA with landmarking

- Build in similar scale
- Design for modern age/ architecture should be timeless
- BMOCA – express iconic contemporary art (iconic like library)
- Timeless = old timey or iconic?

#### Municipal Services

- Consolidate municipal offices BUT daytime use only
- Employees commute after 5
- High tech = active move time
- Maximize parking – very few opp. Left
- Hospital Broadway better for city employees?
- Activate w/variety of uses (municipal + retail, etc)
- Footprints

#### Conservatory/Market Hall

- Reuse atrium – flex space – year round market
- Space for non-profit sales
- Minimal investment
- Opportunity – demo atrium
- Indoor market – Eastern Market farmer + art DC
- Nashville = failure
- Can boulder support this?
- Ferry building = \$\$\$ boutiques, touristy
- Farmers’ Market interested in year round. Education space
- Incubator space: boulder startups
- Must function 1<sup>st</sup> (Atrium)
- Year round market – multifunctional space

#### West end

- North portion of library north landmarking
- Performing arts should be integrated – expand to NW corner
- “Senior” center = symbolic (rethink “Senior”)
- Rethink/currently doesn’t work, underutilized location, building, programming, no energy
- Family center – daycare
- Footprints: are smaller buildings more flexible?
- Too small = hard/big buildings challenging
- Surface area to daylight ratio \*
- Canyon theatre – stays/expanded
- \*focus on arts – gallery
- Connect to civic pad \* 8,000 sq. feet
- W2 – Treatment of canyon theater
- Keep library as primary use
- Anchor of parking on either side
- W2 – activate corner of 9<sup>th</sup> & Canyon
- Opportunity to expand SW corner = \_\_\_\_\_
- Entry to performing area

- Need for multiple performance spaces
- Small and large (east side energy)
- Arts campus
- No housing – poor use of space, not required for service retail
- Parking behind library



## **Topic Name: Premiere: Civic Area Park Design Options**

### **Idea Title: Option 1:Creek Grove**

Idea Detail: A Creek Grove that will allow a bigger grand lawn north of the creek in a circular configuration to better accommodate community gathering spaces and recreation opportunities.

Idea Author: Mike B

Number of Stars 8

Number of Comments 1

Comment 1: The more direct pedestrian (dirt) path on the North side is a good idea was it allows for runners to have a clear path. The South side path should make a triangle to the Library like Option 2, else people are likely to cut the corner across the grass. | By Levi B

### **Idea Title: Option 2: Creek Valley**

Idea Detail: A Creek Valley that creates better spaces for a diversity of park uses and accommodates a promenade along Canyon Boulevard for inviting users into the Civic Area; and

Idea Author: Mike B

Number of Stars 6

Number of Comments 2

Comment 1: not liking this one, the placement of paths seems arbitrary. no large gathering space either. why so much surface parking? it's a waste. build a structure (or two, one for the library/senior center and one for the market/tea house/BMoCA/whatever else goes there). that said, i do appreciate the 'valley' aspect/topography | By gabriela K

Comment 2: I like the line of the bike path and the walkways on the library side. The walking paths on the North feel like they are not considering the natural paths of people (i.e. people getting from place to place), especially runners. I'd rather see the treeless knoll on the North West more like Option 1 (with trees). | By Levi B



**Idea Title: Option 3: Creek Promenade**

Idea Detail: A Creek Promenade that brings the path near the creek and creates a more formal event space within the center of the park.

Idea Author: Mike B

Number of Stars 6

Number of Comments 4

Comment 1: couldn't agree more about the need to reduce bike/skate/board speeds through the civic space. nothing screams ambulance like excited pets and children criss-crossing what is sure to be a multiuser path. might be a good idea to create a super friendly, low traffic 'kid-side' on the south bank of the creek with thru/people traffic encourage on the north bank - family zone of sorts. i too would like to see a more organic/contoured creekside 'promenade' that is also well lit for night time use/safety/events. a large open area - sans trees - on which to play is a also a most. | By gabriela K

Comment 2: I agree, the straight line is a bad idea. And boring! I bike through there fairly often, but efficient transportation isn't the point of the creek path. Let the pedestrians have better access to the creek.

Other thoughts:

\* I like having a large flat open area, it feels like you've arrived somewhere and lets you get a view of the mountains. I know it's not used for much except the creek festival, but I'd keep it anyway. Maybe expand the creek access a little as in Creek Grove.

\* The farmer's market is great. Could it expand to the large flat area here? Probably not, wouldn't work well split into two parts like that.

\* About the bandshell, I guess there are people who use it for something? I'm not one of them, and I personally don't care about it at all. Fine with me to get rid of it to free up more space.

\* Please fix the intersection north of the "Signature Pedestrian Bridge" on the east side. Right now it always seems congested and troublesome. I imagine just moving the path further north away from the bridge exit would do it. Again, Creek Grove looks good here.

\* So, I guess my ideal would be Creek Grove minus the hill and the grove. | By John M

Comment 3: The lack of trees in this space is very concerning. Additionally, the straight lines of

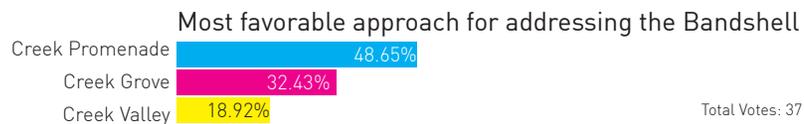
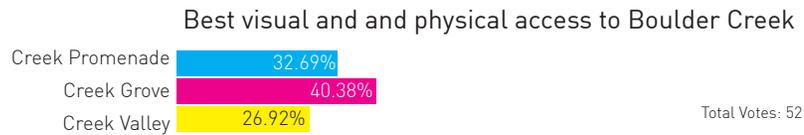


the bike path will encourage higher speeds, which is a bad mix with such a potentially busy area. | By Levi B

Comment 4: I would expect a lot of bicycle traffic on the path and this option moves that traffic through the area better | By Dan K

# SITE PLAN OPTIONS SURVEY RESULTS

COLLECTED 3/6/15 - 4/6/15



\*repeat votes deleted

Should the focus of the design be to host larger events such as the Boulder Creek Festival?



Should the focus of the design encourage daily use of the park space?



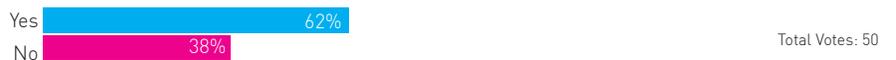
Could a Park Conservatory Building in Central Park add value and activation to the Civic Area?



Should the long term vision for the park south of Boulder Creek be designed to host large events, i.e. large event lawn?



Should the North Library and Muni Building be remodeled to add park activation programs such as a performance arts center, cafe, or park food programs?



# EAST AND WEST BOOKEND OPTIONS SURVEY RESULTS

COLLECTED 3/16/15 - 4/6/15

## WEST END DEVELOPMENT OPTIONS 1, 2 & 3

Which option provides for:

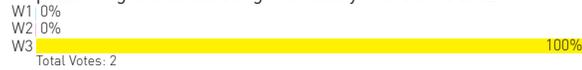
most flexibility in accomodating multiple uses and a variety of experiences



activating the space day and night



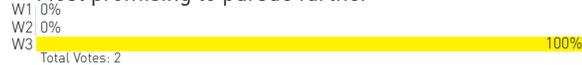
preserving and celebrating the history of the civic area



create connection and movement through the space



Most promising to pursue further



## EAST END DEVELOPMENT OPTIONS 1 & 2

Which option provides for:

most flexibility in accomodating multiple uses and a variety of experiences



activating the space day and night



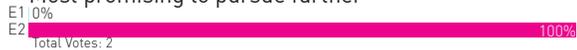
preserving and celebrating the history of the civic area



create connection and movement through the space



Most promising to pursue further



## EAST END DEVELOPMENT OPTIONS 3 & 4

Which option provides for:

most flexibility in accomodating multiple uses and a variety of experiences



activating the space day and night



preserving and celebrating the history of the civic area



create connection and movement through the space



Most promising to pursue further







