

The Plan for Boulder's Civic Area

Draft
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Boards and Commissions

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

Organizations

Boulder Bridge House
 Boulder Center for the Performing Arts
 Boulder County Farmers' Market
 Boulder Housing Partners
 Boulder Journey School
 Boulder Museum of Contemporary Art
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Ideas Competition Winners

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Plans and sketches illustrated by Russell + Mills Studios

Conceptual illustration of nature play space for children along Boulder Creek.

Note: Some illustrations and images are place holders and may change



Part 1: Overview

The Vision

Just imagine... It's 2025 and you are walking through the Civic Area. It will be the heart of Boulder with nature at its core, flanked by bookends of civic, cultural, and commercial buildings that are alive with activity, collaboration, and innovation at the east and west. You see a variety of people and activities surrounding Boulder Creek, interspersed between timeless architecture and a great downtown park.

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



The Intent

This plan for the Civic Area reflects over 5,000 ideas and a year-long Boulder collaboration. Over that period, the community came together to define a future for the Civic Area - one that reaffirms shared values and provides a path for engagement and addressing change over time. Reflecting back, Boulder began with series of questions: **What if...** the area could be a transformative place for gatherings, recreation, dialogue and innovation? **What if...** it could showcase sustainability values? **What if...** it could have an expanded farmers' market and provide space for arts, culture, education and other events?

This plan demonstrates how successfully the community has answered these questions and provided ideas for how the Civic Area can transform into an even more extraordinary place that reflects the community's shared values as well as its diversity. The plan maintains beloved places—the Dushanbe Teahouse, the Boulder Public Library, the Farmers' Market, Sister Cities plaza, and others — and views of the Flatirons and access to Boulder Creek. It also:

- identifies future facility needs;
- makes more space for art, food and culture; and
- provides a flexible vision that allows a creative and innovative city to maintain its sense of place in the heart of the Civic Area—while positioning it to be a model of future innovation.

Most importantly, this plan is for and about the people of Boulder, a plan for all who have been and will continue to be involved.



This Plan is a slightly new type of plan in the City of Boulder. It illustrates future prospects for the largest publicly-owned place in the heart of Boulder's Civic Area, south of downtown and flanked by private properties. Like an area plan, it is consistent with the Boulder Valley Comprehensive Plan and provides direction for a specific geographic area and its land use. However, it also defines policies, priorities, facility needs, and capital budgeting (as with a Master Plan). The plan's intent is to:

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

Details of the plan will change, especially because of its dependence on funding and coordination with multiple parties. As details change, it will not be necessary for the city to formally amend the plan, as long as the overall outcomes adhere to the vision statement, guiding principles, and ideas and general direction conveyed in the plan and its illustrations. If changes to the vision, principles or general direction are proposed, City Council will amend the plan. Annually, City Council will revisit the work program and implementation schedule to determine what progress has been made and what remains to be done. Additionally, City Council and appropriate city boards and commissions will review and give direction or approval on the various specific improvements to make the plan's vision a reality. The implementation section (Part 3) details the role of council as well as boards and commissions in the transformation of the Civic Area.



Guiding Principles

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

1. The Civic Heart of Boulder

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



- **City Center:** Serve as the primary location for city management and government, including functional and interactive places for the community to interface and conduct city business and be creative;
- **Diversity:** Represent the cultural richness, history, and diversity of our community;
- **Art Center:** Continue to be one of the major centers for art in Boulder;
- **Phasing:** Allow for phasing, with flexibility for new ideas to be ever-evolving and incorporated over time;
- **Unified Public Space:** Be maintained as the largest thematically cohesive, unified public outdoor space in Central Boulder;
- **Design Excellence:** Be a model of design excellence with compelling architecture and design reflecting forward thinking;
- **Destination:** Be an enjoyable destination for the community and visitors; Be an integrated place that blends "natural" and "built" environments;
- **Welcoming and Safe:** Be designed to be welcoming, accessible, comfortable, clean and safe;
- **Space for All:** Foster programming and design of spaces and facilities to encourage use and participation by all age groups, income levels, and visitors and locals, avoiding the predominance of any one group of people;
- **Linking Areas:** Complement and link with surrounding neighborhoods and destinations, including downtown, Goss-Grove, CU and University Hill, and Boulder High School; and
- **Canyon Boulevard as Complete Street:** Include a new urban design and streetscape character for Canyon Boulevard - to make it more of a "boulevard" with attractive landscaping that is comfortable for pedestrians, bicycles, and accessible by transit.



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

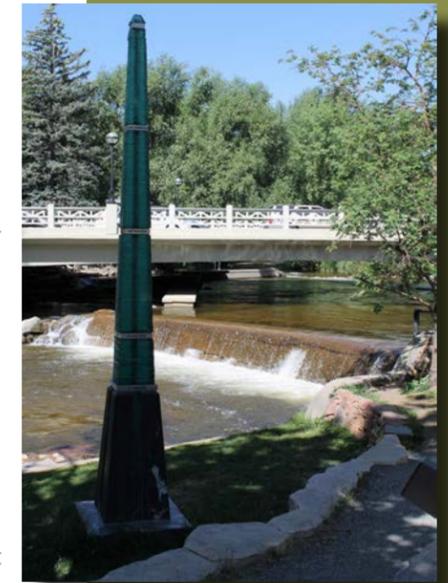
- **Flood Regulations:** Ensure any proposal meets or exceeds all current flood-related codes and regulations, which prohibit new development and substantial improvement to existing facilities in the HHZ;
- **Parking and Structures Relocation:** Proactively develop a plan for removal of surface parking and structures that are in the HHZ and plan how to relocate facilities and uses after a flood;
- **Flood Safety Education:** Educate the public and Civic Area and building users about safety and risks associated with flooding and natural and public values of water (e.g., through public art, landscape elements, and interpretive signage);
- **Landscape Plans:** Create future landscape plans that enhance public safety and orientation of visitors to flood egress routes, while also enhancing the aesthetic or artistic character of the area; and
- **Critical Facilities:** Ensure that any new facilities (e.g., emergency services, critical government operations, and facilities that house vulnerable populations such as day cares and nursing homes) will be in compliance with a potential Critical Facilities ordinance, if adopted.

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

- **Maintain/Expand Green:** Maintain or expand the green, open space (no net loss), particularly in the High Hazard Flood Zone — as a blend of natural, restored creek, urban parks and playgrounds, and community gardens;
- **Cohesive Green Space:** Create a unifying "linear green" theme and cohesive outdoor spaces - uniting the parks south of downtown as a significant asset to the city's overall park system;
- **Protect Significant Trees:** Protect existing significant trees and shrubs (taking into consideration their anticipated lifespan) and maintain an ecologically healthy creek channel;
- **Public Art:** Blend public art into outdoor spaces to attract, inspire, educate, and encourage exploration and play;



2. Life & Property Safety



3. Outdoor Culture & Nature

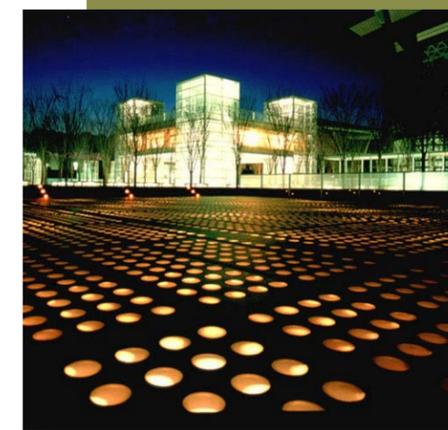


photo credit: Shane Coen

3. Outdoor Culture & Nature (cont.)



- **Boulder Creek:** Allow safe access to Boulder Creek in locations that will not damage ecological value;
- **Views:** Provide and maintain views and breathing room;
- **Farmer's Ditch:** Improve the park-like quality and linear connections along the Farmer's Ditch;
- **Welcoming Space:** Make outdoor spaces feel safe and welcoming (e.g., through lighting, seating, strategic landscape and design, programs and activity, and enforcement); and
- **Recreation:** Provide increased opportunities for outdoor recreation including nature exploration and play, fishing, kayaking, jogging, yoga, tai chi, etc.

4. Celebration of History & Assets



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

- **Farmers' Market:** Continue and expand the Farmers' Market as a vital component of the area, source of community pride and economic benefit, and source for local and healthy food. Partner to expand the Farmers' Market extent and function as an outdoor market, and possibly expand it as a year-round (or extended season) local foods marketplace;
- **Local Food and Farms:** Encourage sharing of information about local food and farms and regional relations (e.g., Farmers Ditch);
- **Inclusive History:** Preserve, reflect and celebrate the area's fully inclusive history (e.g., indigenous populations, mining, the railroad, Olmsted's linear park and landmarked structures);
- **Historic Structures:** Preserve historic structures in accordance with city policies and regulations;
- **Integration of History:** Integrate history with arts, culture, local food, and any new structures or designs; and
- **Existing Assets:** Ensure that existing assets contribute positively to the area and are vital and useful (e.g., address Bandshell use, access and delivery/noise; increase enjoyment of Sister City Plaza).

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

- **Improvements:** Continue to improve the pedestrian and bicycle experience and amenities;
- **Wayfinding:** Continue to improve connections and wayfinding to/from downtown for those on foot or bike or using transit;
- **Parking:** Explore replacement of surface lots with structured parking; Assess the parking needs for proposed new uses to address the carrying capacity for all modal access and potential for shared parking;
- **Boulder Creek Path:** Address conflicts and connectivity along the Boulder Creek Path, which is a significant transportation route and recreational amenity (in and through the area);
- **Thoroughfares:** Reduce the barrier-effect of major thoroughfares (e.g., Canyon Boulevard, Arapahoe Avenue and Broadway) and improve their aesthetic quality; and
- **13th Street:** Explore feasibility of shared, closed, or events street(s) (e.g., 13th Street).

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

- **Architecture and Design:** Increase the area's potential for great beauty and attention through artistically compelling architecture and site design;
- **Indoor & Outdoor Space:** Elegantly blend indoor and outdoor spaces to encourage movement and gathering;
- **Mixed-Use:** Provide a vibrant mix of uses and design to encourage activity and inclusiveness throughout daytime and evening hours and around the year; and
- **Harmonious with Downtown:** Fit the area's overall public purpose and be harmonious with (but not a replication of) activity on Pearl Street and downtown.

5. Enhanced Access & Connections



6. Place for Community Activity & Arts



7. Sustainable & Viable Future

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



- **Partnerships:** Rely on and encourage partnerships in which key roles, such as administrative, maintenance operations, financial and program services, are collaboratively but formally shared between the city and other entities;
- **Financial Analysis:** Demonstrate consideration of sound financial analysis, including likely capital and ongoing operations and maintenance costs for public and private uses;
- **Community Benefits:** Prove community and social benefit, increase inclusiveness, and minimize impact to like-uses, venues and nearby neighborhoods;
- **Environmental Considerations:** Conserve energy, consider the use of renewable energy, minimize waste and carbon emissions, conserve water and improve water and air quality; and
- **Experiential:** Provide educational and experiential components.

Part 2: A Plan for People & Place

The Place

The Civic Area vision embodies thousands of community-driven ideas. It adds green space for recreation, while creating new built spaces for essential community functions. It addresses public safety and environmental issues while at the same time meeting the community's recreational, cultural, and diversity objectives.

The Boulder Civic Area is envisioned to transform into a place for community inclusiveness and activity—a cohesive and expanded central "green" park at the core, bookended by vibrant "built" mixed-use blocks on the west and east ends. Boulder Creek serves as the defining feature that establishes much of the natural beauty amidst the Civic Area's central green and captures the beauty of downtown Boulder. Along the creek will be a variety of park spaces, play areas, art, mobile food, and programmed activities filled with a diversity of people. To encourage safety and night use, the park will be better lit, landscaping will be cleared and maintained, and new adjacent day and night uses will provide more "eyes on the park." Buildings and urban plazas will complement this expansive outdoor "playground" on the east and west "bookends," offering more places for people to gather, shop, learn, meet, dine and be entertained. These uses will harmonize with existing and historic structures and places, such as the Dushanbe Teahouse, Sister Cities Plaza, Municipal Building, Storage and Transfer Building (Boulder Museum of Contemporary Art/BMoCA). The whole area will complement downtown to meet broad community needs.

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

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

The West End (from the library west to 9th Street between Canyon and Arapahoe) will include the existing library on both sides of the creek—possibly expanded for arts and culture, a cafe, a redeveloped senior center, the landmarked Municipal Building—possibly repurposed for the arts or a museum—a new multi-use building on the St. Julien Civic Use pad, as well as structured parking. Here too is the possibility of mixing private and public development to generate 24/7 vitality.

Access and mobility will be improved so people can get to, around, within, and through the Civic Area better. Throughout the area, there will be enhanced pedestrian and bicycle paths and crossings and improved connections to the downtown, transit center and adjacent neighborhoods. Canyon Boulevard will be transformed into a "complete street" with more dedicated space for bikes and pedestrians and beautified landscaping, while still accommodating cars and buses. The function and aesthetics of Broadway, 13th and 14th streets will also be enhanced to make them more pedestrian and bike friendly.



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

The Civic Area's Future

Boulder's Civic Area will be a place for everyone—a lively and distinct destination that reflects our community's values, where people of all ages, abilities, backgrounds and incomes feel welcome to recreate, socialize, deliberate, learn and access city services. The green space and beauty along Boulder Creek will provide significant open space and parkland and will be the spine of a unifying design that weaves existing and new facilities with a rich diversity of civic, commercial, recreational, artistic, cultural and educational amenities and programs. The Civic Area also will continue to be the service center for Boulder municipal government and a new center for innovation, where community members, officials, and partners can meet, interact, and deliberate, and innovate. All together, these elements create a true civic heart for the Boulder community.

CIVIC HEART
City services embody the civic nature of the area and will continue to be housed within the Civic Area or nearby. New community meeting space and gathering places will engender even more civic involvement.

CANYON BOULEVARD

Canyon Boulevard will be transformed into a true boulevard, with enhanced biking and walking environments and more attractive landscaping.

BOULDER LIBRARY

The Boulder Public Library is a popular community asset that contributes to the vitality of the area. It is and will continue to be accessible and welcoming a diverse population of all ages, incomes, ethnicities and interests.

PLACE FOR ARTS

Additional outdoor art—sculpture, plazas and gathering spaces—will complement existing art to bring more beauty and interest to the area.

LIFE SAFETY

Life and property safety will be improved by removing existing buildings (New Britain and Park Central) and surface parking from the High Hazard Flood Zone (HHZ). The underlying land will be developed as park space.

BOULDER CREEK

Boulder Creek will remain a unifying focal feature for Civic Park and the entire area. It will continue to be a natural corridor with trees and creekside vegetation, interspersed with access points to the water.

PARK

Civic Park and Central Park are downtown's most expansive public open spaces and provide ample room to gather, recreate and enjoy being outdoors in the middle of the city.

FARMER'S DITCH

Farmer's Ditch provides a linear water amenity to walk, bike and relax along and continues into the Goss/Grove neighborhood.

FARMERS' MARKET

The tradition and exuberance of the outdoor Farmers' Market along 13th Street will be maintained and expanded to keep pace with the market's popularity. It may be supplemented by a new public market hall, a year-round venue for local food and goods.

RICH HISTORY

Designated and eligible landmarks—the Municipal Building, the City Moving and Storage Building (now BMOCA), the Teahouse and the Bandshell—enrich the area and reflect its history.





Access and Mobility

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

BROADWAY



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

13TH STREET



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

14TH STREET



14th Street could be kept as is, converted to transit-only while maintaining bike and pedestrian access or could be converted to a transit and general use street.

GOSS/GROVE ACCESS



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

CANYON BOULEVARD



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

PUBLIC TRANSIT



Continue to enable local and regional public transportation services including the HOP, SKIP, BX and AB in the Civic Area to accommodate accessibility for downtown park users.

BICYCLE / PEDESTRIAN

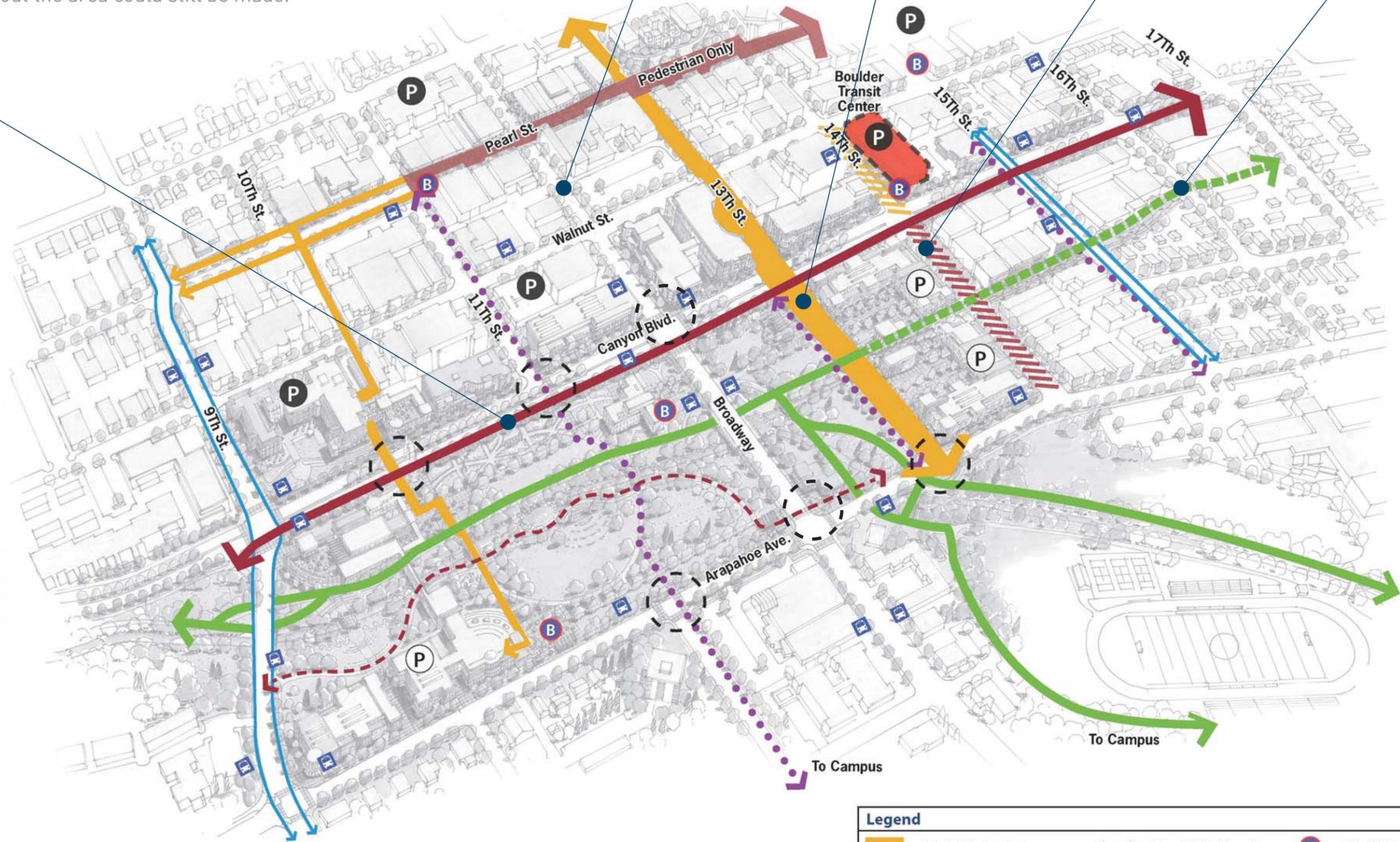


Maintain and expand current bicycle and pedestrian pathways to facilitate better circulation as well as connections to nearby areas including Pearl Steet Mall, Goss/Grove, CU and University Hill.

PARKING



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



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



Just imagine what it could become Park at the Core: Improving It

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

CENTRAL PARK

Music - Performances - Market
Central Park includes the bandshell, grassy seating for the Farmers' Market and large, mature trees. Bandshell programming will be intensified, and the Farmers' Market will expand into the park. If the bandshell is relocated later, in its place could be a new park pavilion or year-round market hall.



CIVIC FRONT DOOR

Eat - Relax - Gather
Civic Park north of the creek will remain an open, sunny Great Lawn for gathering and unstructured sport, but it will also be newly activated with a new library cafe with outdoor seating, food trucks and carts, performances, classes and other events, demonstration gardens and sculpture displays.



THE CREEK

Splash - Contemplate - Float
Boulder Creek will be enhanced by creating opportunities for access, designing viewpoints along the side, maintaining the riparian planting (in a manner compatible with safety concerns), and varying the shoreline treatment with vegetation in some areas and terraced rock shores in others.



NATURE IN THE CITY

Nature - Play - Water
Civic Park south of the creek will be a soft, naturalistic, shady refuge that relates to the library and be designed with children and families in mind. Features may include public art, a nature play tot lot, a children's reading garden, a water play sculpture and more seating and picnic





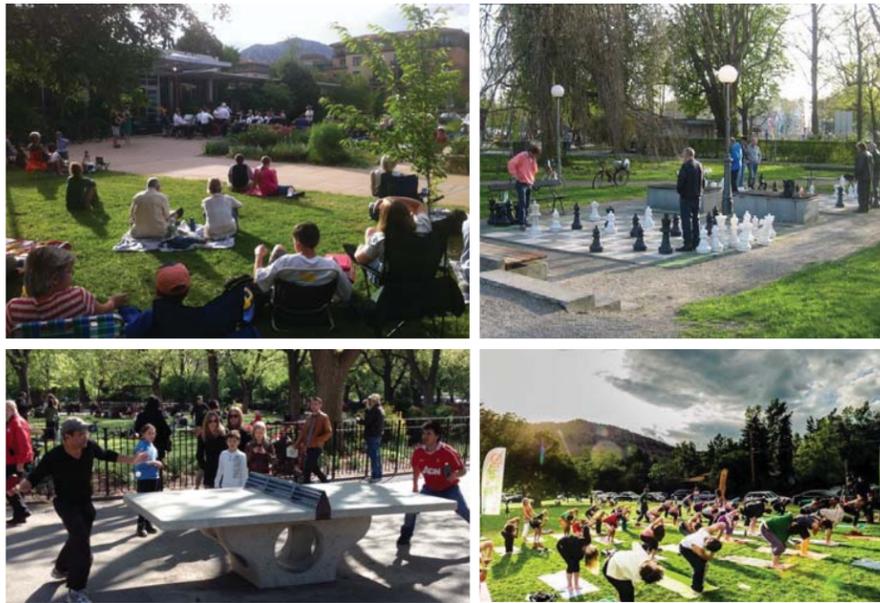
Just imagine what people will be doing Park at the Core: Activating It

The Civic Area is bustling with activity as you go for a bike ride along the creek path. Children are splashing in the water and climbing on rocks as parents relax and watch nearby. Cycling on, you see a ballet performance with a captivated audience sprawled across a grassy slope. You see a small yoga class in an intimate space learning a new pose and a small group of people nestled in the vegetation by the creek simply enjoying the nature. People are sitting and laughing in a café and soaking up the sun.

CENTRAL PARK: A PLACE FOR MUSIC... PERFORMANCES... THE MARKET...



CIVIC FRONT DOOR: A PLACE FOR EATING... RELAXING... VIEWING ART...



NATURE IN THE CITY: A PLACE FOR EXPLORING... OBSERVING... PLAYING...



THE CREEK: A PLACE FOR SPLASHING... FLOATING... WILDLIFE...



The East End: A place to deliberate, enjoy art, gather, eat, shop, and innovate

Picture This! It is 2025, and you are sitting on a rooftop patio, sipping a cool drink, overlooking a plaza abuzz with Farmers' Market. People are spilling in and out of the market hall with their local food purchases. A business person walks by, having just completed her meeting at the service center; she's on her way to the transit center. A local entrepreneur rides away from a discussion about a new program from the bicycle parking facility while people arrive for a music performance in the events center that will bring in people from around Boulder. Outside, the Boulder Outdoor Cinema brings in families with picnic blankets to enjoy a movie. Earlier that day, a group of volunteers cleaned up the creek, sponsored by the business community that provided a lunchtime meal in exchange for work. In the evening, five and six year olds are playing in the plaza fountain, their parents watching over are enjoying wine and cheese from the food market hall, while boos and cheers are uttered from the packed audience upstairs in the Council Chambers where a ballot measure is being debated by City Council.



Possible Program Elements

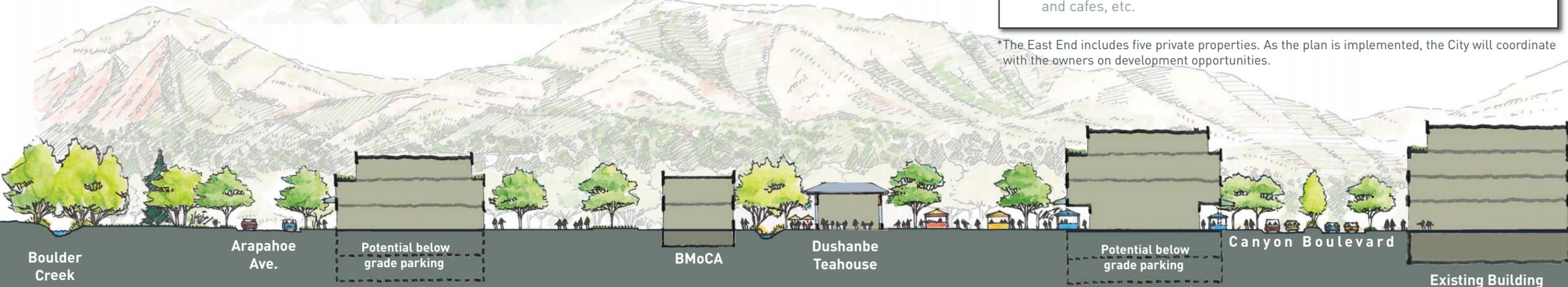
- Market Hall (10,000-15,000 sqft)
- Service/Innovation Center
- Events
- Performing Arts
- Museum
- Night time uses

For Continued Consideration...

The block will include the outdoor Farmers' Market (expanded), Teahouse, storage and transit building (BMoCA), outdoor space and parks, and structured parking. The Atrium Building could be repurposed or redeveloped. With further analysis, any of the above possible program elements could also occur here, provided they meet the design guidelines and criteria. Some possible options may include:

- **A: MIXED-USE (FOOD AND CULTURE)**
Includes a mid-sized (up to 1,200 seats) performing arts center, some private offices (up to 100,000 sf), and small unit residential or hotel (up to 200 keys). A market hall could be located in Central Park.
- **B: MIXED-USE (FOOD, EVENTS, AND SERVICE)**
Includes a smaller events center (up to 500 seats)/flexible performance space and a service center. The service center would include public and private offices and city hall functions (up to 110,000 sf), and community meeting space. This could be above the market hall that includes local food and cafes, etc.

*The East End includes five private properties. As the plan is implemented, the City will coordinate with the owners on development opportunities.



Boulder Creek Arapahoe Ave. Potential below grade parking BMoCA Dushanbe Teahouse Potential below grade parking Canyon Boulevard Existing Building



The West End: A place to learn, play, create, and relax

Picture This! The year is 2025, and you are visiting Boulder’s main library to do research and check out e-books for your upcoming international trip. You peruse the collection, enjoying a coffee at the library cafe, and stroll through the park to the former Municipal Building to meet your friend and her child to create a new painting. Afterward, you’ll visit the creekside play area near the library to watch the children climb the rocks, splash in the water, and feed the ducks and to watch people stroll along the park promenade.



Possible Program Elements

- Multi-Purpose Senior Center (redeveloped)
- Civic Use Pad
- Cafe
- Night Time Uses

For Continued Consideration...

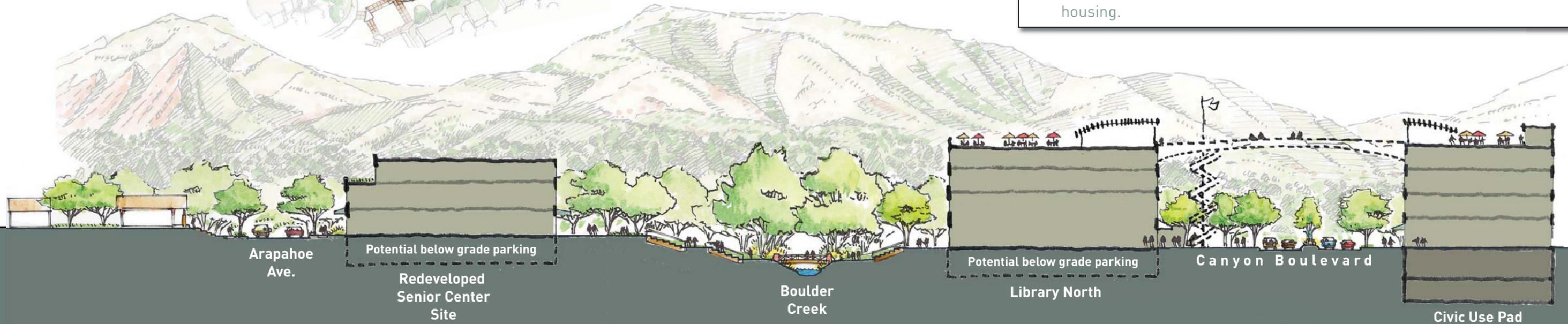
The West End will include the existing south wing of the library as it is today, the Municipal Building, structure parking, and outdoor space and parks. With further analysis, any of the above possible program elements could also occur here, provided they meet the performance criteria. Some possible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

A: CITY SERVICES AND LIBRARY

Includes north library much as it is today and the Municipal Building continuing to operate as city hall. The Senior Center site may redevelop as municipal services (with Senior Center relocating elsewhere, possibly including downtown) or redevelop onsite as a multi-purpose senior

B: ARTS AND CULTURE FOCUS

Includes redeveloped north library site to accommodate a small performing arts facility and meeting space, and repurposed Municipal Building as a hands-on arts center or museum. The Senior Center is redeveloped as a multi-purpose facility, possibly including some housing.



Program Elements

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

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

1. The Creek
2. The Civic Front Door
3. Nature in the City
4. Central Park

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

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



Example of reinstated library cafe.

Park at the Core (Cont.)

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

Central Park: Central Park currently accommodates the historic bandshell and several majestic State Champion trees, and also provides grassy seating for the Farmers' Market. Bandshell programming will be intensified, with, for example, summer youth drama camp, open mic night and puppet theater. The Farmers' Market will expand into the park, with additional vendor and/or performer space and new paving and picnic tables. The bandshell may be relocated later to improve its functionality and accommodate enhancements along Canyon Boulevard. In its place could be a new park pavilion, such as a horticultural conservatory, or year-round market hall.



Illustrative example for water feature at Central Park

Life & Property Safety

The Idea: To protect life and property from Boulder Creek flood hazards, remove/relocate the New Britain and Park Central buildings, as well as parking lots, from the High Hazard Flood Zone. In their place will be expanded park space with amenities and activities.

Life & Property Safety (Cont.)

Although flood risk will remain and may increase due to climate change and hydrologic and hydraulic changes, the city will continue to monitor and manage the risks associated with providing active outdoor spaces along a relatively natural creek channel. Any new buildings or significantly altered existing buildings in the 100-year flood plain must be flood-proofed according to city regulations.

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

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

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



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

Farmers' Market

Public Market Hall

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



Reading Terminal Market, Philadelphia

A public market hall would provide a year-round venue for local food and other locally produced goods and provide additional space for the Farmers' Market to expand during the peak season. A new building could be in the 13th/14th Street block or expanded into Central Park. On 13th Street, it would ideally be mixed vertically with other uses. Additionally, the building could be designed for specific market needs. If the market hall were to be located in the Atrium building, city offices would have to be relocated, and the functionality of the market would be limited by the building configuration and size. The market hall concept will be further analyzed by the city in partnership with the Farmers'

Market; considerations will include synergy with the Farmers' Market function; cost; prospective tenant interest, projected market demand and impact; usability on non-market days; suitability of adjunct uses; synergy with adjacent uses; and access and parking.

Bandshell

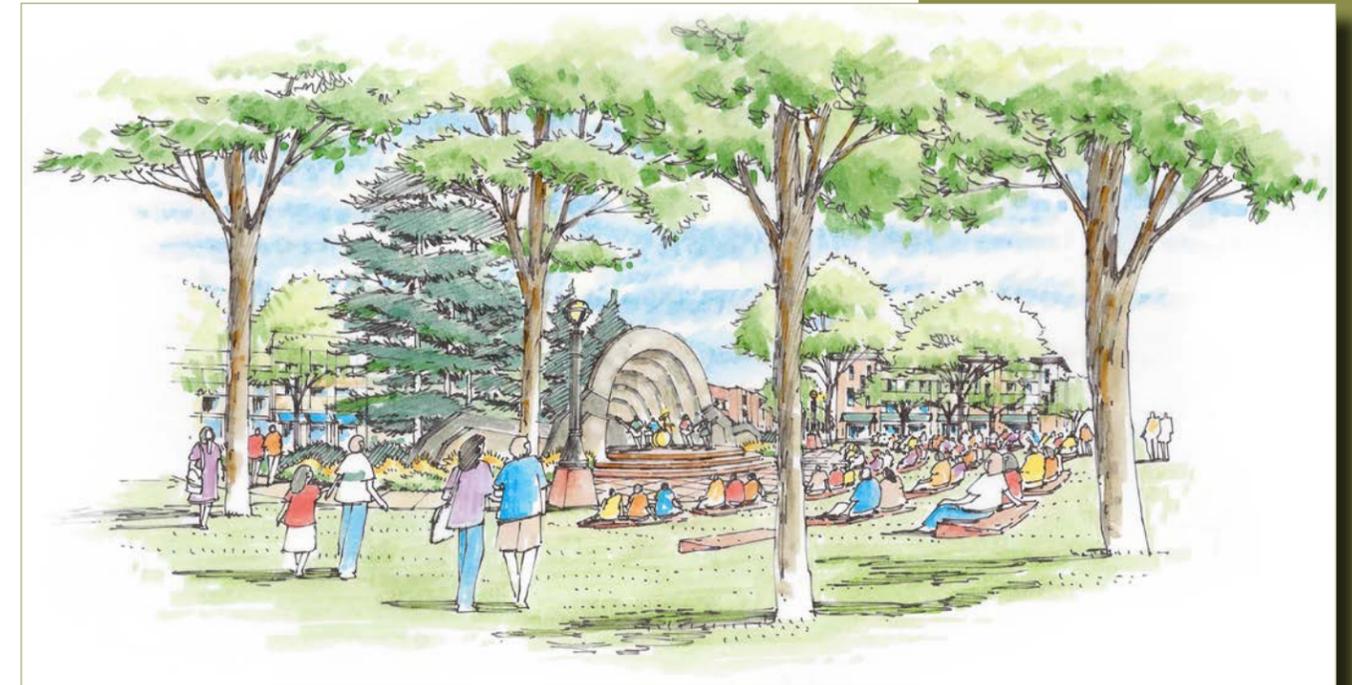
The Idea: Explore feasibility of relocating the bandshell within the Civic Area or to a location that allows increased usefulness as an outdoor theater. In the near term, maintain the bandshell and increase its programming for performances.

The Glen Huntington Bandshell, built in 1938, is a local historic landmark and protected under the city's Historic Preservation Ordinance. It is architecturally significant as an example of Art Deco architecture in Boulder and has been a visual landmark for over 75 years. Today, it faces challenges, including limited programming, worn appearance, uncomfortable seating, frequent transient occupation, and traffic noise and access challenges for performances. The context also has changed significantly from the 1930s. The north end of the bandshell is within the Canyon Boulevard future right-of-way, which could pose a problem for creating a "complete street."

Public input has been mixed about whether the bandshell should remain in Central Park and see increased performance programming, rehabilitation, and improved function, or be relocated. The city generally discourages relocation of historic resources and Landmarks Board approval would be required for

relocation. Additional analysis is needed on the feasibility, cost and implications of moving the bandshell.

Bandshell (Cont.)



Concept illustration of programmed bandshell

The Idea: Continue to explore a blend of indoor and outdoor facilities and spaces as an integral and important component of new programs for the Civic Area, including:

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

The community wants new arts, culture, and science in the Civic Area and has expressed interest for community events venue for meetings, banquets, reception dinners, charitable events, etc. BMoCA is exploring expansion of its facility, either at its current

Arts, Culture & Science



Energy Garden - Outdoor science, Miami Science Museum

photo credit: www.miamisci.org

Arts, Culture & Science (Cont.)

Performing Arts Center

location on 13th Street or moving to a new facility within the Civic Area. Additionally, outdoor arts and science are ideas that resonate with the community.

The Idea: Continue to explore feasibility of a performing arts center—either as an addition to or redevelopment of the north wing of the Main Library or on 13th Street as part of a mixed-use complex. A facility may generate excitement and should reflect emerging trends in arts facility programming and usage. The demand for and capital and operation costs of a facility requires further study, as does its projected impact on the downtown and other venues in and near Boulder. Any facility would need to meet the Guiding Principles and performance criteria in this plan.



Place for performances, meetings, etc. (NAIOP)

A nonprofit group, The Boulder Center for the Performing Arts, is conducting a feasibility study for a performing arts center. The group has expressed preference for a mid-sized performing arts center (800-1,200 fixed seats) that would be built through a private/public partnership on city-owned land. Various community groups and the Arts Commission have questioned demand for a larger facility but have noted possible needs for a smaller performance venue (approx 500 seats). Furthermore, a flexible venue, rather than fixed seat auditorium, is of interest to

many in Boulder as it could provide space for large meetings and events as well as performances. Regardless, any facility must ensure active use throughout the week to avoid creating an inactive zone downtown when it is not in use.

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

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



Vertical mix of uses, San Francisco Ferry Building

The Idea: Continue to explore creation of a 21st Century Senior Center consistent with best practices and modes providing a wider range of services for older adults to recreate, socialize, and learn. Explore co-location of the center with other services, activities, and amenities—either in its current location (redeveloping existing center) or elsewhere, possible including downtown, close to other human services

The West Senior Center is west of the library and south of Boulder Creek (built in 1974). The is 16,200 square foot facility serves 56,400 customers a year, including Meals on Wheels, and the city offers many other senior programs here. The Human Services Division soon will do a plan to explore the senior center's future, consistent with 21st Century best practices and models. Often, newer centers are co-located with other services (such as children, youth, and family) to be convenient for customers and providers. Additionally, they provide both dedicated space for senior adults and flexible, intergenerational community space such as classrooms. They are also often paired with offices, arts and culture, and recreation facilities.

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

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

West Senior Center



Example for redeveloped senior center

Structured Parking

Park Performance Criteria

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

Plazas and Gathering Places

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

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

Access within the Park

The Boulder Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections, serving as both an important destination and connector. Travel and access to the area will continue to be improved with enhanced pedestrian and bike as well as limited vehicular access.

- Traffic calming features and pedestrian-oriented streetscape amenities for all streets surrounding and intersecting the park, including: Canyon Boulevard, Arapahoe Avenue, 9th Street, Broadway, and 11th, 13th, 14th and 15th Streets.
- Pedestrian access across Canyon Boulevard should be improved at key crossing points.



The Peace Garden along Boulder Creek



Traffic calming streetscape at Broadway and Pearl Street

- Establish a hierarchy of types of paths that includes: commuter biking paths, children's biking paths, soft (unpaved) walking paths and health paths (perhaps incorporating stone inlays or other interactive art).
- Pathways should provide safe, protected pedestrian links from the park to adjacent uses, such as transit stops and the breezeway to the downtown core.
- Pathways should consider those park users who may wish to meander through or around the park as well as those who wish to move efficiently from point to point.

Art

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



Interactive art on the Pittsburgh Riverwalk

Food and Entertainment

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

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



Seating area at Chicago Millennium Park

Services Extending the Range of Uses

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

Views and Viewpoints

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

Noise Mitigation

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

Public Amenities

- Provide site furniture and amenities, such as waste receptacles, bicycle racks, drinking fountains, game tables, kiosks, children's play equipment and artwork at key locations

within the park. Provide restrooms that are accessible from outdoors within existing buildings, such as the library, and in future new buildings. Wayfinding elements, such as signage, lighting, entry gateways and pavement treatment, should be designed to provide a unified look to the park.

Build Green

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



Example of an artful bike rack from the Baltimore inner harbor.

Safety and Security (CPTED)

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

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



Example of interactive lighting for nighttime park use

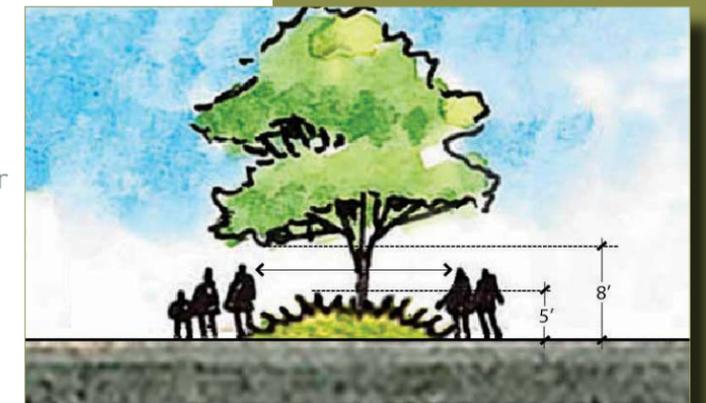
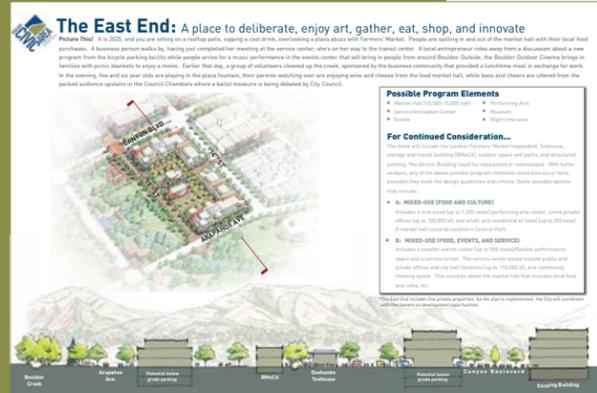


Diagram of landscaping that allows for visibility and natural surveillance

photo credit: Shane Coen

For more information, see The East End foldout on page 19

East End Performance Criteria (13th/14th Street Block)



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

Performance Related to Specific Land Uses

- **Service Center Performance:** Develop civic uses such as municipal services as part of a mixed-use development vertically and/or horizontally integrated with other uses to encourage innovation and

Performance Related to Specific Land Uses

- **Service Center Performance:** Develop civic uses such as municipal services as part of a mixed-use development vertically and/or horizontally integrated with other uses to encourage innovation and



Illustrative example of a public market hall with expanded Farmers' Market

creative collaboration. Day and evenings, during the week, Boulder residents, business owners and government officials gather to meet and deliberate over local choices and policies, and conduct business and work with partnering non-profits.

Events/Performing Arts:

If a performing arts center is included, consider flexibility to include events and meeting space (e.g., for non-profits and businesses). On the weekend and evenings, the center could be a place for weddings, receptions and parties, and performances and art shows. A center should be used during the day and multiple nights of the week.

Day and Night Time Uses:

Integrate uses that generate 24 hour activities such as residential or hotel.

Pubic Plaza:

Develop an urban plaza space to serve as an organizing feature

within the site and to provide a variety of public and outdoor functions as a complement to the more "green" park spaces to the west.

*Structured Parking:

Provide appropriate amount of parking for adequate and convenient access to existing and future uses, balanced with area wide Transportation Demand Management.

Building Form and Massing

- Building heights ranging from two to four stories. Along Canyon, provide up to four stories to help create a more urban character along this wide public right of way, while buildings along Arapahoe should help transition to the relatively lower height of the residential buildings in the vicinity.
- At the ground level, buildings should have permeability and transparency with visual and physical connections to indoor/outdoor views and public spaces.
- At least 60% of the ground floor area should be visually transparent along all major public streets and plazas, including Canyon Boulevard, Arapahoe Ave., 13th and 14th Streets as well as the public plaza.
- Use high quality, durable materials which enhance the building and convey a sense of permanence.
- Employ sustainable green building standards.

*If new structures are proposed with below grade parking, the hydrologic impacts on the creek and riparian areas must be carefully considered.



Example of events/performing arts mixed-use facility (NAIOP Competition)



- To extent possible, include active market hall and food-related uses along Canyon Boulevard, 13th and 14th Streets, and facing new plazas.
- Consider the effect of building height on shading and views.
- Building orientation should enhance the opportunity for views of the Flatirons, including opportunities for publicly accessible roof-tops.
- Building entrances should be clear, direct, and welcoming and orient to public areas - streets, plazas, and parks.
- Locate parking structure either underground, or above ground wrapped with active uses to avoid visibility and degradation of the pedestrian environment. Structure should be well lit and easy to navigate in the interior.

West End Performance Criteria (Library and Senior Center)

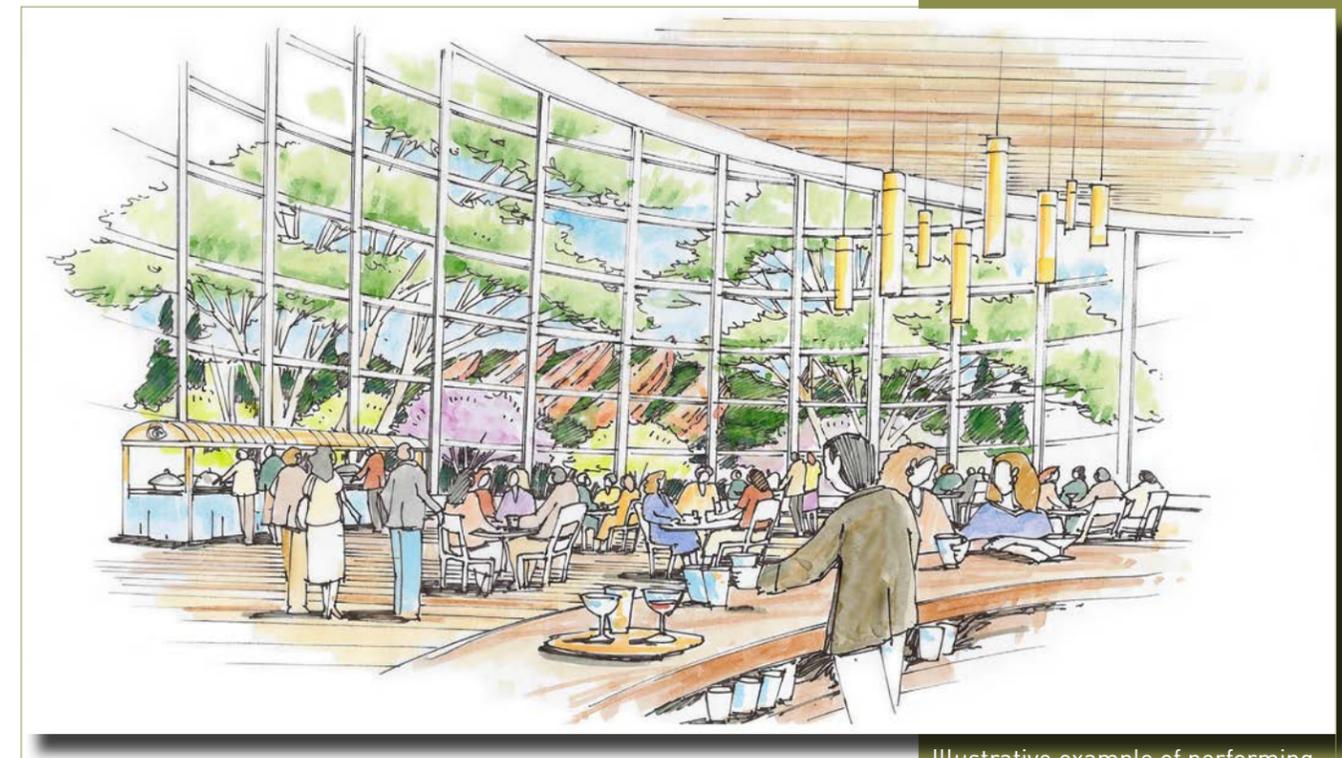
For more information, see The West End foldout on page 20

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



Performance Related to Specific Land Uses

- **Library North:** Consider redevelopment as a multi-purpose and flexible performing arts facility, or rehabilitate the existing Canyon Theatre with additional mezzanine seating



Illustrative example of performing arts lobby

to increase capacity and programming. If a performing arts center is included as part of a redeveloped library, consider flexibility to include events and meeting space (e.g., for non-profits and businesses). On the weekend and evenings, the center could be a place for weddings, receptions and parties, and performances and art shows.

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



Example of redeveloped senior center

Senior Center: If redeveloped as a new senior facility, explore creation of a 21st century senior center providing a wider range of services, including potential senior housing, integrated and co-located with the library, Civic Park and area indoor/outdoor art facilities for older adults to recreate, socialize, and learn. If the senior center is relocated elsewhere outside the Civic Area, consider the site for residential development, including potential micro units. Consider

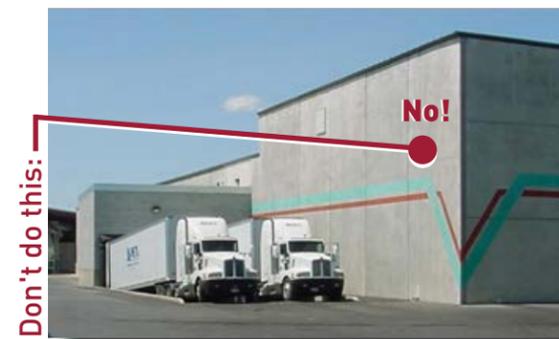
- also potential coordination with Boulder Housing Partners and federal H.U.D. for incorporation of Arapahoe Apartments into new residential development.
- ***Parking:** Provide appropriate amount of parking for adequate and convenient access to existing and future uses, balanced with area wide Transportation Demand Management.



*If new structures are proposed with below grade parking, the hydrologic impacts on the creek and riparian areas must be carefully considered.

Building Form and Massing

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



Part 3: Implementation & Phasing

Strategies

What might it take to accomplish the plan for the Civic Area? The following strategies will help accomplish the plan.

1 - Phasing/Prioritization "Roadmap." Identify key steps and phasing necessary to sequentially and systematically work toward the vision in the near-term and over time. (See phasing tables and diagrams on pages 42-47 for initial prioritization and phasing.)

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

Examples of Partners



Coordination:

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

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

Investment Strategy

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

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

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

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

- public financing through voter-approved bonds or sales tax;
- private financing;
- districts such as general improvement districts, metropolitan districts and others;
- endowments;
- certificates of participation (COPs);
- general fund and Capital Improvement Program (CIP) alignment of priorities;
- public improvement fees;

- state and federal grants (e.g., state Great Outdoors Colorado funds for parks and open space, and National Endowment for the Arts);
- urban renewal financing; and
- crowd source funding.

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

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

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

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

Phasing Plan

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

- Phase 1 (2013 - 2014)
- Phase 2 (2014 - 2019); and
- Phase 3 (2019 and beyond)



Example of a mixed-use facility made possible with multiple investment strategies

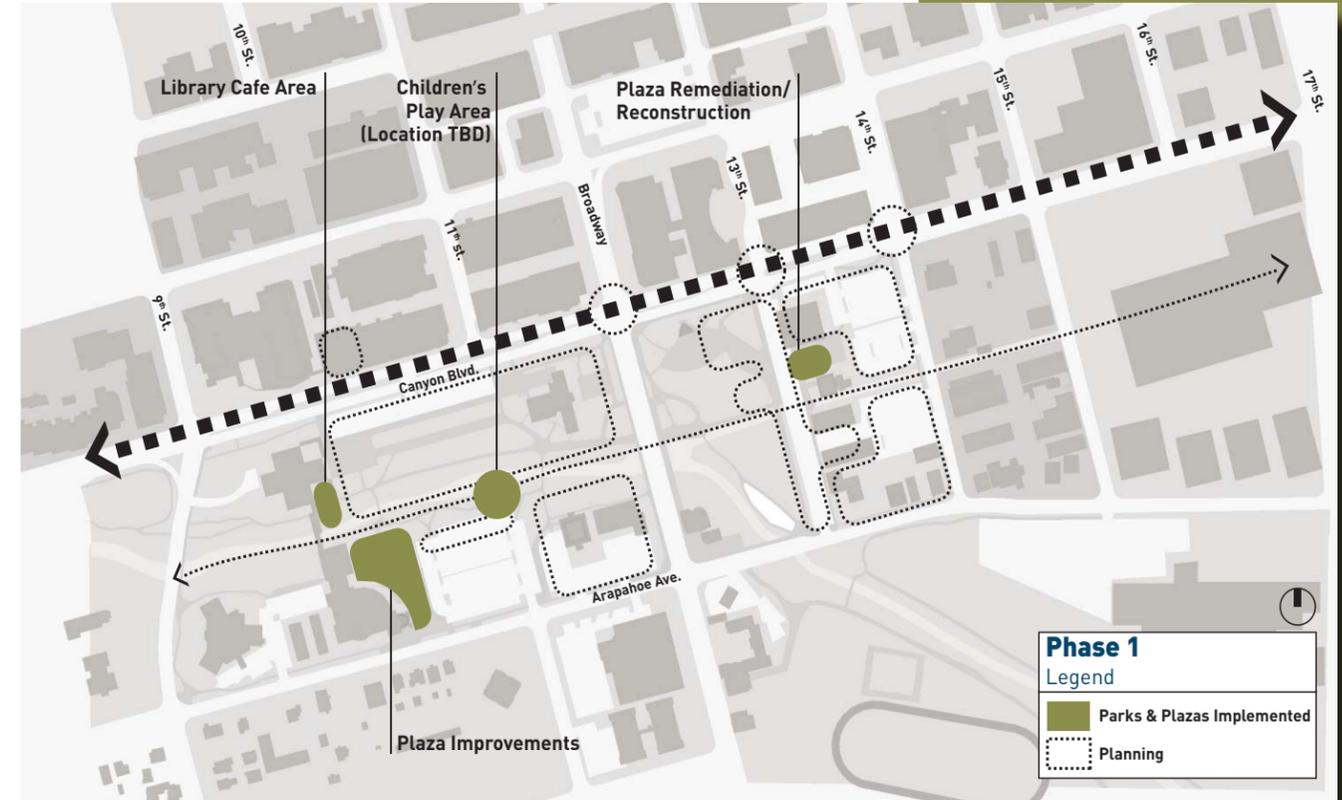
Civic Area Phasing

Phase 1: 2013-2014

Phase 1: 2013-2014

Timing (beginning)	Category / Key Words	Strategy	Responsibility
PLANNING AND COORDINATION			
ongoing	Safety	<ul style="list-style-type: none"> Enforcement on parks grounds, around Municipal Building, and library 	Parks and Police
	Flood Safety	<ul style="list-style-type: none"> Continually improve flood education and evacuation plans for New Britain and Park Central buildings and parking areas 	Public Works / Utilities
	Food	<ul style="list-style-type: none"> Continue food truck pilot and allow existing food vendors to continue operations 	City Manager's Office (CMO), Parks
	Park	<ul style="list-style-type: none"> Work with partners and volunteers to improve existing park facilities 	Parks
2013 Q4	Arts and Culture	<ul style="list-style-type: none"> Review privately funded feasibility, demand and impact analysis for a performing arts center; determine the financial and operational needs for a self-sustaining entity and appropriate size and location; do additional analysis as needed. 	Civic Area Coordinator,* Private non-profit (BCPA), Arts and Library
2014 Q1	Coordination	<ul style="list-style-type: none"> Designate Civic Area Implementation Coordinator to plan for later phases (2 and 3) and oversee improvements Finalize land use programs Explore land purchase, land swap, and assemblage options (city owned/private land) Identify utility needs and potential costs 	CMO, Facilities Asset Management (FAM),
	Finance	<ul style="list-style-type: none"> Develop comprehensive investment strategy including potential financing tools and organizational structures; align with CIP and begin to estimate costs for Phase 2 and identify strategies 	Planning team, finance, CMO
2014	Park	<ul style="list-style-type: none"> Develop detailed park plan for Phase 2 	Parks
	Access and Mobility	<ul style="list-style-type: none"> Start feasibility plan for phasing parking and travel demand management programs, including city offices. Integrate with existing parking district. 	Transportation, DUHMD, FAM,
IMPROVEMENTS			
2013 Q4	Farmers' Market	<ul style="list-style-type: none"> Conduct environmental mitigation for 13th Street Plaza and reconstruct the 13th Street Plaza and parking to the east (December 2013 to April 2014) 	(FAM)
2014	Park	<ul style="list-style-type: none"> Build children's play and nature exploration in park, south of Boulder Creek Make safety improvements, such as lighting and landscape shrub clearing near buildings 	Parks
	Library / Food	<ul style="list-style-type: none"> Reinstate library cafe on bridge with adjacent outdoor seating area in the courtyard (coordinate with the north library plaza and flood proofing identified below) Rebuild Main Library North Plaza Complete south library play and reading areas 	Library, Parks, FAM
	Flood Safety	<ul style="list-style-type: none"> Build library flood protection 	FAM

*Civic Area Coordinator would be involved with and coordinate all tasks.



This figure shows planning improvements for the first phase

Phase 1: 2013-2014

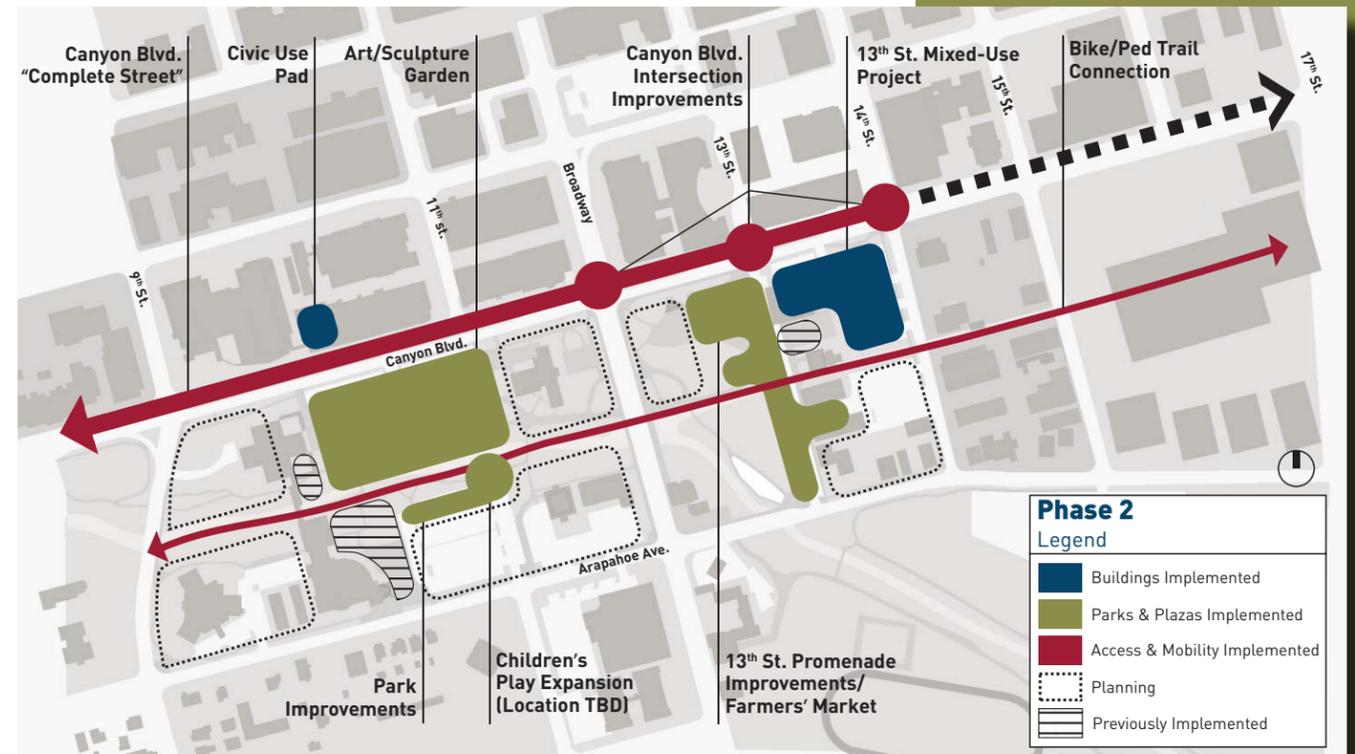


Phase 2: 2014-2019

Phase 2: 2014-2019

Category / Key Words	Strategy	Responsibility (General)*
PLANNING AND COORDINATION		
Finance	<ul style="list-style-type: none"> Develop comprehensive investment strategy for Phase 3 and align with CIP Coordinate with private land owners; demonstrate alternative ways for redevelopment and explore potential for land swaps Identify possible partnerships Identify next round of catalytic projects for Civic Area 	Finance, Civic Area Coordinator*, non-profits, businesses, private landowners, etc.
Parks, Arts	<ul style="list-style-type: none"> Prepare detailed park site planning for Phase 3, landscape plan for shrub removal, and Boulder Creek restoration plan, public arts plan Prepare wayfinding plan and corridor plan: lighting and signage with art 	Coordinator, Parks Planning
Access and mobility	<ul style="list-style-type: none"> Work with CDOT from conceptual through final design for Canyon Boulevard Plan for future Bus Rapid Transit service to the downtown Work on conceptual through final design of improvements for 13th and 14th and connections between Canyon Blvd. and Arapahoe St. Plan for additional bicycle improvements and amenities Continue design and feasibility studies for replacement and new parking facilities based on approved planned uses within the area and new development south of Canyon in conjunction with phased development. Integrate with TDM strategies. Construction of facilities depended on schedule for other projects 	Transportation, RTD, DUHMD
Historic Resources, Culture	<ul style="list-style-type: none"> Prepare analysis for bandshell relocation feasibility, cost and optimal siting for acoustics, context, and usability; coordinate with historic preservation 	Parks, Historic Preservation and Landmarks Board
Farmers' Market	<ul style="list-style-type: none"> Conduct analysis of Farmers' Market and possible public market hall 	Farmers' Market, Planning
Code update	<ul style="list-style-type: none"> Enable desired mix of uses and character on adjacent parcels 	Planning
City offices	<ul style="list-style-type: none"> Conduct planning and feasibility for city building replacement and removal 	FAM
Operations and Maintenance	<ul style="list-style-type: none"> Work with partners on long term maintenance, sponsorship, and partnering to address parks, plazas, and creek maintenance 	City, non-profits, businesses, parks, etc.
IMPROVEMENTS		
Plaza / Farmers' Market	<ul style="list-style-type: none"> Rebuild 13th Street Plaza and access improvements for the Farmers' Market following environmental mitigation Build Public Market Hall, if analysis supports 	FAM, Parks, DUHMD
Flood Safety	<ul style="list-style-type: none"> Reduce some parking in HHZ, as appropriate based on parking feasibility analysis 	Transportation, Parks, FAM,
Parks	<ul style="list-style-type: none"> Remove fencing and railroad tracks Complete Gilbert White Memorial Improve north side of Creek between library and Municipal Building and south creek side area near library 	Parks
Art	<ul style="list-style-type: none"> Incorporate art and murals into park 	Parks, Library and Arts
Access and Mobility	<ul style="list-style-type: none"> Improve bicycle and pedestrian connections, including along Farmers' Ditch Complete 13th Street improvements Start first phase of Canyon Boulevard (9th to 14th Streets) - complete street" improvements to include dedicated bike lanes, wider sidewalks and landscape strip, vehicle lanes, and pedestrian intersection improvements to reduce barrier effect 	Transportation, DUHMD
Historic Structure	<ul style="list-style-type: none"> Relocate bandshell to allow for Canyon Boulevard complete street improvements 	Parks, Historic Preservation
City offices	<ul style="list-style-type: none"> Remove New Britain and Park Central buildings and replace in area or nearby 	FAM
Civic Use Pad	<ul style="list-style-type: none"> Develop civic use pad for combined public and hotel uses 	DUHMD, Planning

* Civic Area Coordinator would be involved with and coordinate all tasks. Estimated costs and funding will be determined during the previous phase.



Phase 2: 2014-2019

Phase 2 will focus on core park improvements and planning for the east and west ends, as well as the 13th Street block and parts of Canyon Boulevard



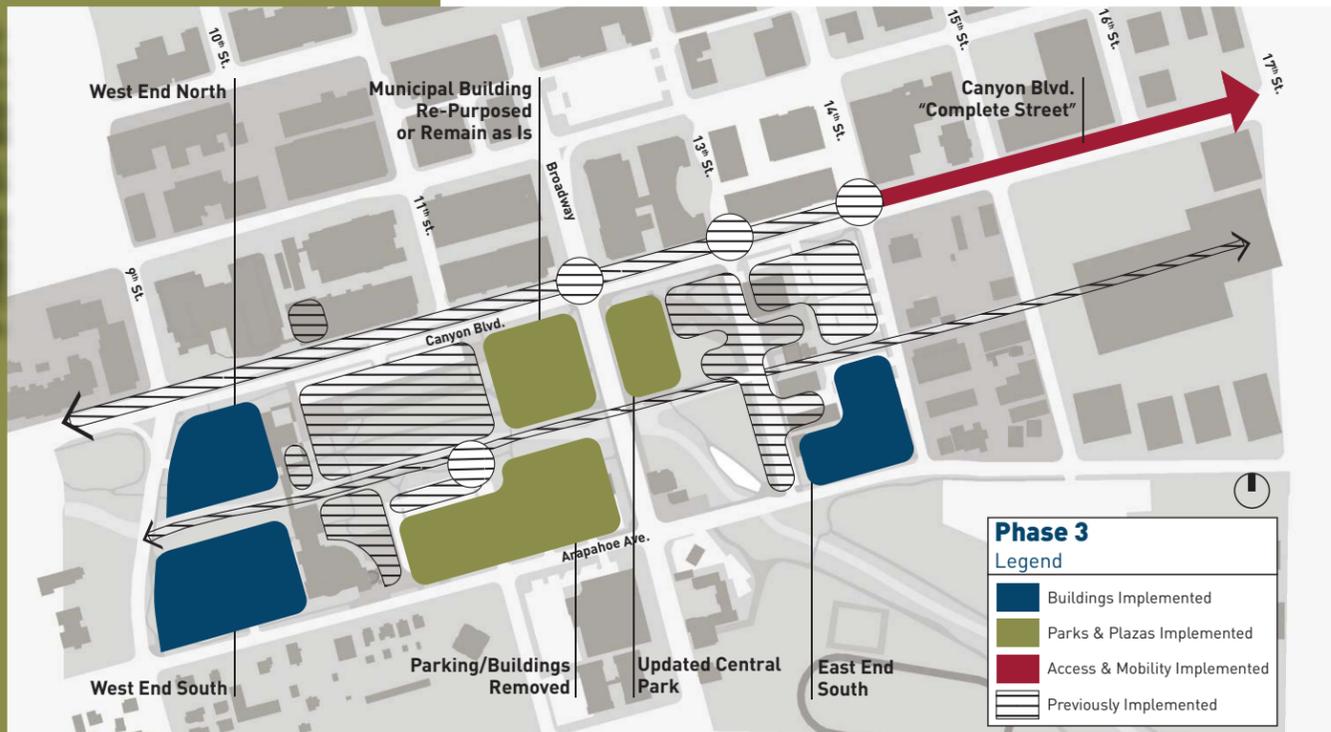
Phase 3: 2019+

Phase 3: 2019+

Category / Key Words	Strategy
COORDINATION AND OPERATIONS	
Operations and Programming	<ul style="list-style-type: none"> Continue operations and maintenance and programming as determined through previous phases and with partners.
IMPROVEMENTS	
Creek	<ul style="list-style-type: none"> Restore Boulder Creek banks in park area
Arts	<ul style="list-style-type: none"> Continue to incorporate art and murals into parks, plazas, and creek enhancements
Park	<ul style="list-style-type: none"> Build pedestrian bridge connection to north library site across Boulder Creek Expand Civic Park improvements on south side of creek with relocation of city buildings (active spaces for performances, shade, arboretum, shade, art, etc.)
Library / Arts	<ul style="list-style-type: none"> Renovate and/or redevelop north library building
Senior Center	<ul style="list-style-type: none"> Renovate or redevelop Senior Center, and possibly BHP site in coordination with H.U.D.
Library / Parking	<ul style="list-style-type: none"> Relocate parking for library to wrapped structured parking to west side of library (in conjunction with Senior Center and Boulder Housing Partners) Build 13th Street mixed use project and parking, coordinated with CAGID
Park	<ul style="list-style-type: none"> Expand Civic Park improvements with relocation of parking
Access and Mobility	<ul style="list-style-type: none"> Build pedestrian bridge connecting civic use pad and library and civic park across Canyon Boulevard (optional) Construct remaining Canyon Boulevard "complete street" improvements to include dedicated bike lanes, pedestrian environments while still accommodating vehicles

Note: Responsibility, estimated costs, and potential funding sources will be determined in earlier phases.

Phase 3: 2019+



The final phase will focus on park improvements and the bookends

Table 4: City Council & Board/Commission Implementation Roles

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

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



