



# THE PLAN FOR **BOULDER'S CIVIC AREA**

September 2013  
BoulderCivicArea.com



# Acknowledgments

Special thanks to the people and organizations below who contributed their time and ideas throughout the Civic Area planning process—and many other individuals.

## City Council Members

Matt Appelbaum, Mayor  
 Lisa Morzel, Mayor Pro Tem  
 Suzy Ageton  
 KC Becker  
 Macon Cowles  
 Suzanne Jones  
 George Karakehian  
 Tim Plass  
 Ken Wilson

## Boards and Commissions

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 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  
 Coen + Partners  
 Downtown Boulder Business Improvement District  
 Downtown Boulder, Inc.

Dushanbe Tea House  
 Growing Up Boulder  
 Homelessness Planning Group  
 Hotel Boulderado  
 Mustard's Last Stand  
 PlanBoulder  
 St. Julien Hotel and Spa  
 Tesseract Productions  
 Urban Land Institute

## Consultants

Russell + Mills Studios  
 Fox Tuttle  
 WWE  
 Arland Economics  
 Studio Terra  
 Crowdbrite  
 Eco Arts Connections

## Ideas Competition Winners

Deborah Yin  
 Julie Husband  
 Carl Stewart  
 Ion Community Solutions  
 Lawrence Anderson  
 Ed Shalkey  
 George Burmeister  
 Matthew Robenalt  
 Patricia Kasch  
 Michael Blea  
 Wesley Allingham  
 Tom Magnuson  
 Ray Kramer  
 Burkart & Associates  
 Andrew Knight

Sukirti Ghosh  
 Charles Benick  
 Jane Jordan  
 Carl Worthington  
 Nancy Blackwood  
 Paul Trementozzi  
 Josephy Anatasi  
 Charlie Hager  
 Joel Price  
 Deana Swetilk  
 Lesli Parchman Olson  
 Jenny McMinn  
 Juhee Oh  
 Mark Bessoudo  
 Matt Harris

## Ideas Competition Jurors

Ed Blakely  
 Rebecca Colbert  
 Andrew Earles  
 Ian Engle  
 Richard Epstein  
 Peter Park  
 Emily Patterson  
 Arleen Taniwaki

## NAIOP Challenge Winners

Andrew Browning  
 Jason Elliott  
 Cody Kirkpatrick  
 Dan Konecny  
 Nathan Stern  
 Andrea Woodhams

**And thanks for over 5,000 ideas submitted locally and internationally!!**

## City Staff

Jeff Arthur, *Director of Public Works for Utilities*  
 Sam Assefa, *Senior Urban Designer, Project Coordinator*  
 Michael Banuelos, *Communication Specialist*  
 Jane Brautigam, *City Manager*  
 Jennifer Bray, *Communication Specialist*  
 Tina Briggs, *Landscape Designer*  
 Katherine Buckley, *Comprehensive Planning Intern*  
 Joe Castro, *Facilities and Fleet Manager*  
 Bill Cowern, *Traffic Operation Engineer*  
 Jeff Dillon, *Parks and Planning Superintendent*  
 David Driskell, *Executive Director, Community Planning and Sustainability*  
 Bob Eichem, *Chief Financial Officer*  
 Lesli Ellis, *Comprehensive Planning Manager, Project Coordinator*  
 Paul Fetherston, *Deputy City Manager*  
 Jeff Haley, *Parks Planning Manager*  
 Robert Harberg, P.E., CFM, *Principal Engineer-Utilities*  
 Jody Jacobson, *Communications Manager*  
 Patrick von Keyserling, *Communications Director*  
 Kirk Kincannon, *Director of Parks and Recreation*

Lane Landrith, *Business Coordinator, Downtown and University Hill Management Division & Parking Services*  
 Valerie Maginnis, *Director of Library and Arts*  
 Elaine McLaughlin, *Senior Planner*  
 Melinda Melton, *Administrative Specialist*  
 Jennifer Miles, *Deputy Library Director*  
 Annie Noble, *Flood and Greenways Engineering Coordinator*  
 Karen Rahn, *Director of Human Services*  
 Maureen Rait, *Executive Director of Public Works*  
 Greg Ravenwood, *Administrative Specialist - Arts*  
 Susan Richstone, *Deputy Director, Community Planning and Sustainability*  
 Michael Sweeney, *Transportation Planning and Operations Coordinator*  
 Molly Winter, *Director of Downtown and University Hill Management Division & Parking Services*  
 Catherine Williams, *Parks Planner*  
 Tracy Winfree, *Director of Public Works for Transportation*  
 Marie Zuzack, *Planner*

Plans and sketches illustrated by Russell + Mills Studios

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Conceptual illustration of nature play space for children along Boulder Creek



# Part 1 Overview

## The Vision

*Just imagine... It's 2025 and you are walking through the Civic Area. 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 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. It 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, 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 Plan for Boulder's Civic Area was approved by City Council on September 3, 2013.

## The Intent

*This plan for the Civic Area reflects over 5,000 ideas and a year-long 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 while addressing change over time. Reflecting back, Boulder began with a 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 Boulder to maintain a sense of place in the heart of the city—while positioning the area to be a model of future innovation.

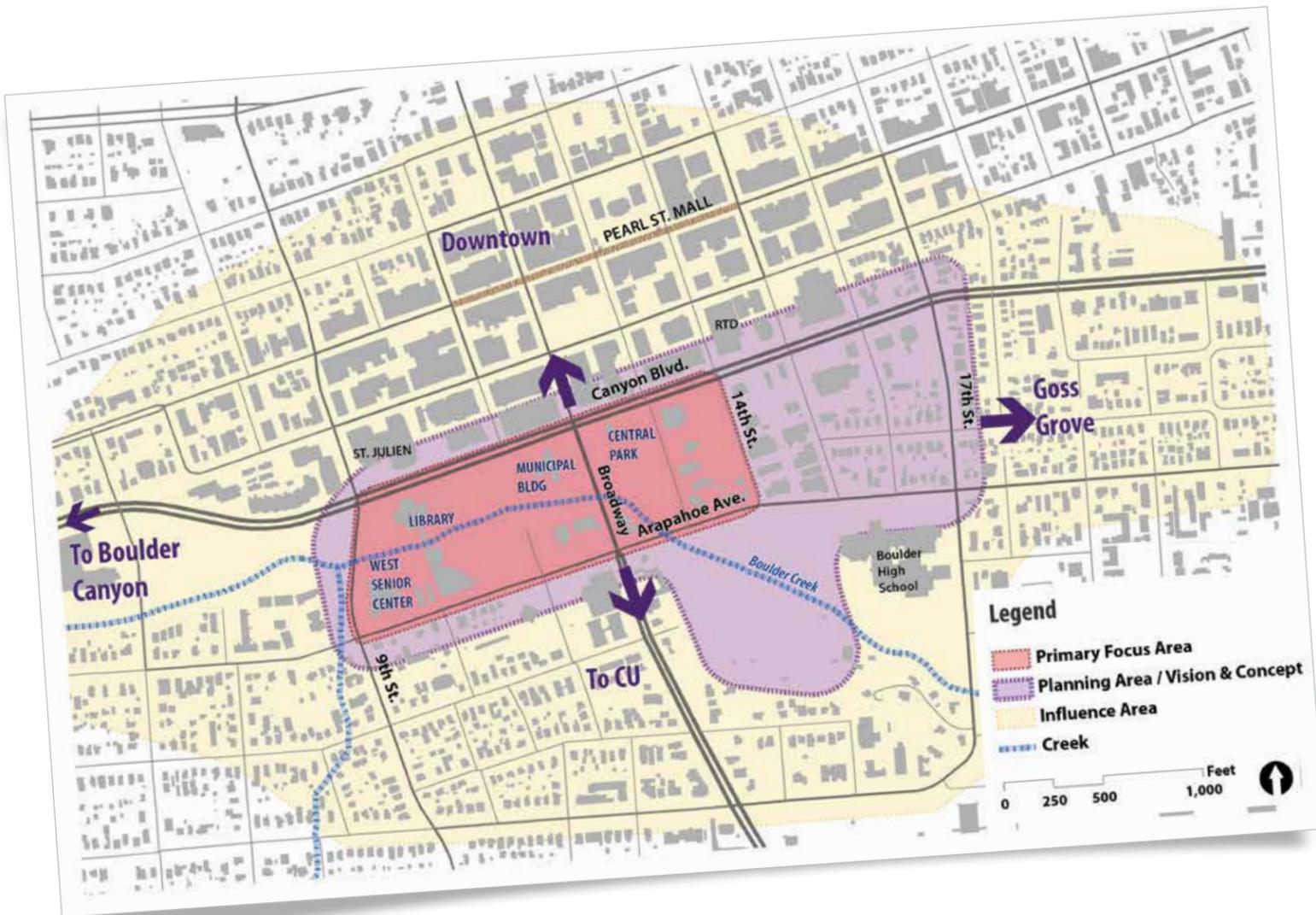
Most importantly, this plan is for and about the people of Boulder, a plan for all who have been and will continue to be involved.

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, 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 public 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 from already 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 idea...* Boulder's 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.

## 2. Life & Property Safety

*the idea...* Boulder's 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.

## 3. Outdoor Culture & Nature

*the idea...* Boulder's 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;

**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.



photo credit: Shane Coen

## 4. Celebration of History & Assets

### *the idea...*

Boulder's 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., Farmer's 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).



## 5. Enhanced Access & Connections

### *the idea...*

Boulder's 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

**Streets:** Explore feasibility of shared, closed, or event street(s) (e.g., 13th Street).

## 6. Place for Community Activity & Arts

### *the idea...*

Boulder's 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.



## 7. Sustainable & Viable Future

### *the idea...*

All future uses and changes in Boulder's 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.



Huge Sudeley Bench by Pablo Reinoso Studio



**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.**

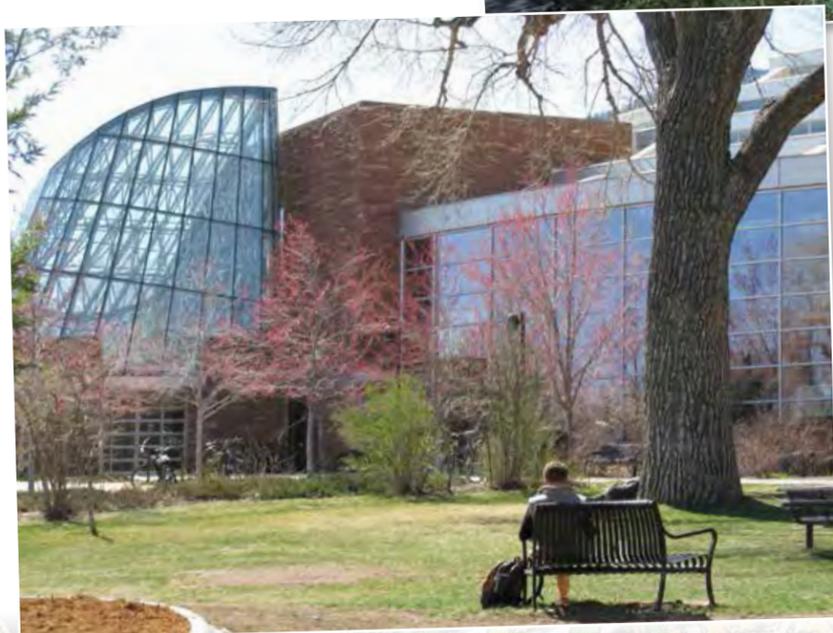
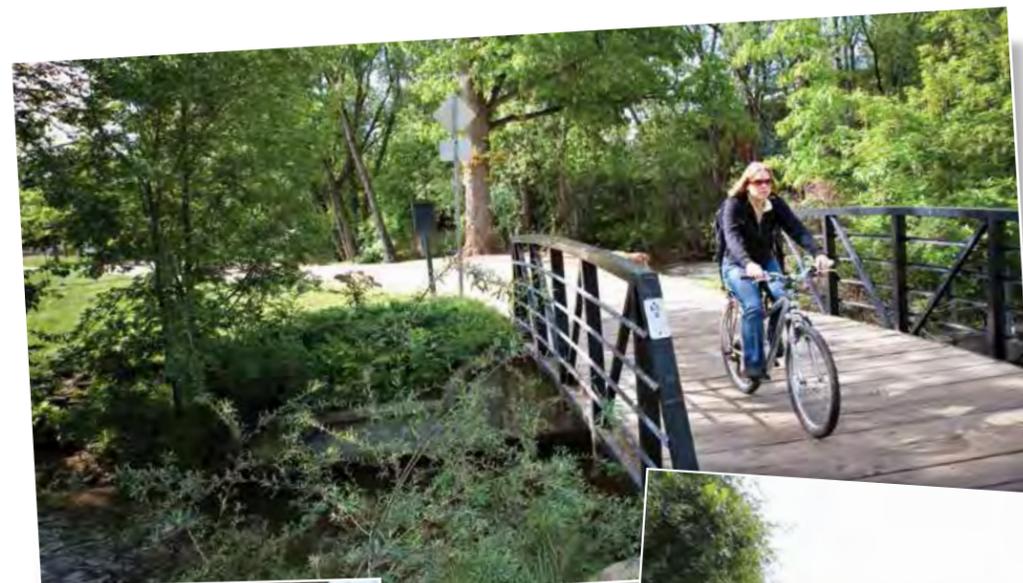
Boulder's Civic Area is envisioned to transform into a place for community inclusiveness and activity—a cohesive and expanded central “green” at the core, bookended by vibrant “built” mixed-use blocks on the west and east ends. Boulder Creek serves as the defining feature that establishes much of the natural beauty of the Civic Area 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 on the east and west ends will complement and bookend this expansive outdoor “playground,” 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 improves the quality of place and increases 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 and all year. For more information on the East End, see pages 20 and 34.

**The West End** (the area west of Broadway between Canyon and Arapahoe) will include the existing library on both sides of the creek; a cafe; the Senior Center; the landmarked Municipal Building; a new multi-use building on the St. Julien Civic Use Pad, as well as structured parking. The north and/or south library may redevelop to accommodate a small performing arts facility and meeting space (possibly connected by a pedestrian bridge over Canyon Boulevard to a future use at the Civic Use Pad). There is the possibility of mixing private and public development to generate 24/7 vitality. A new pedestrian bridge across Boulder Creek west of the existing covered library bridge will better connect the west park area, as well as any future new activities and uses if the Senior Center and the north library are redeveloped. The Municipal Building may be repurposed for a hands-on arts center or museum. For more information on the West End, see pages 22 and 36.

**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, Arapahoe, 13th and 14th streets will also be enhanced to make them more pedestrian and bike friendly. For more information on Access and Mobility, see page 24.





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 to 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 Storage and Transfer Building (now BMoCA), the Teahouse and the Bandshell—enrich the area and reflect its history.





Just imagine what it could become

# Park at the Core: Activating It

Over half of the 27 acres—and the core—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.

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



From: FreenotesHarmonyPark.com



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



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



**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 attracts 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 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, City Storage and Transfer 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 performance criteria. Some possible options 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 rooms). 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.





# 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...

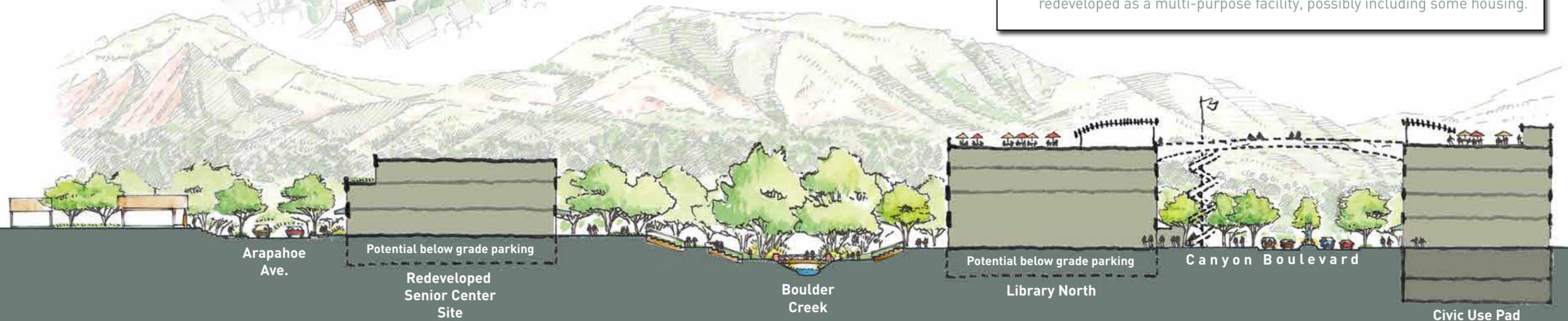
The West End will include the existing south wing of the library as it is today, the Municipal Building, structure parking, and outdoor space and parks. With further analysis, any of the above possible program elements could also occur here, provided they meet the performance criteria. Some possible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

### 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.



# 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 lane, 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.

## Access and Mobility Elements

**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.

**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 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.

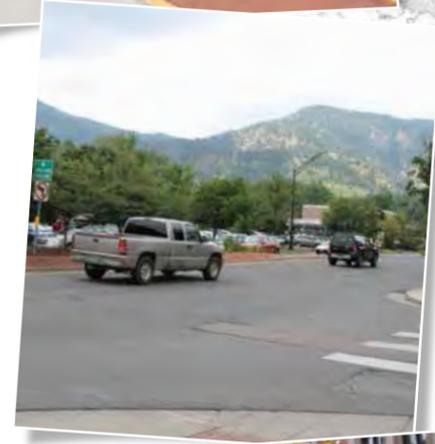
**14th Street:** 14th Street could be kept as is, or converted to transit-only with bike and pedestrian access, or converted to a transit and general use street.

**Public Transit:** Local and regional transit public transportation services, including the SKIP, JUMP, DASH, BOLT, BX, and AB, will continue to provide access to the Civic Area and the Downtown.

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

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

**Parking:** Over time, the surface parking in the HHZ 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              |  | Potential Parking Structure   |  | Transit Corridor            |
|        | New Ped/Bike Connection - Goss/Grove Access |  | Enhanced Ped Crossing         |  | Potential Transit Corridor  |

# Program Elements

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

## Park at the Core

*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, maintaining the riparian vegetation (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.

**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 of 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.

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.

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 agricultural producers.



Illustrative example of seating terrace for library cafe

## Farmers' Market

*the idea...*

The Farmers’ Market will continue to operate on 13th Street and expand to the west and into the Teahouse 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



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

## 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 the 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. 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 65-foot setback from the centerline of Canyon Boulevard, which is needed for creating a "complete street" design along Canyon from 9th Street to 16th Street. The current location of the bandshell would prohibit implementation of a "complete street" between Broadway Avenue and 13th 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.



Concept illustration of programmed bandshell



Energy Garden - Outdoor science, Miami Science Museum

## Arts, Culture & Science

### *the idea...*

Continue to explore a blend of indoor and outdoor arts, cultural and science facilities and spaces as an integral and important components of the Civic Area, including:

- ◆ Permanent and temporary art installations or outdoor cultural, arts, and science displays throughout parks;
- ◆ Ideas to incorporate an art and cultural related multi-use event space into 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 or 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 in a community events venue for meetings, banquets, reception dinners, charitable events, etc. BMoCA is exploring expansion of its facility, either at its current 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.

## Performing Arts Center

### *the idea...*

Continue to explore the 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.

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.



Place for performances, meetings, and more (NAIOP Competition)

## Mixed-Use Community Services / Innovation and Events Center

*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.



Example of redeveloped senior center

## West Senior Center

*the idea...*

Continue to explore the 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, possibly including Downtown, close to other human services.

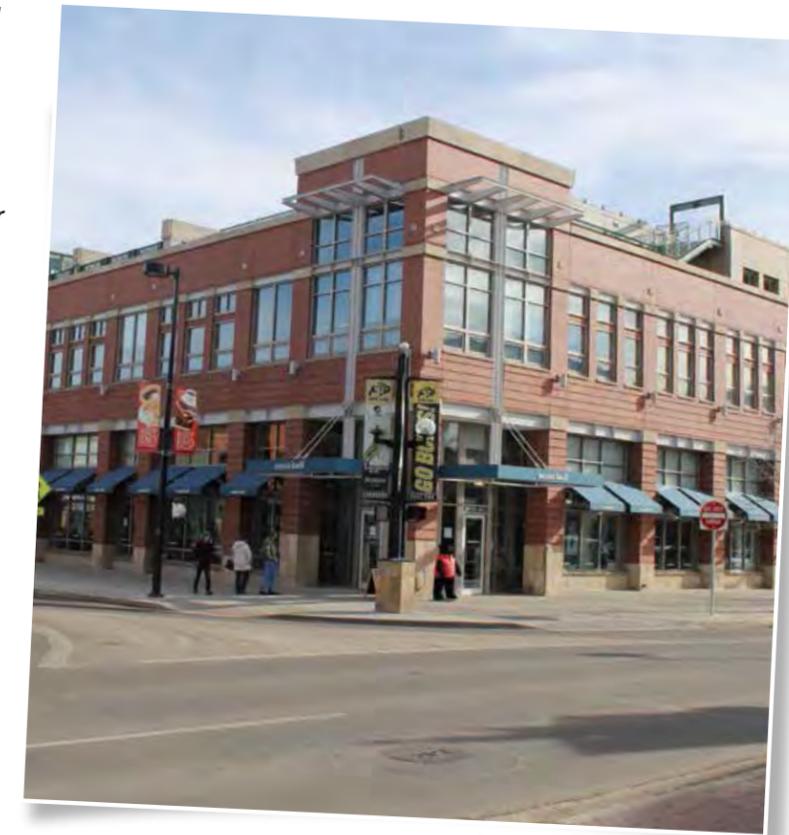
The West Senior Center is west of the library and south of Boulder Creek and was built in 1974. The center, a 16,200 square foot facility, serves 56,400 customers a year, including Meals on Wheels, and the city offers many other senior programs here. The Human Services Division soon will do a plan to 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 for 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.

## Structured Parking

*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.

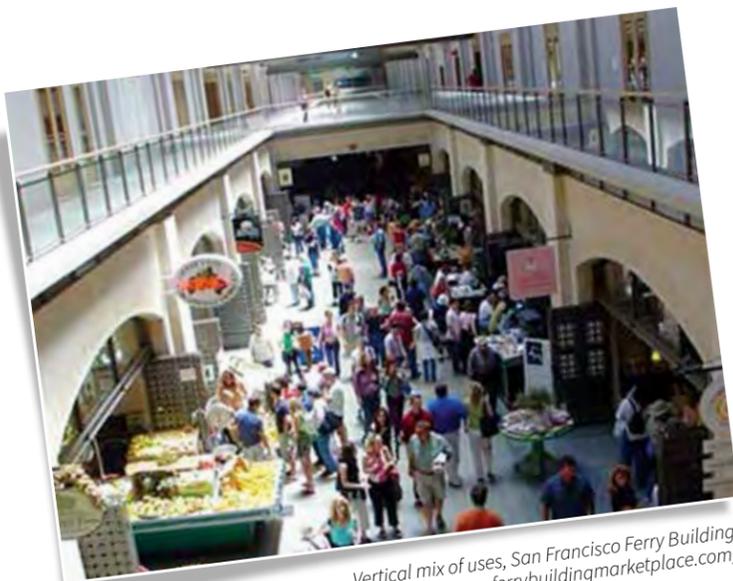
To create a strong pedestrian environment for the Civic Area, "just enough" parking spaces will be provided for those who chose to arrive by car. Parking demand is expected to increase with the new, additional uses and amenities, increased events and programming, and higher park visitorship envisioned 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.



Pearl & 15th Street parking structure



Illustrative example of Canyon Boulevard



Vertical mix of uses, San Francisco Ferry Building (photo credit: www.ferrybuildingmarketplace.com)

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.

# 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 liveliness.

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.

**Park Access:** The Boulder Civic Area has well-used bicycle and pedestrian amenities and convenient transit connections. Travel through 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 parks, 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.
- ◆ 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 Downtown.
- ◆ 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 and Entertainment:** Encourage visual and performance arts by integrating art and opportunities for art to take place throughout parks.

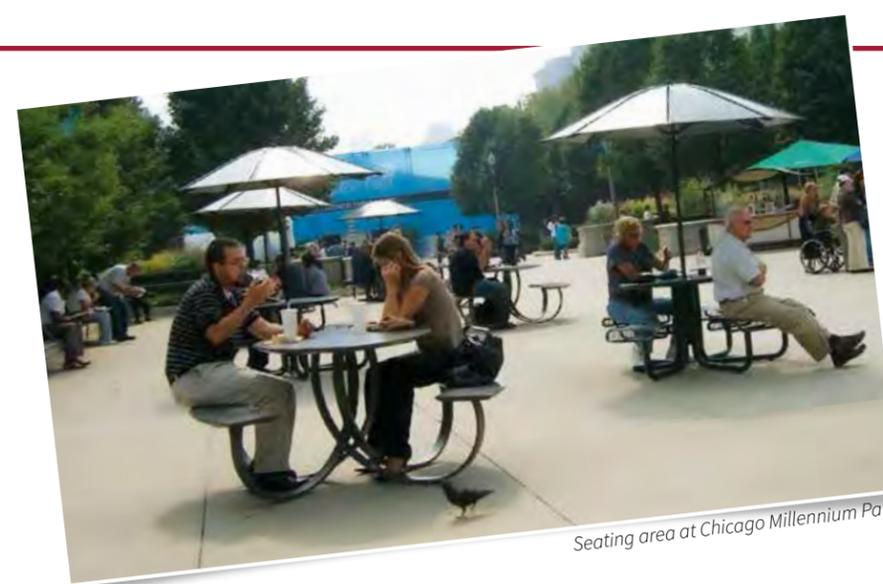
Visual art may include earthworks, temporary or permanent sculptures, lighting installations and murals. Visual art may also be incorporated into park fixtures and furnishings such as park signage, gateway markers, pedestrian light posts, banners, pavement, seating, tree grates and guards, and bike corrals. Performance art spaces may include multiple performance venues of different types, including a stage with an amphitheatre as well as open plazas.

**Food:** 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 external access to the library cafe.
- ◆ Provide opportunities for an ice cream vendor and food trucks.



Interactive art on the Pittsburgh Riverwalk  
(photo credit: Jeff Dillon)



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 parks to take advantage of views to the 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 and 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 as 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.

**Safety and Security:** 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 suit 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: Provide 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.



Musical sculpture in Florida Botanical Garden  
(photo credit: FreenotesHarmonyPark.com)

# 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 the 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 effort 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 creative collaboration. Day and evenings, during the week, Boulder residents, business owners and government

officials will 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, the public, 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.

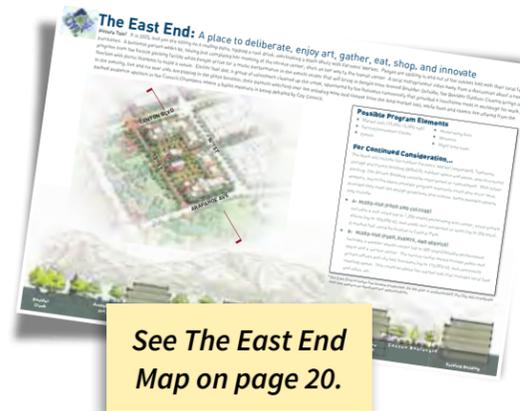
**Pubic Plaza:** Develop an urban plaza space to serve as an organizing feature within the block and to provide a variety of public and outdoor functions as a complement to the more "green" park spaces to the west.

**Structured Parking:** Provide the 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 should range from two to four stories. Along Canyon, provide up to four stories to help create a more urban character, 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 the outdoors and public spaces.
- ◆ At least 60% of the ground floor area should be visually transparent along all major public streets, including Canyon Boulevard, Arapahoe Ave., 13th and 14th Streets, as well as along public plazas.
- ◆ Use high quality, durable materials that enhance the building and convey a sense of permanence.
- ◆ Employ sustainable green building standards.
- ◆ To the 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 and publicly accessible roof-tops.
- ◆ Building entrances should be clear, direct, and welcoming and orient to public areas, streets, plazas, and parks.
- ◆ Locate parking structures either underground, or above ground wrapped with active uses to avoid visibility and degradation of the pedestrian environment. Structures should be well lit and easy to navigate in the interior.



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

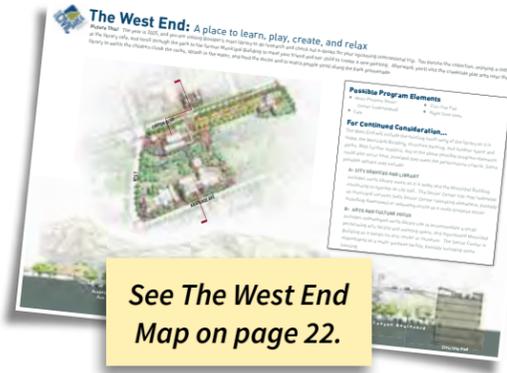


Example of events/performing arts mixed-use facility (NAIOP Competition)

# WEST END Performance Criteria

## (Library and Senior Center)

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 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.

**Library Cafe:** 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, and intimate picnic and seating areas among shade trees along the creek.



Illustrative example of performing arts lobby

**Senior Center:** If redeveloped as a new senior facility, explore providing a wider range of services and potentially senior housing. Integrate the library, Civic Park and indoor/outdoor art facilities for older adults. 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.

**Structured Parking:** Provide the 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 should range 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 indoor/outdoor connections and public spaces, with at least 60% visual transparency along all major public streets and park space.
- ◆ Use high quality, durable and timeless materials that 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 structures either underground, or above ground wrapped with active uses to avoid visibility and degradation of the pedestrian environment. Structures should be well lit and easy to navigate in the interior.



photo credits: City of Chicago



# 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 diagrams on pages 42 and 43 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.



**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 Ends 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 in 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.

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 development and city leasing
- ◆ **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



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

**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 and activities 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.



*Volunteers in the park*

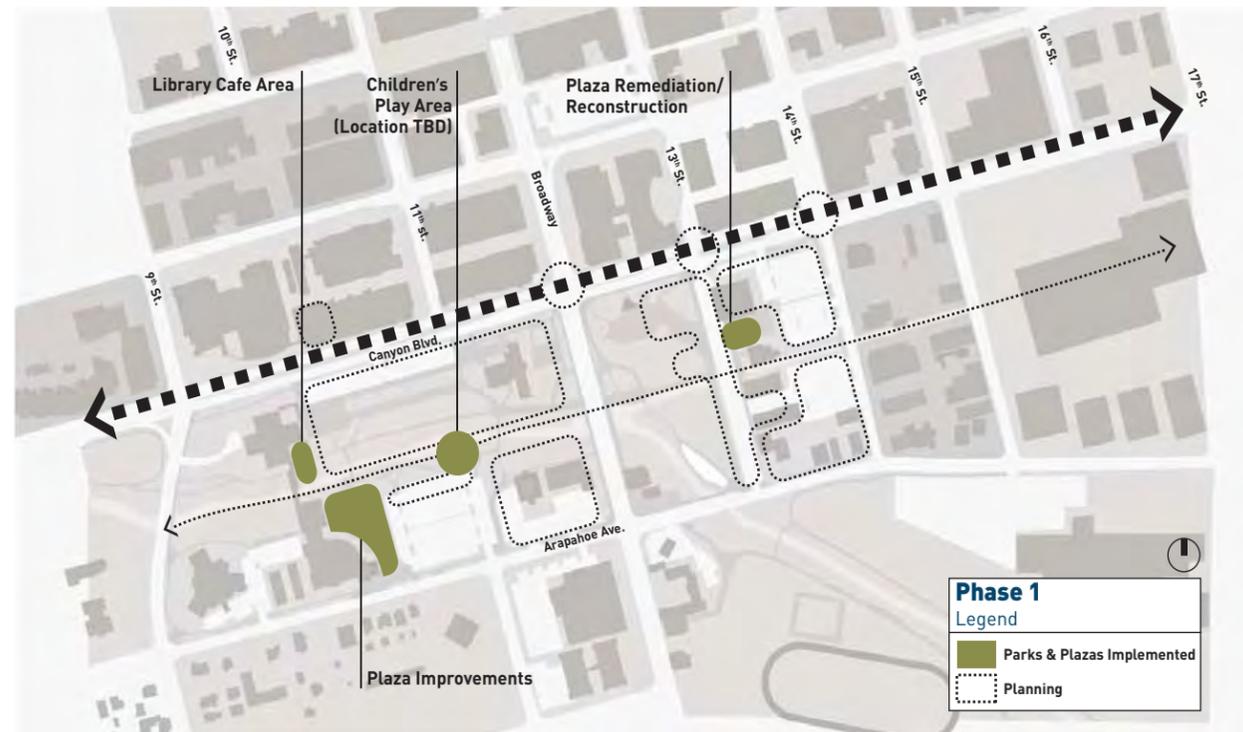
**Partnerships:** Cooperate with non-profit and service organizations to ensure that in all programming or built spaces, there are options for people of all incomes and abilities to use the space or participate in events together. As spaces are redeveloped or reprogrammed, enable ways to create space 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 the business community, and also structure regular times for full community projects.

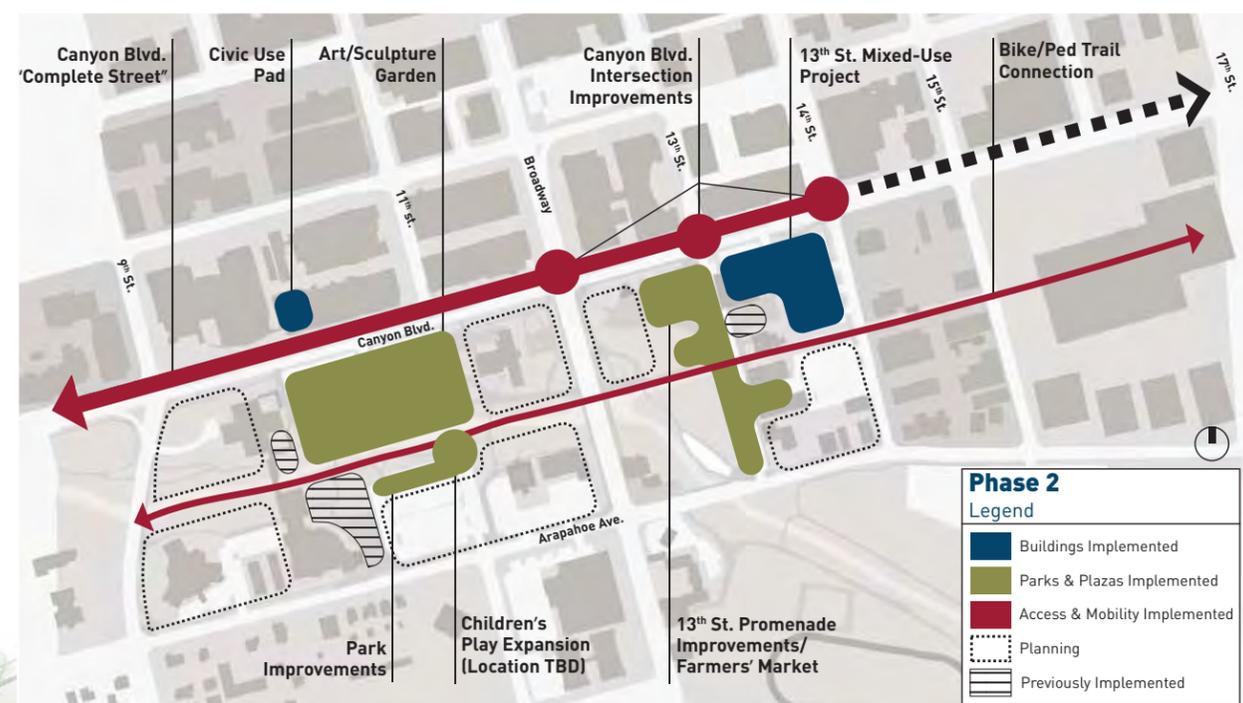
# Phasing Plan

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

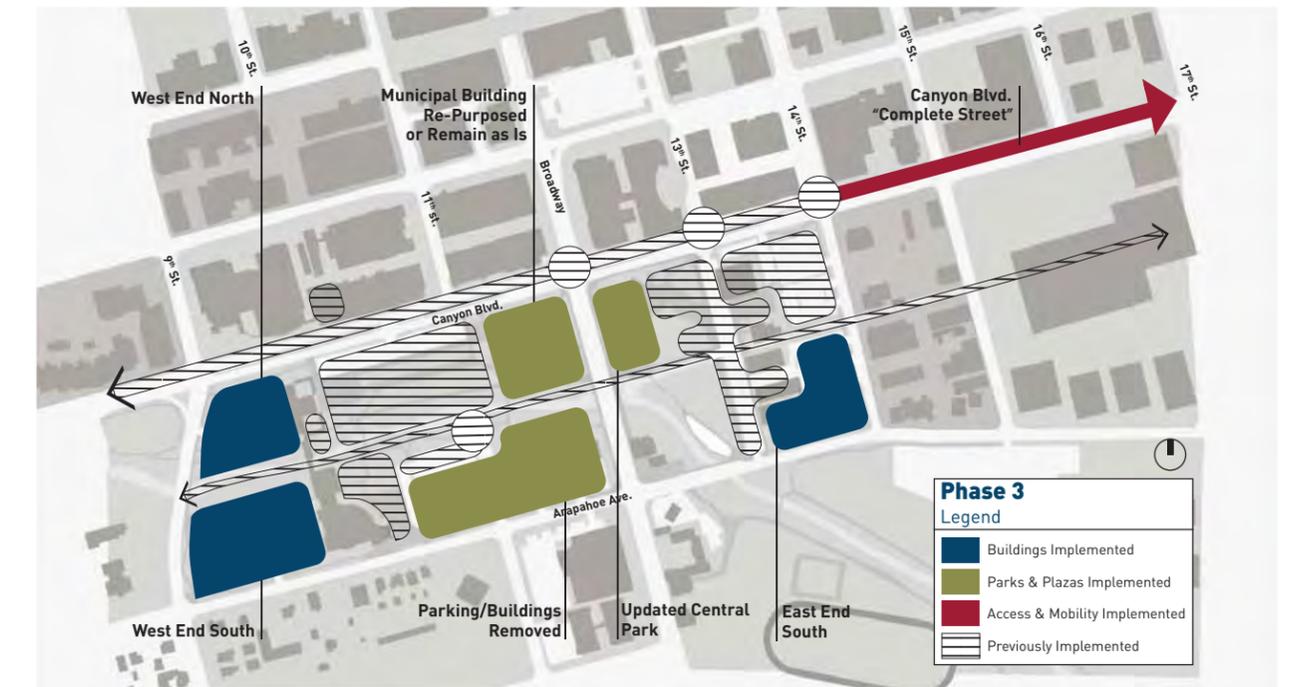
## Phase 1: 2013-2014



## Phase 2: 2014-2019



## Phase 3: 2019+



## 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       | 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 land)   | Approval of any land use changes to 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  |



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