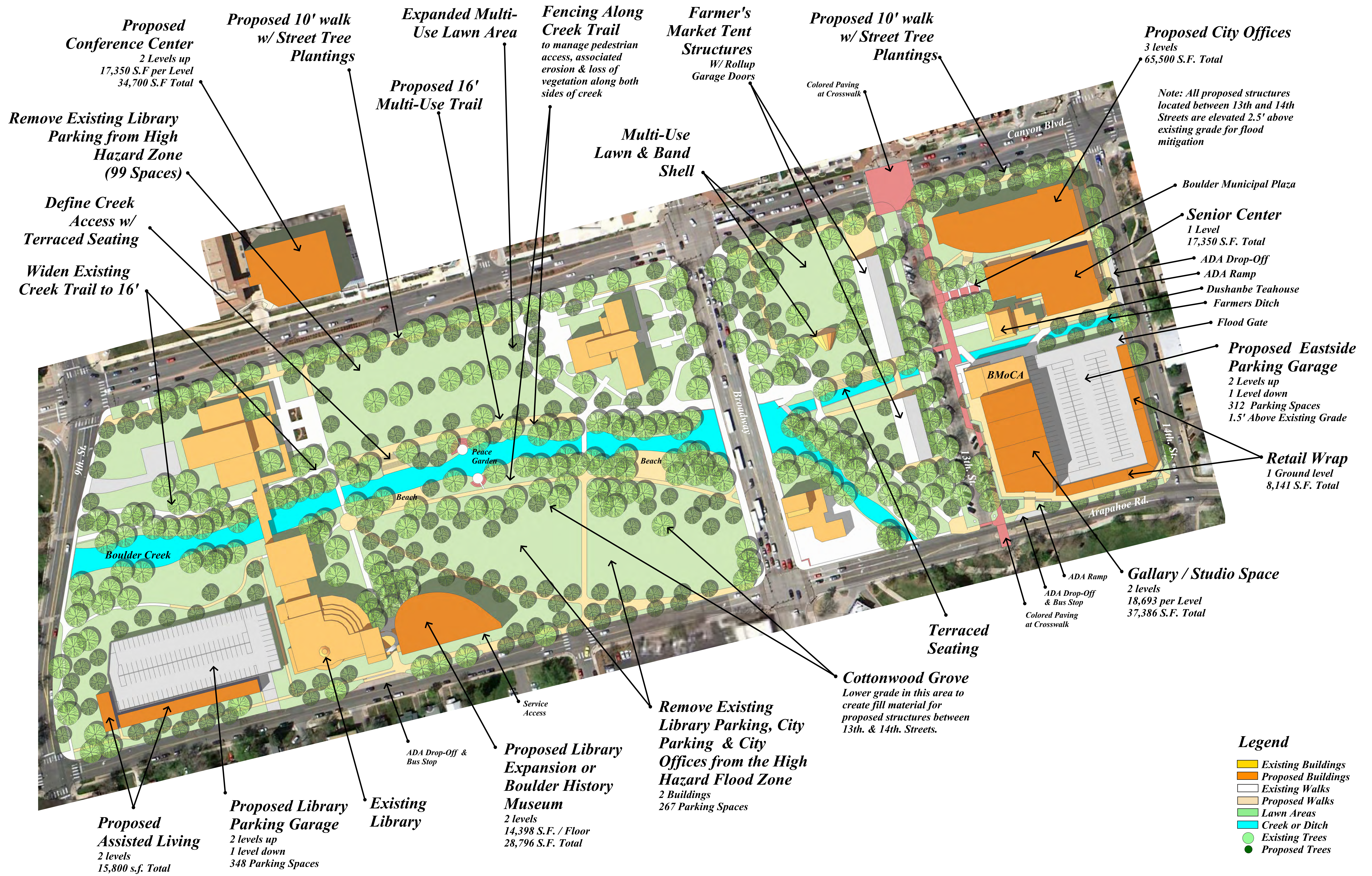


# **Boulder Civic Area Vision Project**

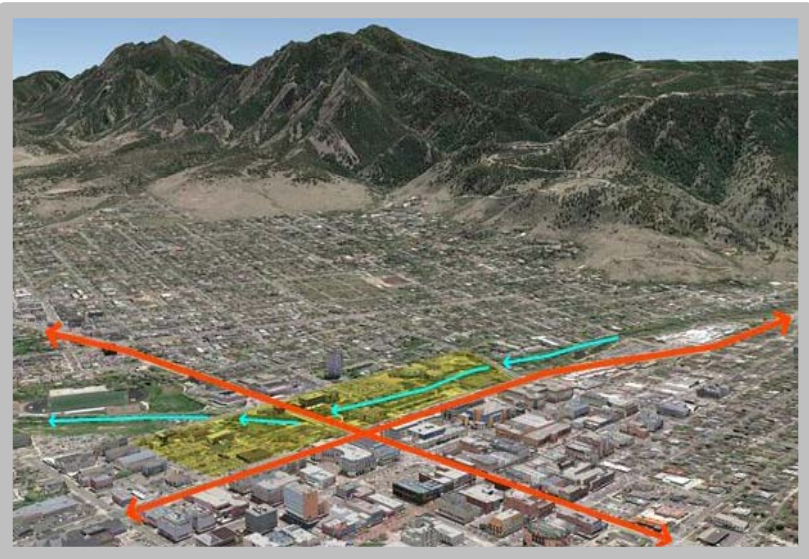


**Boulder Civic Area Vision Project - Illustrative Site Plan**



# 1

# Overview



The Boulder Civic Area has long been recognized for its key location within the Boulder community. Its' relatively flat land, proximity to the Boulder Creek and downtown Boulder, views of the Flatirons, adjacency to the regional arterial roads of Canyon Blvd., Broadway and Arapahoe Road, regional bus routes and, more recently, the addition of a regional trail system which passes through the heart of the Civic Area, all enhance the ability of the site to serve as the civic hub of the community. Its' one challenge is the site's relationship with the Boulder Creek Floodway and the regulations which define the uses which can occur within this zone. Updated flood zone regulations have become a catalyst for physical changes within the Civic Area site, which in turn, will lower the City's exposure to the loss of life and property within the high hazard flood zone. This plan seeks to maximize the opportunities which become available as the city strives to mitigate its exposure to flood issues within the Civic Area.



Location: \_\_\_\_\_

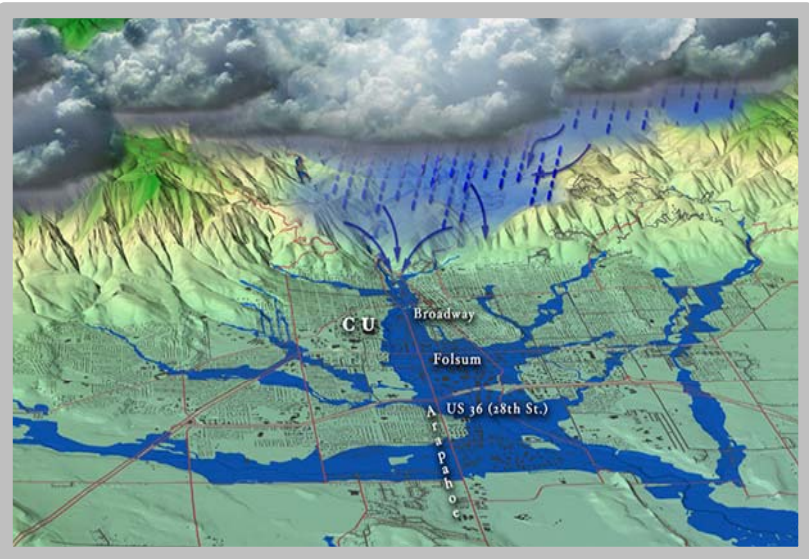
Submission No: \_\_\_\_\_ (Organizer Use Only)





# 2

## Approach



Change, especially large scale change, is often a difficult process to initiate during tight financial times. A compelling force is often required to make the financial commitment to see the process through to completion. For the Civic Area, “Life and Property Safety” will serve as that force. Useable building structures and parking areas which lie within the Boulder Creek High Hazard Area must be removed. This process will require a shuffling of uses which the community feels should remain within the Civic Area, and in turn, will provide the opportunity for the Civic Area to reach its’ full potential as “The Civic Heart of Boulder”. Although this submission follows the outline provided, I would place “Life and Property Safety” as the first principal and catalyst to create the opportunity to shape the “Civic Heart of Boulder”.



Location: \_\_\_\_\_

Submission No: \_\_\_\_\_ (Organizer Use Only)

**BOULDER CIVIC AREA**  
 IDEAS COMPETITION



**VISION PROJECT**



3

# Why Choose Our Design?

- The plan celebrates the unique features of the Boulder Civic Area.
- It works within the constraints of the High Hazard Flood Zone.
- Adds Gallery & Studio space to the 13<sup>th</sup> Street Arts District.
- Enhances the pedestrian connection from the Pearl Street Mall, south to the Boulder Creek Trail.
- New city offices serve as an iconic element within the community.
- Expands the Farmer's Market useable area & season.
- Provides enhanced use of the Band Shell area.
- Provides controlled access to the creek and the Farmer's Ditch.
- Provides space for the Boulder History Museum.
- Increase the spaciousness of the creek corridor while providing vital connections to the downtown.



# Required Principle: The Civic Heart of Boulder



*High Visibility along  
Canyon Blvd*

*1 Block to Municipal Bldg*

• *City Offices*

• *Senior Center*

• *Teahouse*

• *BMoCA*

• *Galleries/Studios*

• *Parking Structure*

• *Downtown / Openspace  
Pedestrian & Bike Linkage*



- Locate the City Offices along Canyon Blvd.
- Orient the building entry facing the Flatirons
- Incorporate the Boulder Municipal Plaza.
- Engage and celebrate the Teahouse.
- Link to the new arts district to the south.



Submission No: \_\_\_\_\_ (Organizer Use Only)



# 5 Required Principle: Life and Property Safety



- Remove the Park Central Building & New Britton Bldg.
- Remove the library & city offices surface parking.
- Re-grade the area south of Boulder Creek
- Provide new city offices and structured parking outside of the flood zone.



Submission No: \_\_\_\_\_ (Organizer Use Only)

# Additional Principle of Choice 1:

## 6 Celebration of History & Existing Assets



- Relocate the Band Shell outside of the High Hazard Zone.
- Remove the bench seating.
- Re-grade the seating area for multi-use events.
- Provide views to the Flatirons.



Submission No: \_\_\_\_\_ (Organizer Use Only)



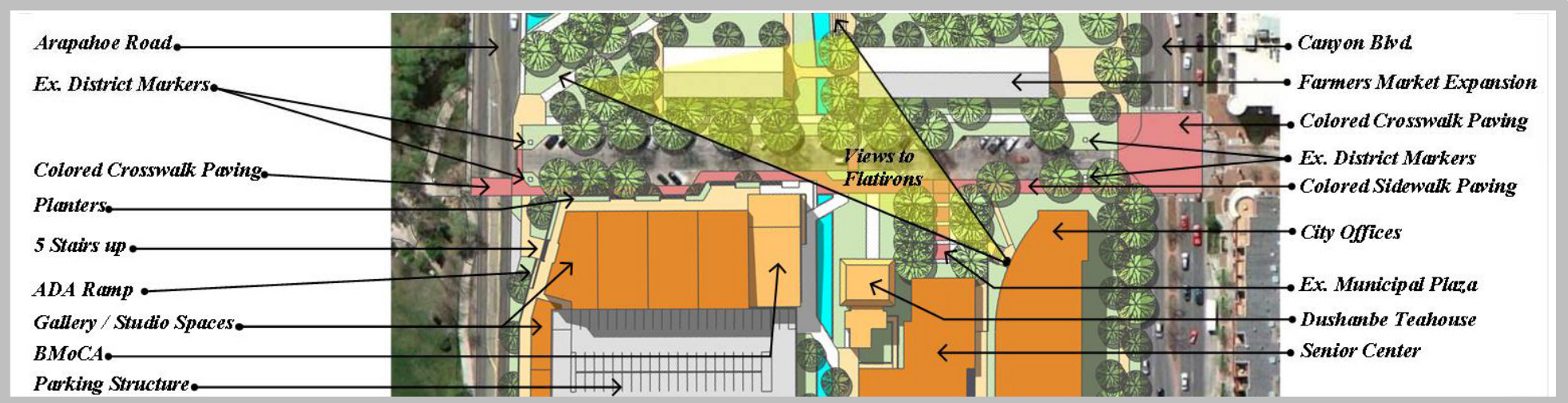




7

# Additional Principle of Choice 2:

# A Place for Community Activity and Arts



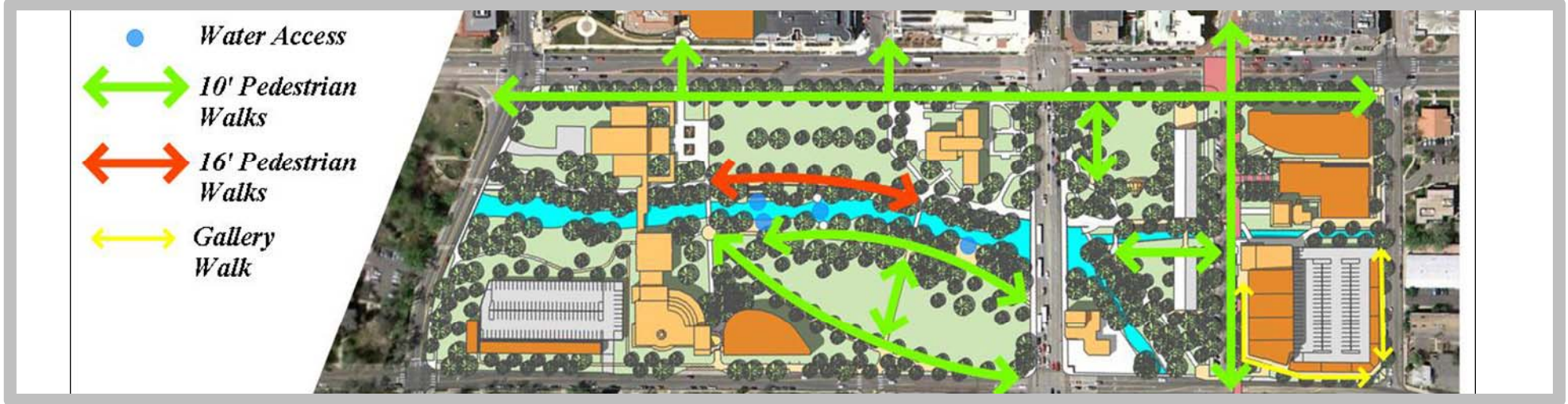
- Boulder History Museum added east of the Library.
- Gallery / Studios south of BMoCA.
- Senior Ctr. North of teahouse, entry on 14<sup>th</sup>.
- Permanent Farmer's Market Structure west of 13<sup>th</sup>.
- Parking structure to support city offices and arts district



Submission No: \_\_\_\_\_ (Organizer Use Only)

# 8 Additional Principle of Choice 3:

## Enhanced Access & Connections



- Provided controlled water access points.
- Enhance pedestrian access along 13<sup>th</sup>.
- Accent crosswalk paving at Canyon & Arapahoe.
- Gallery walkway
- ADA access to flood elevated buildings.
- Enhanced Canyon walkway.
- Diagonal access from Broadway & Arapahoe.





10

# Other Principles:

## A Viable and Sustainable Future



Photo Credit:  
Project Architect PGAL, LLC, Las Vegas, Nevada



- Meet Sustainable Sites and LEED Gold standards.
- Include green roofs where feasible.
- Include photo voltaic panels on buildings.
- Provide interpretive signage of sustainable features.



Submission No: \_\_\_\_\_ (Organizer Use Only)

