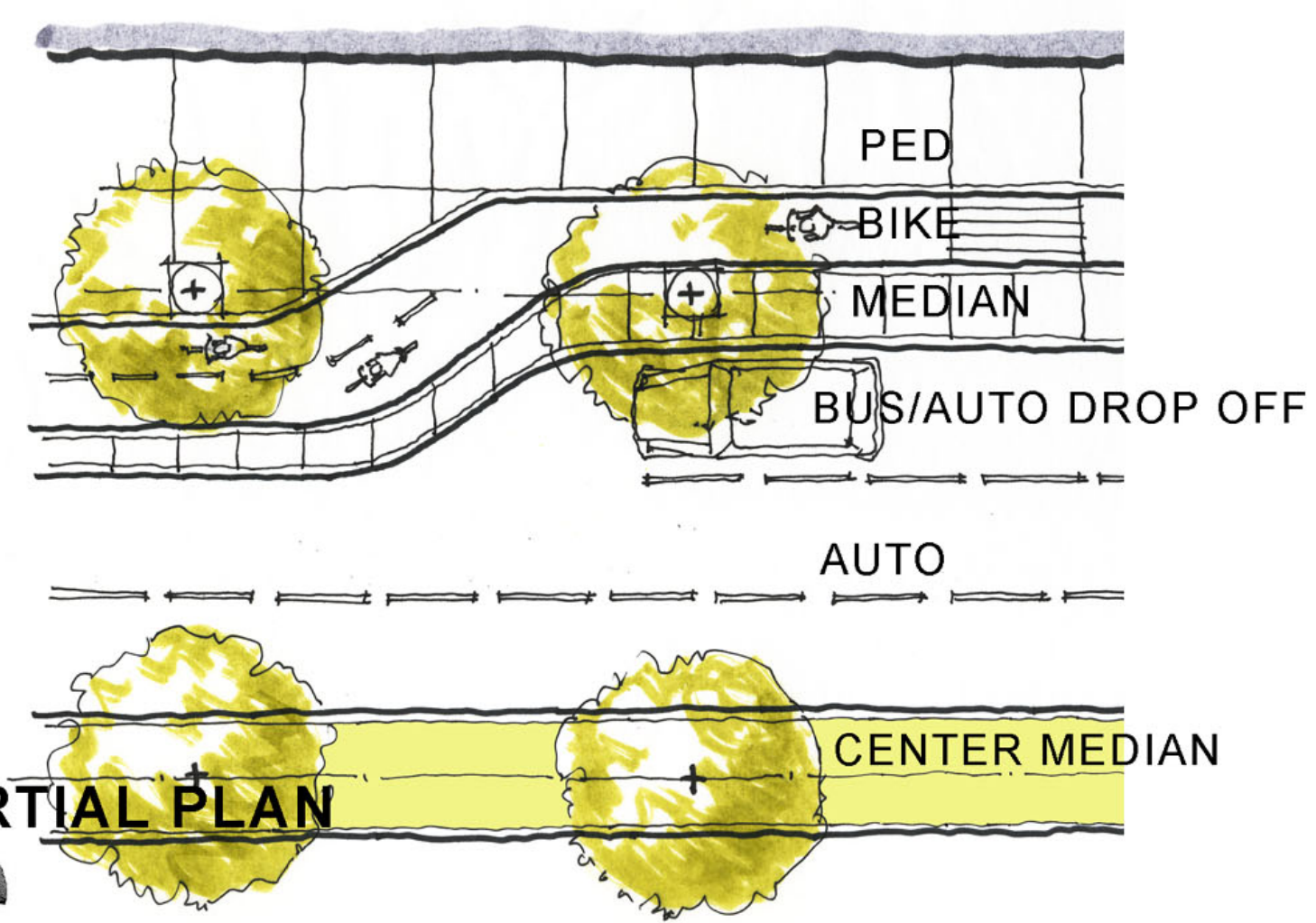
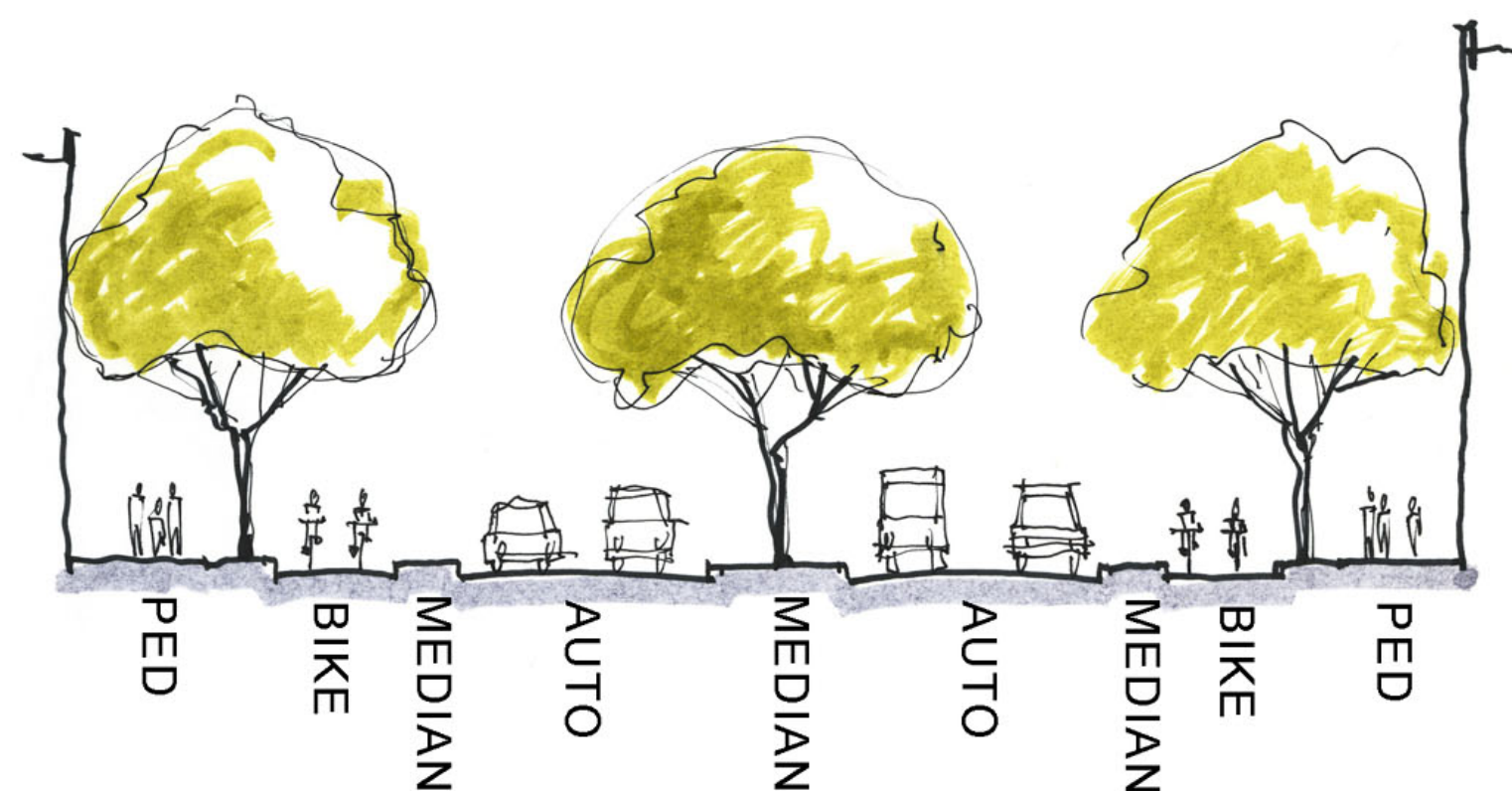


Sunday in the Park

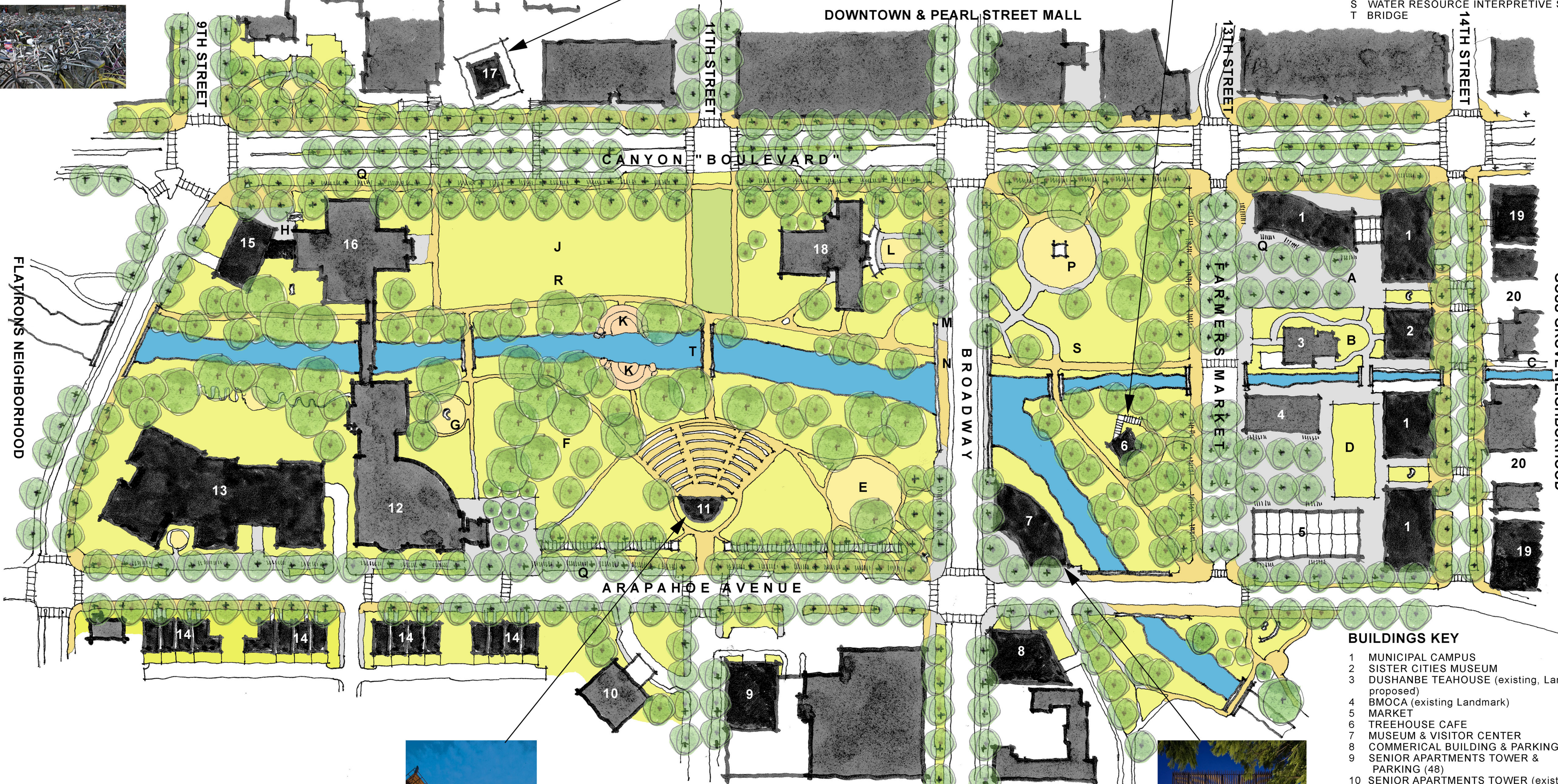


CANYON "BOULEVARD" SECTION & PARTIAL PLAN
(Broadway to be similar)



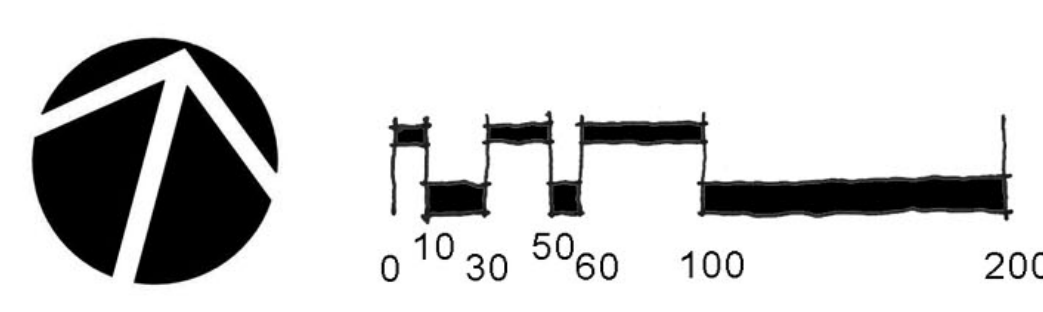
SITE FEATURES KEY

- A SISTER CITIES PLAZA & SCULPTURE GARDEN
- B DUSHANBE GARDEN expanded
- C FARMERS DITCH PED/BIKE PATH
- D MARKET PLAZA & SCULPTURE GARDEN
- E PLAYGROUND
- F ARBORETUM & NATIVE PLANTS INTERPRETIVE SIGNAGE
- G PUBLIC ART typical
- H NEW LIBRARY ENTRANCE
- J THE GREEN
- K PEACE PARK
- L MUNICIPAL ENTRANCE PLAZA
- M 100 YEAR FLOOD PLAIN PAVING
- N HIGH HAZARD FLOOD PLAIN PAVING
- P MONUMENT PARK
- Q BIKE PARKING typical
- R FLOOD INTERPRETIVE SIGNAGE
- S WATER RESOURCE INTERPRETIVE SIGNAGE
- T BRIDGE



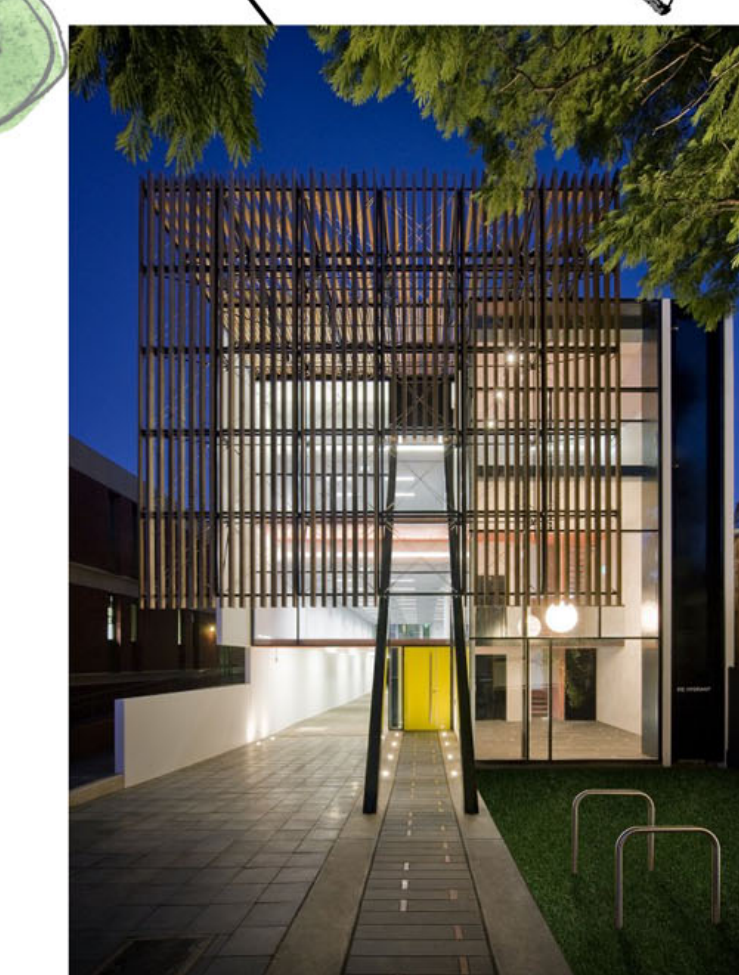
BUILDINGS KEY

- 1 MUNICIPAL CAMPUS
- 2 SISTER CITIES MUSEUM
- 3 DUSHANBE TEAHOUSE (existing, Landmark proposed)
- 4 BMOCA (existing Landmark)
- 5 MARKET
- 6 TREEHOUSE CAFE
- 7 MUSEUM & VISITOR CENTER
- 8 COMMERCIAL BUILDING & PARKING (23)
- 9 SENIOR APARTMENTS TOWER & PARKING (48)
- 10 SENIOR APARTMENTS TOWER (existing) with new skin
- 11 AMPHITHEATER
- 12 LIBRARY (existing)
- 13 SENIOR & GRANDCHILD CENTER & PARKING (232)
- 14 SENIOR TOWNHOUSES
- 15 LIBRARY ADDITION & PARKING (17)
- 16 LIBRARY (original building, proposed Landmark)
- 17 LOOKOUT RESTAURANT & EVENTS
- 18 MUNICIPAL BUILDING (existing Landmark) with new east entrance
- 19 COMMERCIAL BUILDING
- 20 ARTS DISTRICT



BOULDER CIVIC AREA

team: Sunday in the Park



Overview



CENTRAL PARK, NYC



AMPHITHEATER



Location: _____

Submission No: _____ (Organizer Use Only)

This proposal provides organization and focus to the Civic Area, creating a powerful draw to the area with an emphasis on sustainability, stewardship and community. We have achieved this through symbiosis and connectivity – that is, fashioning a critical mass of uses, both commercial and leisure and fostering an enriching experience of engagement.

Users will be drawn to the area because of the sensitive mix of amenities and activities and the strong connections established for access, both transportation and visual. Through the celebration of important gateways to the city center, activation of corners and streets, attention to views, and placement of feature “jewel” buildings, a delightful vibrant core with appeal to multiple ages groups is created. Features include:

- Boulder Museum and Visitor Center
- Civic Area Gateway
- Expanded Peace Garden
- Expanded Dushanbe Garden
- Sister Cities Plaza and Sculpture Garden
- Lookout Restaurant
- Treehouse Cafe
- Farmers' Market
- Market Building
- Market Plaza and Sculpture Garden
- Municipal campus
- Arts district
- Celebration of creek and ditch
- The Green
- Amphitheater
- Playground
- Enhanced connectivity
- Focused and framed views
- New streetscapes
- No surface parking
- Structured parking
- Canyon Blvd streetscape and bike segregated way
- Interweaving of nature and urban
- Public private partnerships for buildings
- Monument location
- Broadway streetscape and segregated bikeway
- Extensive bike parking
- Three Educational interpretive signage areas - flood, water resources, native plants and wetlands
- Arboretum
- Expanded park
- Balance between building development and green space
- Public art
- Extensive park seating and canopies
- Differentiated flood zone paving
- “Blue Dot” flood alerts
- Removal of existing HHZ buildings
- Senior and Grandchild Center redevelopment
- Senior townhouses
- Senior apartments
- Landmarked Municipal Building, Dushanbe Teahouse & Library (north wing)
- Library addition & new entry



Approach



BIKE PARKING



MUSEUM AND VISITOR CENTER

Our approach is to build upon the considerable existing attributes and proximities by defining spaces and use areas and enhancing connections to promote a diversity of activities and users enjoying the Civic Area at all times of the day. Equally important is the diminution of automobiles, both their visibility and use.

Perhaps the most prominent attribute is the creek and green space between the Library and Municipal Building. We enlarged the park, making it more contiguous, creating the largest green space in the city, but with defined spaces better able to accommodate and promote multiple uses, from recreation, to art viewing, meditation and education. The park is bookended with developed nodes that both define the east and west edges of the Civic Area and transition to surrounding neighborhoods.

Increased and enhanced connections and gateways to the Civic Area are essential so that the experience of moving toward and through the Civic Area is intuitive, convenient, safe and delightful. Framing of views toward distant landscape features is employed throughout. The new spatial qualities and connections enhance the overall experience of engagement and augment the appreciation of existing amenities.

The approach strikes a delicate balance between green space and development. There are defined development areas for public functions (Municipal Campus, Library, Senior/grandchild Center) and for commercial activity complementary to the Pearl Street and the downtown commercial areas (arts district, farmer's market, teahouse, restaurants) - amenities that promote vitality, active use of the area and civic engagement. Where new buildings are proposed, both inside the park and at nodes, they should be the highest caliber architectural "jewels". To achieve this all building should be the result of open architectural competitions. Public private partnerships will be beneficial to effecting the building program.

Proximities are another driver of the approach. The existing amenities (creek bike/ped path, public transit connections, walkability, grocery store, library and farmers' market) within this central area plus the new amenities (restaurant, cafe, plazas, amphitheater) reinforce the importance of expanding the senior citizen services node. The proposal redevelops the senior center site to be a Senior/grandchild Center and across Arapahoe, develops new senior town housing and an apartment tower. With the University's and business district's proximity, a wide diversity of people across all age groups will utilize the Civic Area.



Location: _____

Submission No: _____ (Organizer Use Only)



Why Choose Our Design?

What about your proposal is innovative or inspirational?

This proposal demonstrates a deep understanding of Boulder - its values, history and aspirations for the future. It conveys a clear knowledge of how people use the city and its spaces. It innovatively molds a diverse mix of elements with clear organization -

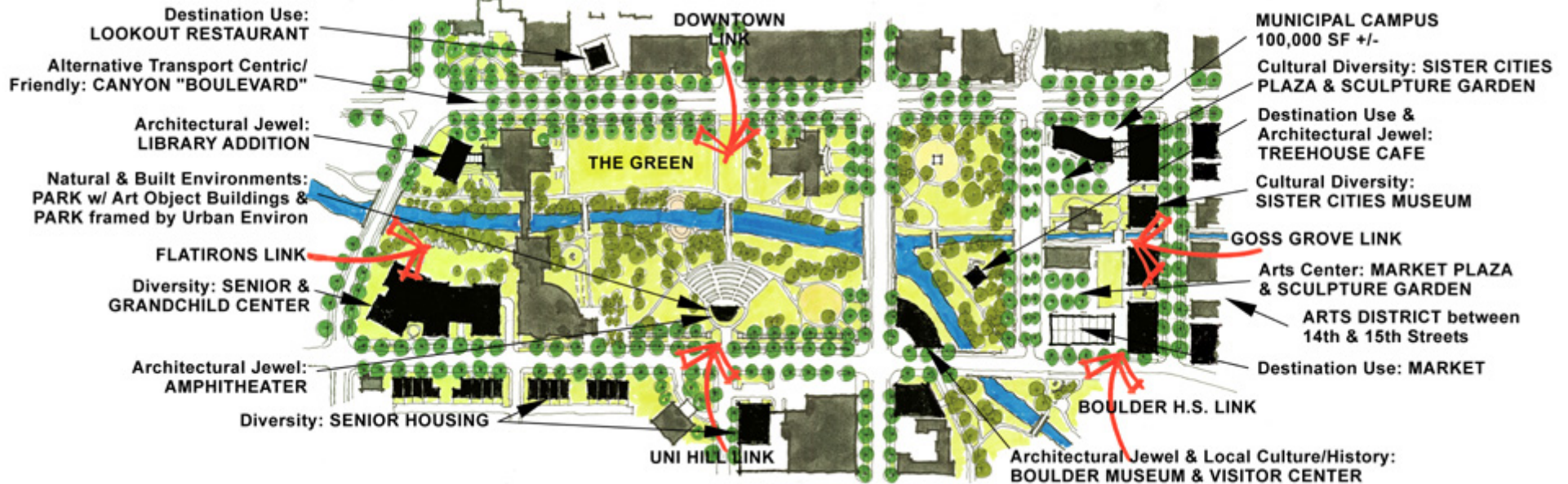
- Significantly expanded Park framed by built edges - municipal administration east, public services west, downtown north, mixed commercial and residential south
 - Mix of uses – recreational, cultural, civic, and commercial
 - Mix of new activities – Boulder Museum and Visitor center, Amphitheater, Treehouse Café, Lookout Restaurant, indoor Market, public art, Arts District, educational
 - Park architectural follies – destinations of wonderment
 - Visual connections - Defining of gateways and visual linkages to surrounding city
 - Transportation connections – forward vision emphasizing bike and pedestrian access and the subordination of automobiles, mitigation of barriers
 - Honoring of senior population as valuable assets to community – senior housing & center
 - Celebration of Heritage – the creek, ditch, building preservation and landmarking, interpretive areas
- to create an **inspirational whole greater than the sum of its parts.**



BOULDER PLANNING AREA FIGURE GROUND (PROPOSED)



Required Principle: The Civic Heart of Boulder



TOWN GREEN

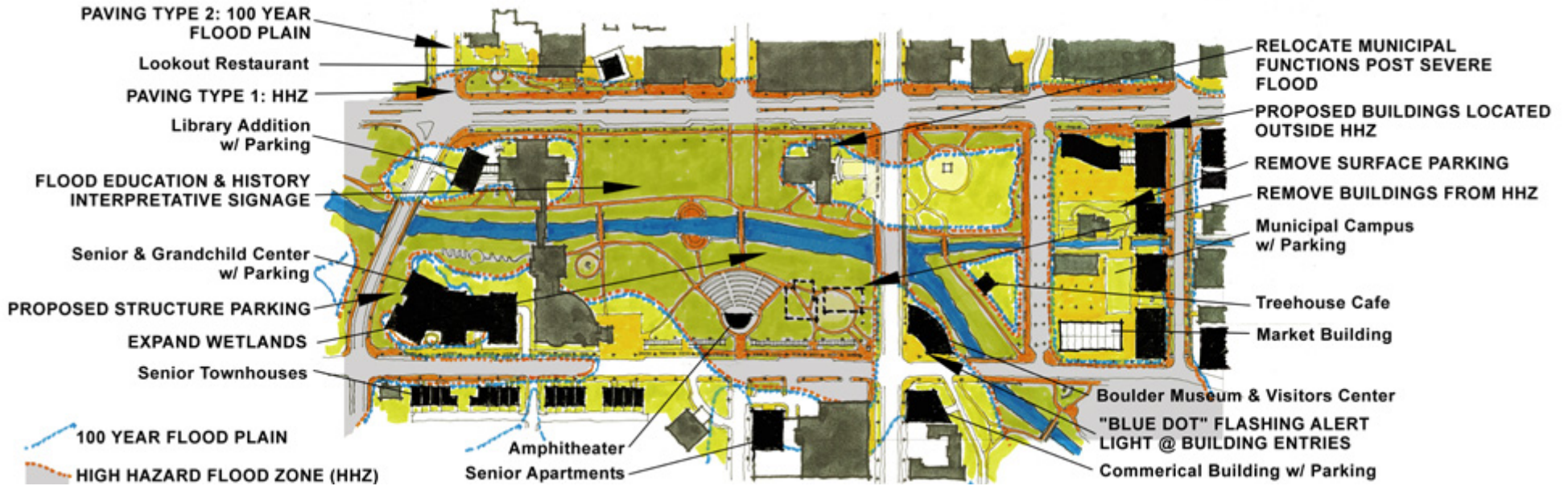
The design preserves the essence of the current Civic Area –the overall sense of green space and nature predominating. As the largest most cohesive space in the city it enriches the focus area by honoring features of Boulder’s past yet addressing 21st century needs - defined outdoor spaces and use zones with a complementary mix of development at the transitional edges - all supporting a diversity of activities and users.

The use zones offer a natural framework for implementation phasing. As building sites become targeted for development, to assure top quality architecture open competitions should be held, certainly for city owned sites and ideally for private sites.

Connection barriers are mitigated with more crosswalks, medians, segregated bike lanes and tree planting. Connections are reinforced by adding new crosswalks and paths and visual enhancements such as defined view corridors, view terminuses and framed views. With the mix of adjacent activities (arts district, Pearl St) and internal activities housed in splendid architecture (Boulder Museum and Visitor Center, amphitheater, etc.), Civic Area is a magnet for civic engagement.



Required Principle: Life and Property Safety



New buildings will be built outside of the HHZ but with some in the 100 year flood plain. Buildings in the flood plain will be equipped with flood alert lights. The Municipal Building is anticipated to move to the new Municipal Campus if it sustains extensive flood damage. Surface parking is consolidated outside of the HHZ in new structured parking at the bookend nodes.

Park landscaping is designed to accommodate daily unstructured use, events, bikes, pedestrians and pets. It provides interpretive areas and signage describing Boulder history including irrigation, ditch system, water rights, the 1895 Great Flood, current day flood management strategies (signage will include a flood plain map with "you are here" indicators and escape routes in case of flood) and unique paving within the 100 year flood plain and HHZ. Interpretive areas also educate about local environmental issues such as water resource conservation, beetle kill, drought, wildfire, etc. Pathways also provide a range of transiting, pausing and stationary experiences, emphasizing visual cues for foot and bike wayfinding.



Additional Principle – 3: Outdoor Culture and Nature

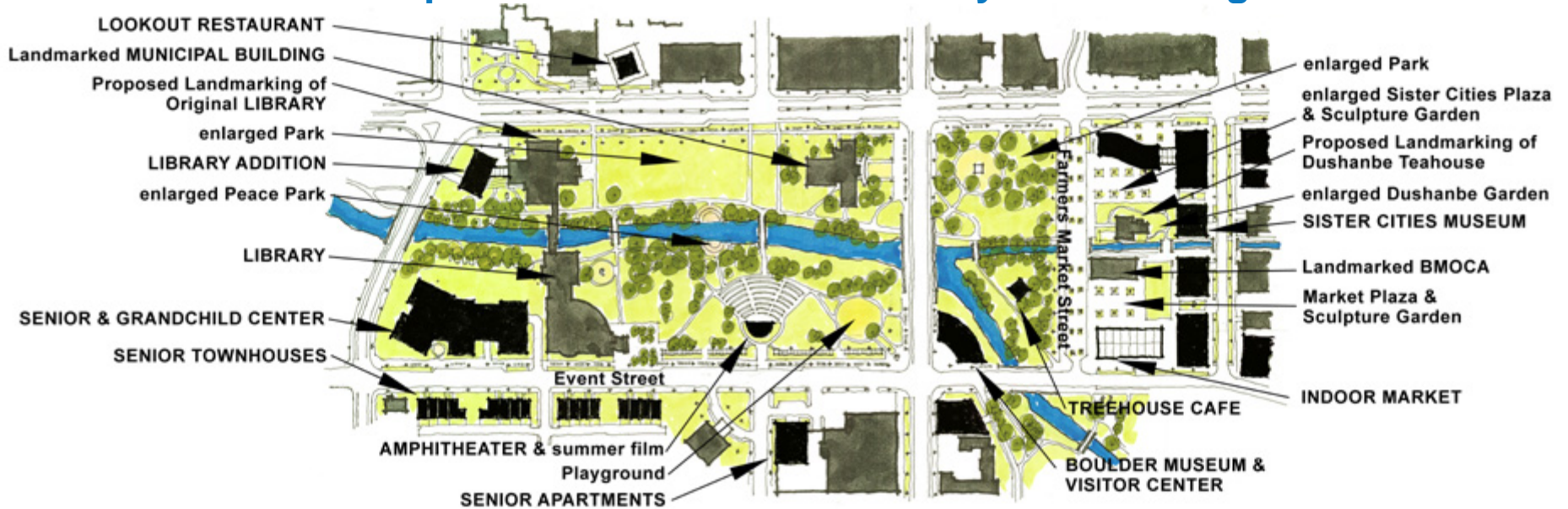


The Civic Area design reinforces the overall sense of green space predominating. The unifying thread running throughout is the creek and its riparian environ, reinforcing the interweaving of nature and urban. Integral to this reinforcement and improvement of features is providing for safe access to the creek at the existing location – the Peace Garden - but expanding it for enhanced access that can accommodate more people while preserving the natural bank elsewhere. Elsewhere, wetlands and the creek bank will be improved.

Pathways also provide a range of transiting, pausing and stationary or seated experiences for enjoying nature and art, and for reflection. The pathways emphasize visual connections to the rest of the city as well as framing of views toward distant landscape features. The outdoor spaces are larger and open for events (both cultural such as the amphitheater and recreational), intimate for rest, reflection and enjoyment of outdoor art, and natural for contemplation of nature. Lighting both overhead and foot, is provided throughout for safety and aesthetics to promote evening usage.

There are 3 interpretative experience areas - flood education, native plants & wetlands ecosystem, including an arboretum and water's importance as a resource.

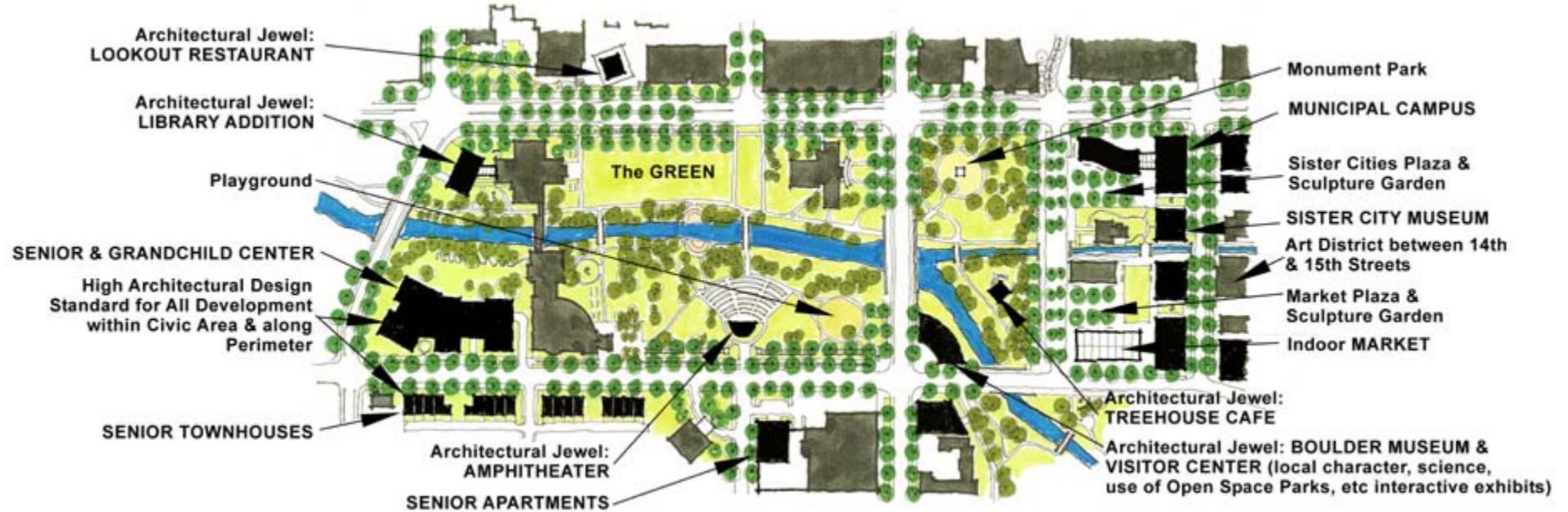
Additional Principle – 4: Celebration of History and Existing Assets



The new enclosed market building will extend the Farmers' Market season and be used by other local groups to hold shows and sales, such as arts and craft associations, garden groups, & other local entities, bringing business and tax revenue to the city year round while supporting local organizations. The expanded market area offers greater opportunities for public awareness about local and sustainable agriculture and healthy lifestyle.

At the east end of the focus area, proximity of market area to gallery and museum areas - Sister Cities Plaza, Dushanbe teahouse, amphitheater - and historic features - farmers ditch, BMOCA and municipal building - creates a concentrated expression of Boulder history and culture. At the west end, landmarking the original north wing of the library celebrates the more recent architectural past.

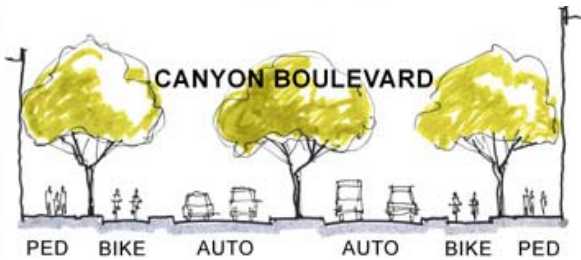
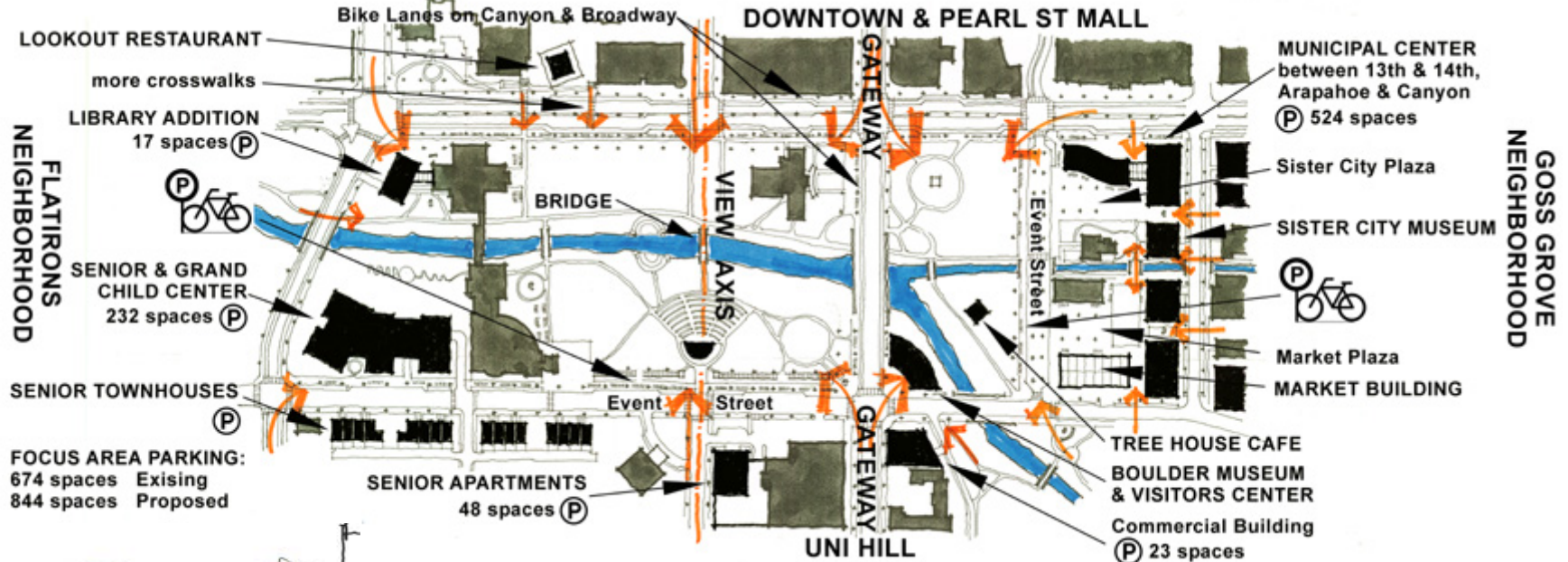
Additional Principle - 6: A Place for New Community Activity and Arts



The Civic Area's purpose is to be a congregation place and magnet for a diversity of users, both visitors and residents. It provides a venue for education about and celebration of Boulder's history, environment and values of stewardship, sustainability and community. It supports a variety of uses - recreation, cultural, contemplation and commerce - while maintaining an overall sense of green space predominating and nature threading its way through, linking nature to urban.

The variety of uses, amenities and experiences promotes engagement of citizens across all demographics. The Boulder Museum and Visitor Center celebrates local culture, history and future aspirations. Market Plaza and Sculpture Garden and Sister Cities Plaza foster commercial activities complementing Pearl Street, bringing more visitors to the Civic Area and ensuring its active use at all times. Lookout Restaurant, Treehouse Cafe, and the amphitheater are day and night activity destinations and as "jewels", architectural destinations. The strength of connections encourages people to move back and forth to Civic Area and between adjacent areas in a sustainable way via bike, foot and public transportation. Strong visual connections and passage experiences foster these transportation modes. Individually and together, the features of this design enable the experiential richness of Boulder to flourish as never before.

Other Principles - 5: Enhance Access and Connections



The design is emphatic about connections, with bike, foot and mass transit as the focus. Bikes lanes are segregated by medians planted with trees, engendering a boulevard sensibility. The sense of enclosure calms traffic and reinforces bike way separation. Removal of all surface parking minimizes car visibility creating the impression of an auto-free zone. Extensive bike parking is provided. Creek path widening at choke points and additional designation of pedestrian and bike lanes will mitigate conflicts there.

Connections are further reinforced by adding new crosswalks and paths and visually enhanced by defining view corridors, establishing terminuses, framing views and celebrating gateways, such as we've proposed for the Broadway and Arapahoe gateway.

Parking is removed along 13th Street at the Farmers Market. As a low trafficked street, 13th is well suited for event street closures. Tree planting, providing shade and a sense of enclosure, creates a desirable linear space for events such as street fairs. Similar treatment of Arapahoe between Broadway and 9th is appropriate.

