

The Boulder

 **R B I T**

**East Bookend
Redevelopment Plan**

EVIE WARNER | ENVD 1040 | April 31, 2023

TABLE OF CONTENTS



04	introduction - vision
06	site analysis - history - existing conditions - issues and opportunities
14	design proposal - uses and programs - site plan - 3d axonometric - eye-level perspective
22	endnotes

VISION

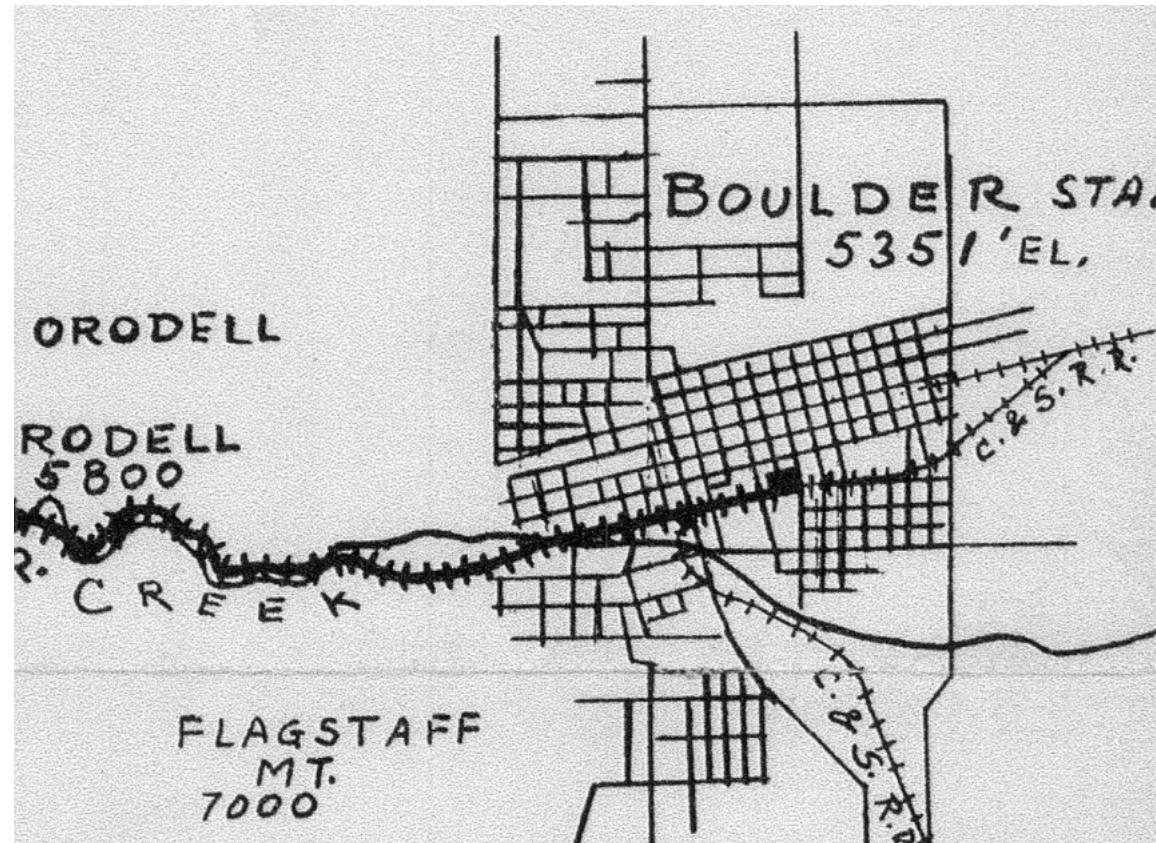
The Civic Area East Bookend has altered several times during the course of Boulder's history, resulting in an assortment of uses that do not complement each other. Going forward, the East Bookend will continue to be **multi-use**, but the various buildings and activities will be unified by the goal of creating a **consistently active** downtown area that engages citizens in Boulder's **history and community**.



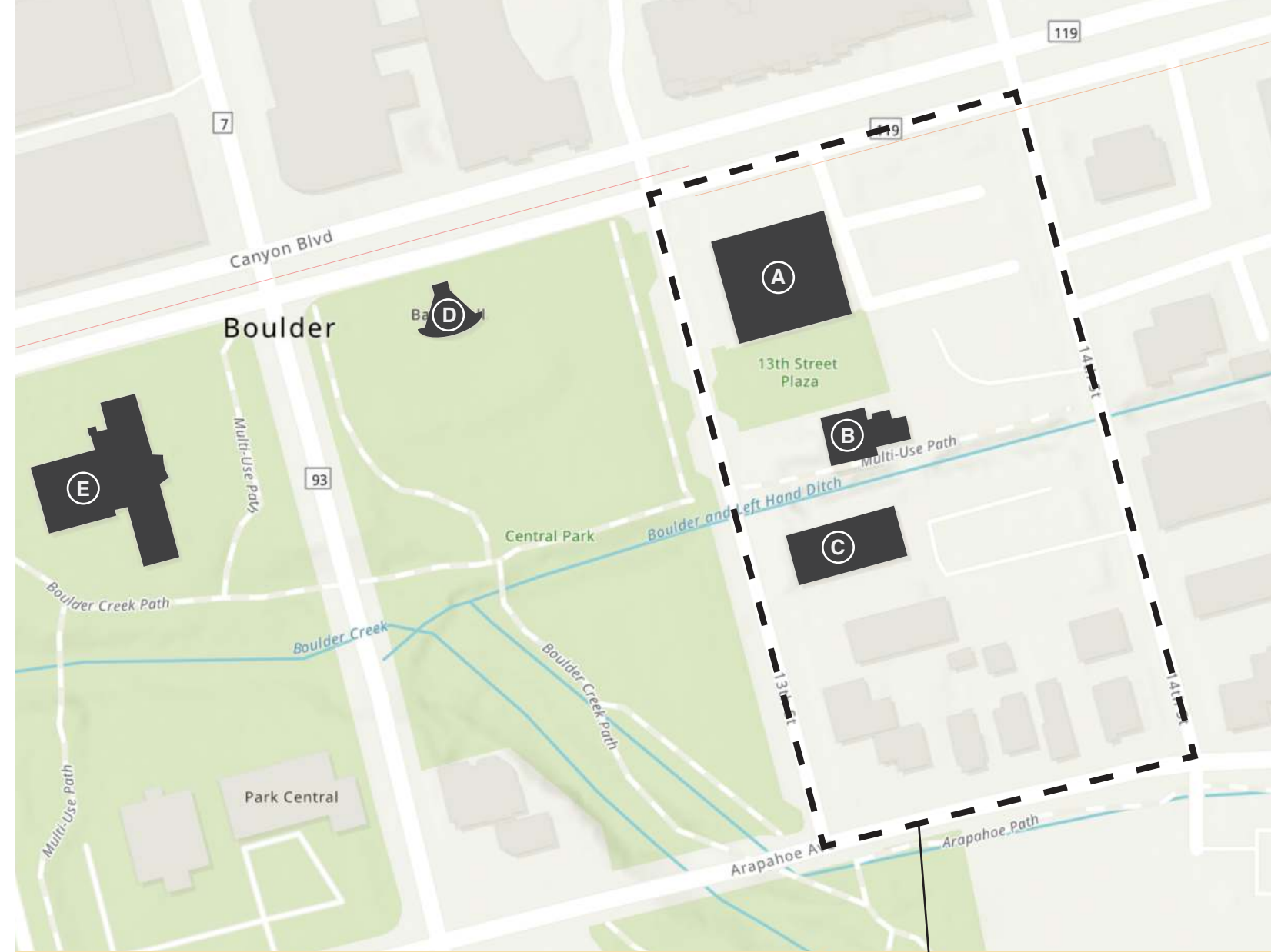
Boulder Farmer's Market
(source: Boulder County Farmers Market)

HISTORY

The Downtown Boulder Civic Area began as a crossroads for resource extraction and industry. A railway known as the Switzerland Trail of America ran along Canyon Blvd in the early 20th century. From 1906 to 1961, the building in the center of the East Bookend was a warehouse and office for the City Storage and Transfer Company. This building was designated as a local landmark in 1992 and is now home to the Boulder Museum of Contemporary Art (BMoCA).



Switzerland Trail of America Map
(source: Carnegie Library for Local History)



HISTORIC BUILDINGS

Civic Area East Bookend

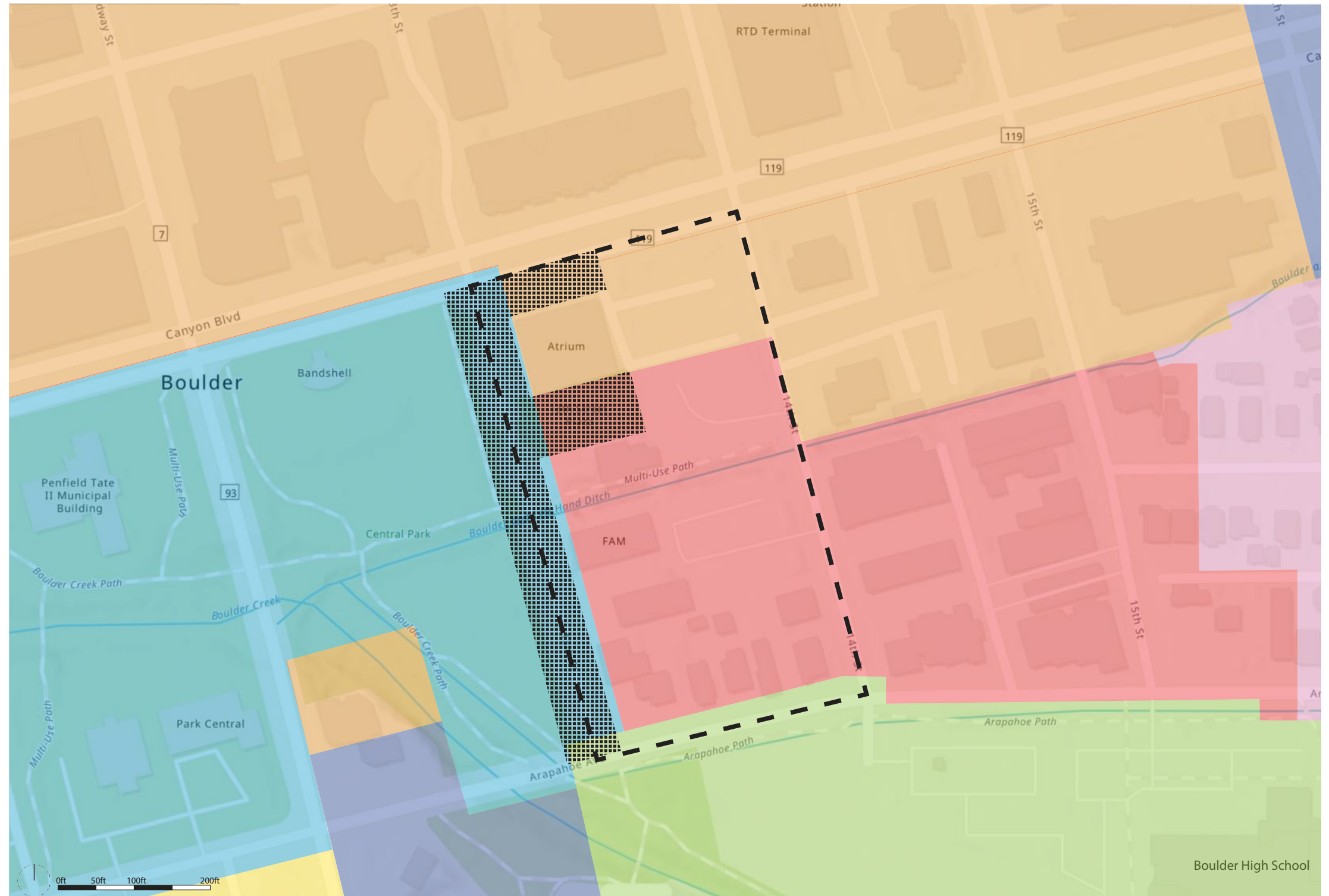
- (A) **ATRIUM BUILDING:** A rustic modernist building with a unique pyramidal roof designed by Hobart Wagener. Constructed in 1969, it was originally called the Midland Savings and Loan building, but is now the City of Boulder Climate Initiatives office. It is eligible for landmark designation.
- (B) **DUSHANBE TEAHOUSE:** The teahouse celebrates ties with Boulder's sister city, Dushanbe, in Tajikistan. Lado Shanidze served as chief architect. It is eligible for landmark designation.
- (C) **BOULDER MUSEUM OF CONTEMPORARY ART (BMOCA):** Now home to BMoCA, this building was originally the warehouse and office for the City Storage and Transfer Company (1906-1961). It represents Boulder's industrial past, when a railroad ran parallel to Canyon Blvd)
- (D) **GLEN HUNTINGTON BANDSHELL:** This Art Deco Bandshell was designed by Glen H. Huntington in 1938.
- (E) **PENFIELD TATE II MUNICIPAL BUILDING:** City of Boulder government office

EXISTING CONDITIONS

ZONING

- DT-1 (Transition between downtown & residential)
- DT-5 (Downtown 5, business, high-intensity use)
- P (Public space, e.g. government buildings)
- BT-2 (Business-Transitional 2)
- BC-1 (Business-Community 1, retail centers)
- RH-1 (Residential-High 1)
- RH-2 (Residential-High 2)
- RMX-1 (Residential-Mixed 1)
- Farmer's Market (Wednesdays 4pm-8pm and Saturdays 8am-2pm)

The East Bookend includes DT-1 and DT-5 zoning. The northern quadrant designated as DT-5 is primarily intended for businesses and high-intensity use. The rest of the site is zoned as DT-1, functioning as a transition between downtown and residential. Central Park is zoned for public space and the area across Arapahoe Avenue is zoned for high-density residential units, including apartment buildings.



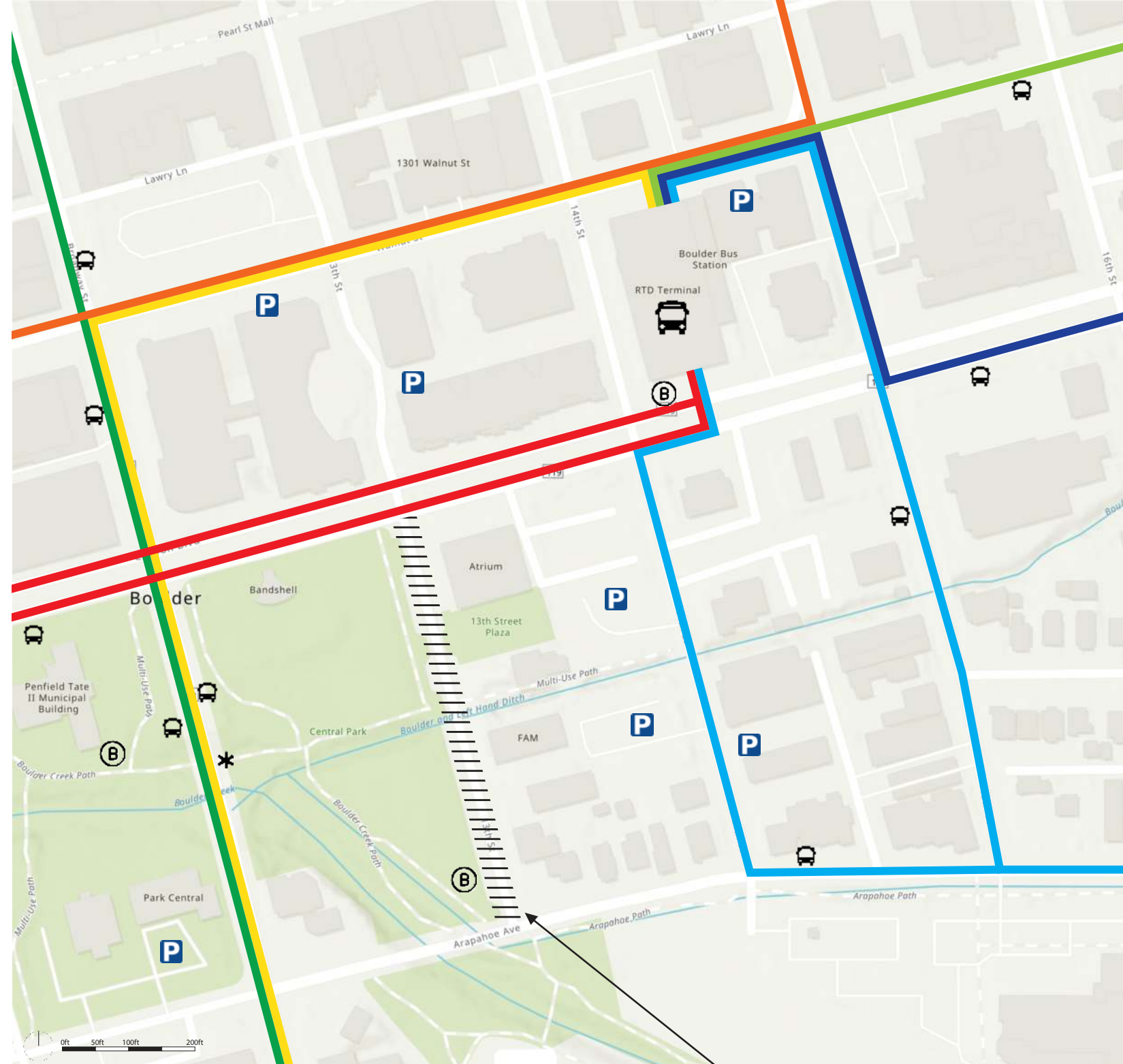
site analysis



Because of its proximity to Boulder Creek, the site is at high risk of flooding. According to the Existing Conditions Report, the lowest floor of any building must be at least two feet above the 100-year water surface elevation. In 2013, destructive flooding put further pressure on flood safety regulations. An irrigation ditch runs through the center of the East Bookend to help mitigate a potential flood.



Boulder Creek Flood in 2013 (Source: Live Science)



TRANSPORTATION

- Bus Stop
- B-Cycle Station
- Pedestrian Underpass
- Parking

BUS LINES

- AB1, FF1, 225, & DASH
- SKIP
- JUMP
- 205 & BOLT
- 204
- NB1
- HOP

Closed to vehicular traffic during farmer's markets

ISSUES & OPPORTUNITIES

The primary issue on the East Bookend is flood risk. Especially as climate change continues to cause more erratic weather, flooding precautions are even more urgent. Although the main purpose of the irrigation ditch is to prevent flood disasters, it also has potential for site beautification.

Outside of the farmer's market hours, the site gets very little activity. As a central location in downtown Boulder, the site should ideally be activated throughout the day and the seasons.

At the moment, too much visible ground space is taken up by parking. The large expanses of parking make the site ugly and dull as well as contributing to the urban heat island effect. Furthermore, the site is accessible through a plethora of other transportation options besides personal vehicles, including buses, B-cycles, and pedestrian pathways. The Existing



Boulder Civic Area East Bookend
(source: Google Earth)

Conditions report states that "To create a strong pedestrian environment for the Civic Area, 'just enough' parking spaces will be provided for those who choose to arrive by car." This includes 214 existing parking spaces and some additional parking that abides by zoning codes for residential and commercial units. The parking on the East Bookend can be reconfigured to be more hidden from view and less strenuous on the natural environment.

There is an additional opportunity to enhance the historical and cultural features on the site. For example, the area surrounding the Climate Initiatives office should be altered to represent values of environmental sustainability.

The Boulder ORBIT

Design proposal

In order to create a community-based historic area that is constantly active, I will increase circulation through the block and add adjacent programs which inspire 24-hour use. The redesigned site encourages circulation in a loop around the Dushanbe Tea House and an expanded BMoCA, two important community spaces. The Farmer's Market orbits around this circular plaza on Wednesdays and Saturdays. The Atrium will be converted into a public market space, allowing the Farmer's Market to occur year-round. People are drawn into the orbit by small cafés and restaurants along 13th Street and Canyon Boulevard. Residential units are located along 14th street, the quieter side of the block, to alleviate the housing crisis and encourage year-round use. A structured parking garage hidden behind Residential units and green walls accommodates all necessary parking.



Boulder Farmer's Market Hours
(Source: Evie Warner)

Uses & Programs



- 1 Expanded BMoCA
- 2 Public Market Hall
- 3 Small Cafés and Restaurants
- 4 Residential Units
- 5 Parking

Mercado de San Miguel,
Madrid, Spain
(Source: Expedia)



USES & PROGRAMS

BMoCA EXPANSION

According to the Civic Area Master Plan, the city of Boulder wants to “continue to explore a blend of indoor and outdoor arts, cultural and science facilities and spaces as integral and important components of the Civic Area.” BMoCA should be expanded instead of moved because the building is a part of Boulder’s industrial history.

PUBLIC MARKET HALL

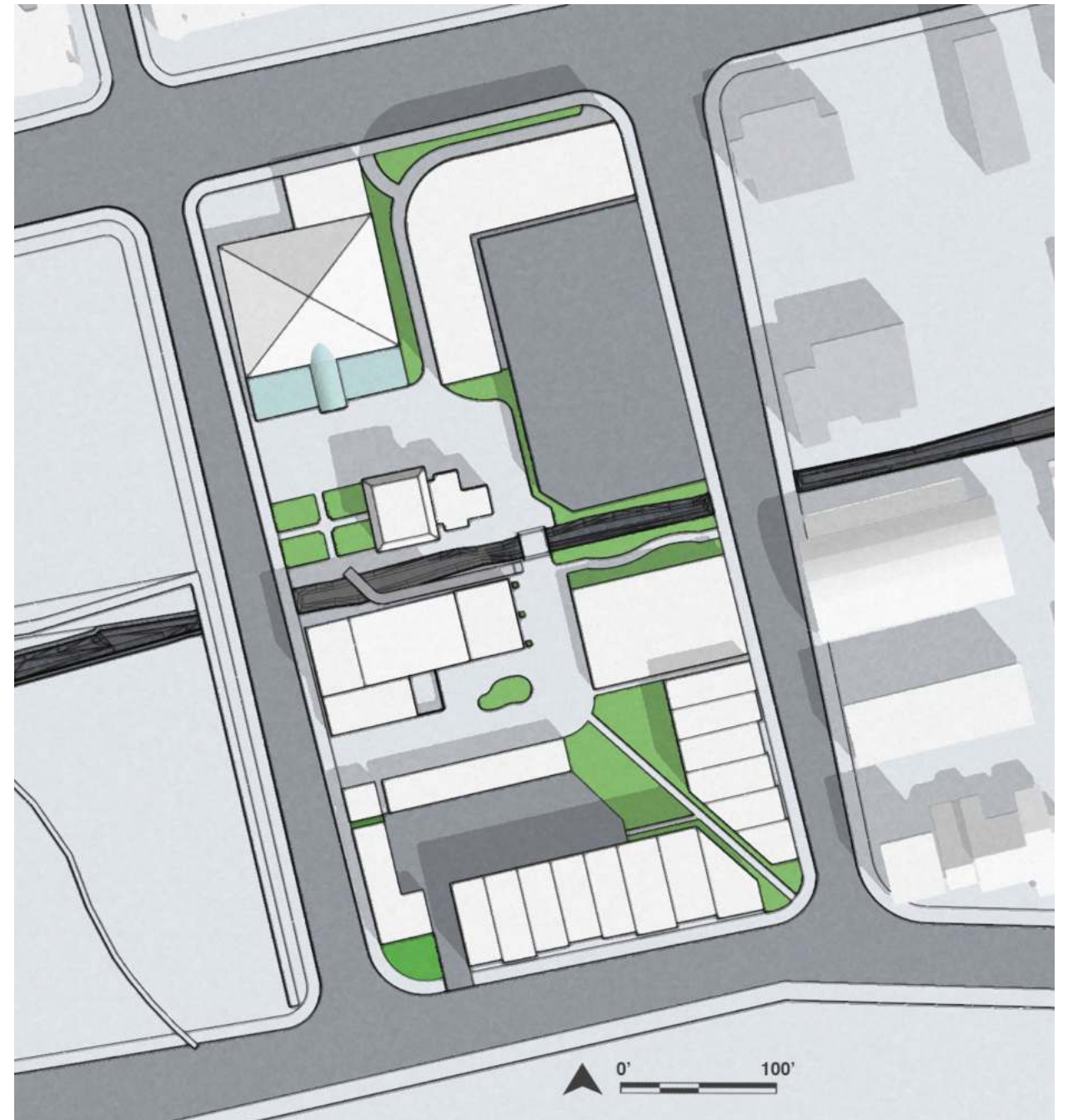
A public market hall will supplement the farmers market, which currently only operates April through November. By repurposing the Atrium as an indoor market, people living near the East Bookend will have

access to healthy groceries year-round. The Atrium’s location is ideal for a Public Market because it is adjacent to the Farmer’s market along 13th St and is easily visible from Canyon Blvd. A greenhouse along the South side of the Atrium will supplement the market.

SMALL CAFÉS AND RESTAURANTS

Small cafés and restaurants will draw people into the site year-round. Along with the BMoCA expansion, there will be a BMoCA café, which will attract people to the museum and house a local artist gallery. Additionally, there will be a farm-to-table restaurant to the North of the Atrium building, complementing the public market.

Use	Recommended Square Footage	No. of Floors	Square Footage
BMoCA Expansion	8,000 SF	2	4220 SF
Public Market Hall	12,000 - 18,000 SF	1	15065 SF
BMoCA Café	2,400 SF max.	1	1980 SF
Farm-To-Table Restaurant	2,400 SF max.	1	2360 SF
Apartments	~600 SF per unit	3	55 units, ~600 SF per unit
Townhouses	~1000 SF per unit	2	35 units, ~1000 SF per unit
Parking Structure	25200 SF per level	3	75000 SF 250 spaces
Townhouse parking	NA	1	11150 SF 37 spaces



RESIDENTIAL

High-density housing on the Northern side of the block contains 55 units. The quieter area to the South is occupied by 35 townhouse units, which function as a transition between the business zone to the North and the residential zone to the South.

PARKING STRUCTURE

High flood risk makes underground parking impossible, so structured parking is the best option. The parking accommodates 1 space per residential unit and 1 space per 350 SF of commercial space.

AXONOMETRIC VIEW



- 1** Expanded BMoCA
- 2** Public Market Hall
- 3** BMoCA Café
- 4** Farm-to-Table Restaurant
- 5** Apartments
- 6** Townhouses
- 7** 3-Level Parking Structure
- 8** Townhouse Parking
- 9** Climate Initiatives Office (moved from Atrium)
- A** Eye-Level Perspective View

BMoCA Café

Boulder
County
**Farmers
Market**
Wed. 4-8 Sat. 8-2

**Eye-Level
Perspective
A**



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