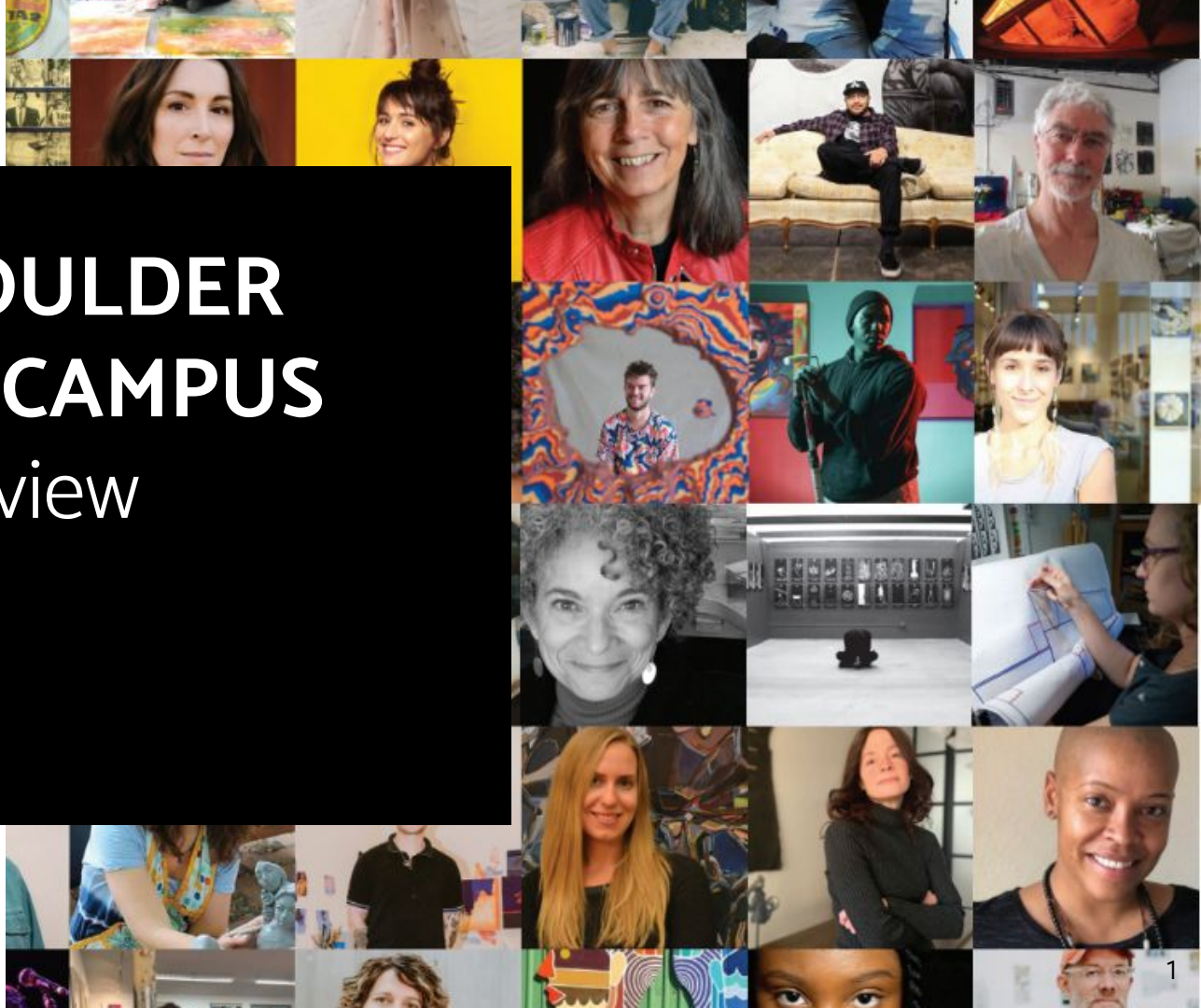


NORTH BOULDER CREATIVE CAMPUS Concept Review City Council

July 13, 2023
06:00 pm
Virtual Format

EMERALD
DEVELOPMENT



OVERVIEW

01

INTRODUCTIONS,
PROJECT DESCRIPTION & VISION

02

BMoCA VISION

03

COMMUNITY ENGAGEMENT


04

DESIGN DEVELOPMENT & CONCEPTS

NoBo Community

COMMUNITY CULTURAL PLAN SUMMARY

City of Boulder, Colorado
Office of Arts + Culture
Adopted November 17, 2015



The PLACE Project.
Image repeats courtesy of
North Boulder Art District, 2015.



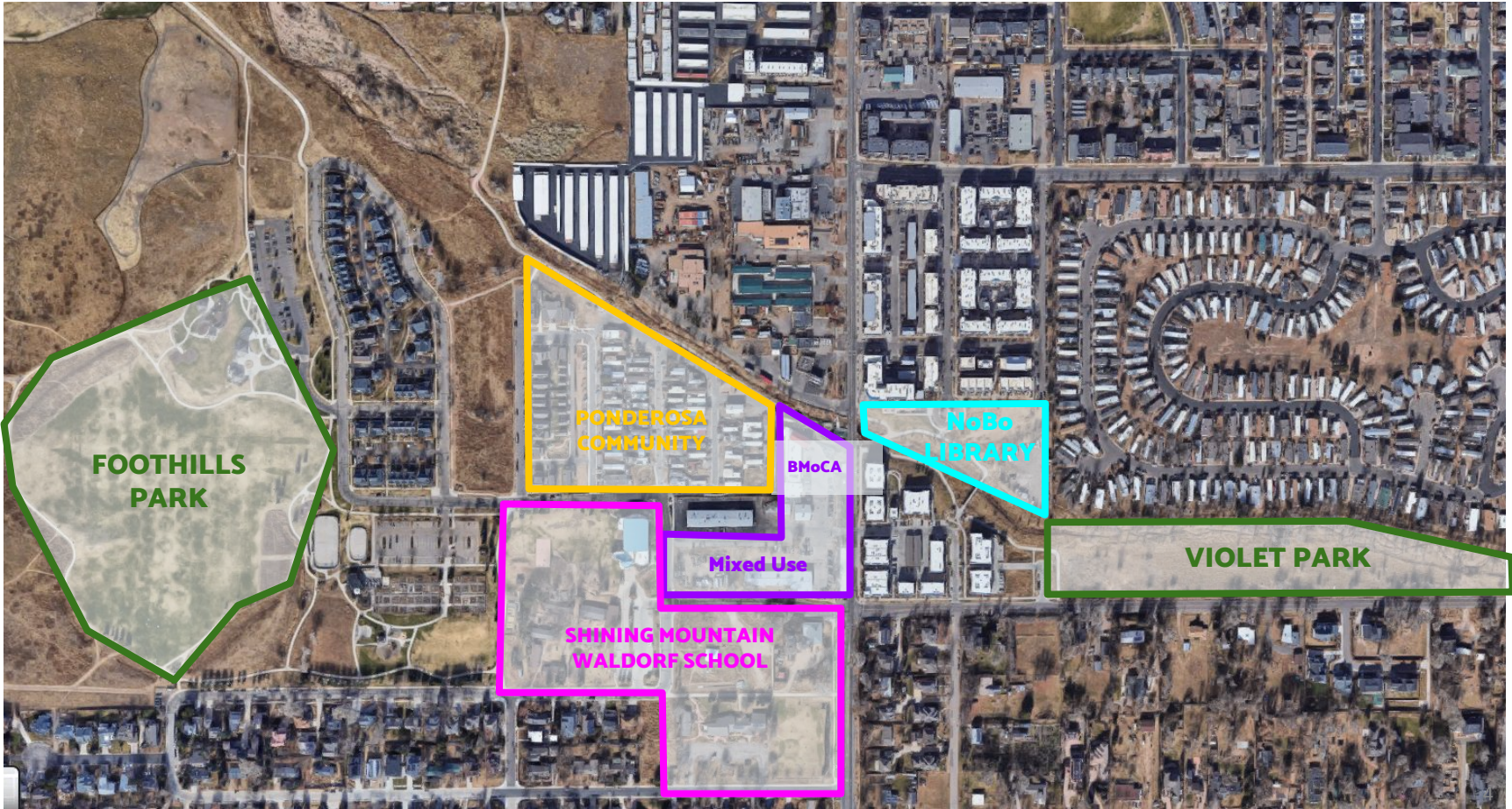
WE'RE ALL IN THIS TOGETHER

NOBO ART DISTRICT

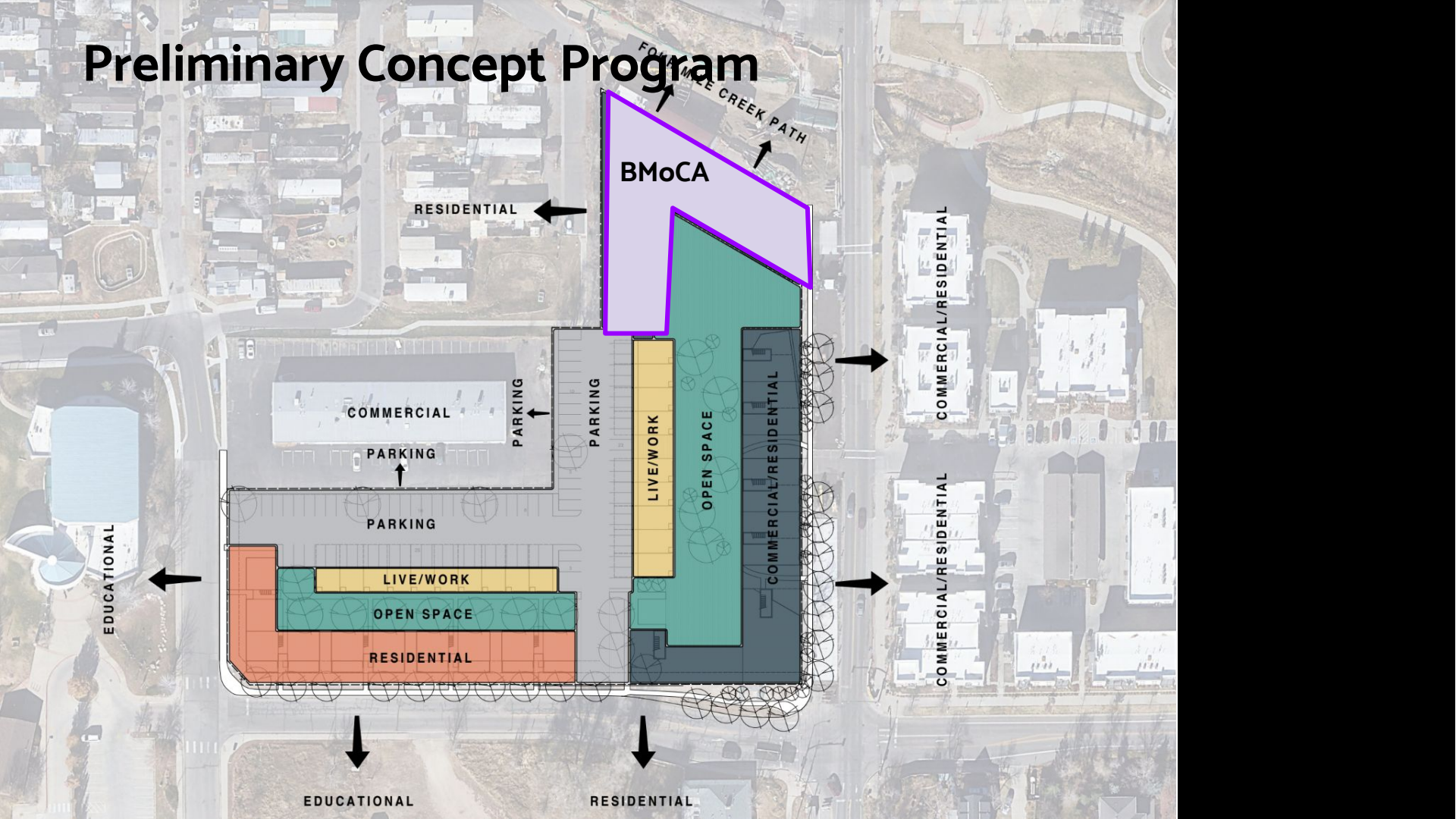
Please join us for a Virtual First Friday at NoBoArtDistrict.org. We look forward to celebrating the arts with you now and in the future. We're still creating!



Site Context



Preliminary Concept Program



BMoCA

RESIDENTIAL

COMMERCIAL

PARKING

PARKING

PARKING

PARKING

LIVE/WORK

OPEN SPACE

RESIDENTIAL

LIVE/WORK

OPEN SPACE

COMMERCIAL/RESIDENTIAL

COMMERCIAL/RESIDENTIAL

COMMERCIAL/RESIDENTIAL

EDUCATIONAL

EDUCATIONAL

RESIDENTIAL

FOUR MILE CREEK PATH

BMoCA's Mission

To inspire creativity and foster community through contemporary art.

The Stubborn Influence of Painting

This exhibition gathers nine diverse artists whose work erases the boundaries between mediums and categories. None of the artists are painting paintings. Instead, the influence of painting is rendered using unexpected materials and experimental approaches.
Guest curated by Kate Petley

The artists:

Philip V. Augustin
peter campus
Naomi Cohn
Steven Frost
Alexandra Hedison
Nikolai Ishchuk
Garry Noland
Gelah Penn
Altoon Sultan

Thank you to our generous sponsors:
Nicky Wolman & David Fulker, Sue Schweppe, City of Boulder, Boulder Arts Commission, Scientific & Cultural Facilities District, Colorado Creative Industries, and National Endowment for the Arts.

A SPACE THAT

Becomes an anchor & collaborative partner with the NoBo Art District and Library



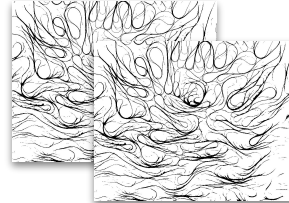
Increases opportunity for community gathering and dialogue



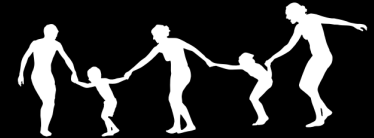
Deepens engagement with regional and local artists



Is accessible to a broader socioeconomic population



Is intentionally designed to present awe-inspiring and thought-provoking contemporary art



Supports year-round programming

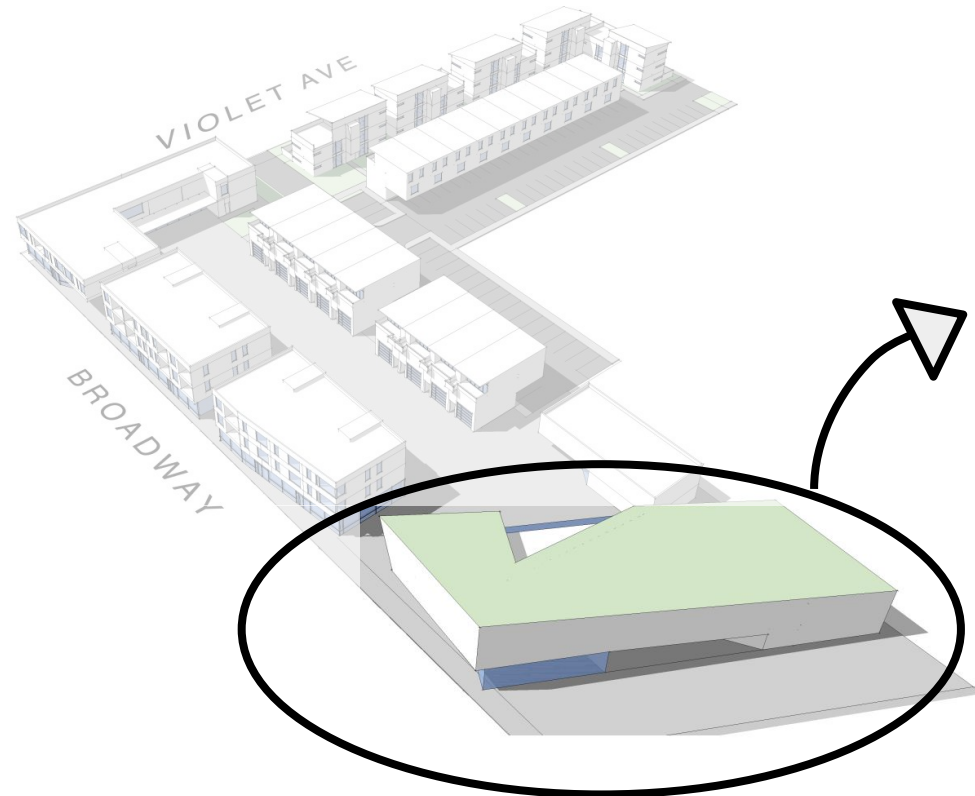


A Future BMoCA

Empowering community through art

- **EXHIBITIONS:** Art provokes, engages, and awes.
- **ARTISTS & CREATIVES:** Artistic expression sparks dialogue, bridging creator and community.
- **EDUCATION:** Art encourages, inspires, gives agency, and celebrates self expression.
- **AN INVESTMENT IN BOULDER'S VIBRANCY:** Art creates and sustains great communities, opportunities, and success stories.

Visioning BMoCA's Future Programming



ROOFTOP/CAFE

**WELCOME AREA/
MUSEUM SHOP/ ETC**

GALLERIES

**COMMUNITY
SPACE**

Engagement by the Numbers

18

INTERVIEWS

5

FIRST FRIDAYS

138

SURVEY
RESPONDENTS

25

DESIGN WORKSHOP
ATTENDEES

25+

LETTERS OF SUPPORT



Crowdsourced Community Values

1. Protect and invest in the **arts community**:
 - a. Do not ignore **local assets**. The creative economy in the region draws inspiration from the **foothills** and produces tangible and intellectual products for the masses.
 - b. Have **public art** including murals, sculptures, memorials, or landscape art
 - c. Maximize the assets of the community first, by investing in **local arts practice**, development and distribution
 - d. Make NoBo known for the **place where artists perfect the art of artistry**
2. Encourage **creativity and collaboration** through design:
 - a. Create outdoor areas that promote **gathering**
 - b. Create living spaces that allow folks to **live and work in the same place**
 - c. Create space for **economic exchange**
 - d. Do not forget that shared community is a value of density. **Increasing density** increases opportunity for gathering, shared resources and economic exchange.
3. Build for **inclusivity and diversity**:
 - a. Build flexible spaces that offer multi-functional use for **every economic group**
 - b. **Do not focus on one demographic**. 42% of respondents requested adult programming for ages 26+.
 - c. Protect **accessibility**
4. Protect **affordability**:
 - a. Allowing space for the community to regularly ideate, develop and implement the path to success increases the **protection and sustainability of shared assets**.

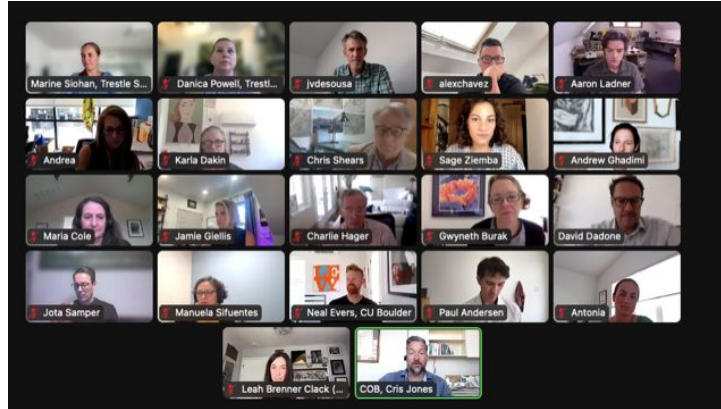
CONCEPT PLANNING WORKSHOP

24 people from community leaders, city staff, museum representatives

- Session 1: August 25, Virtual
- Session 2: September 9, In Person

Goals:

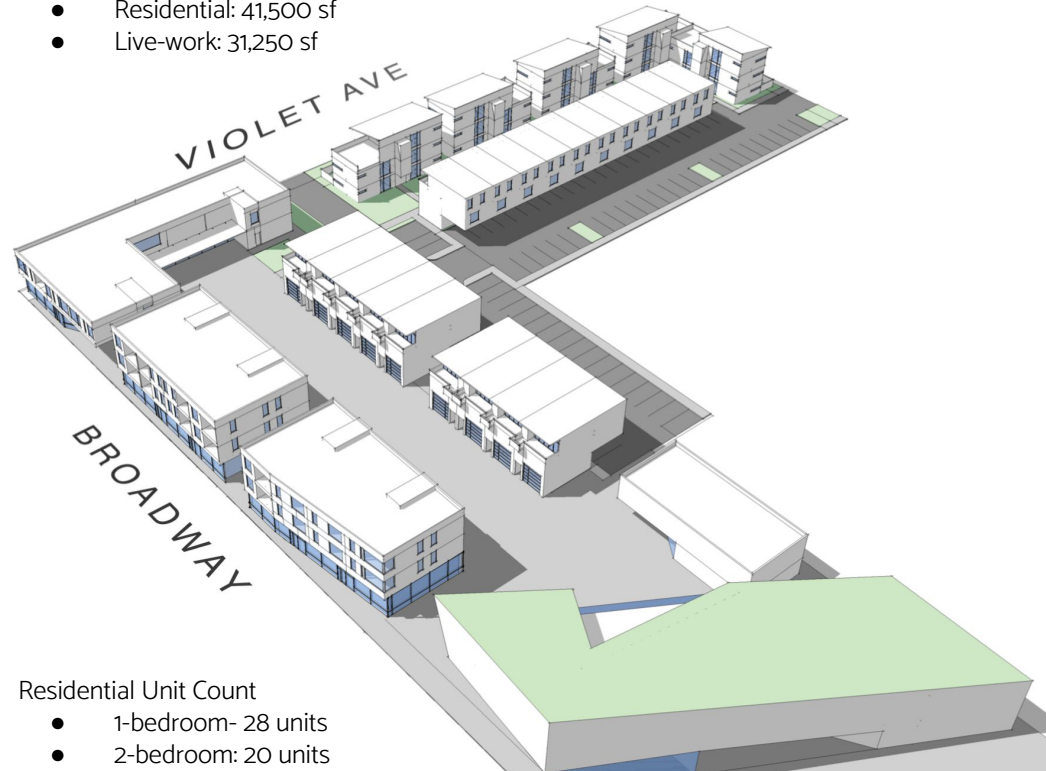
- Tap into the creativity of the community
- Define project aspirations
- Provide inspiration
- Generate as many creative ideas as possible
- Synthesis
- Concept Plan



Proposed Development Concepts

Square Footages:

- Museum: 17,500 sf
- Commercial: 5,500 sf
- Residential: 41,500 sf
- Live-work: 31,250 sf



Residential Unit Count

- 1-bedroom- 28 units
- 2-bedroom: 20 units
- Live-work: 29 units

- All buildings placed to create a **visual corridor to the BMoCA building**, anchoring the site on the north.
- **Buildings broken up** to create visual interest, small workshops, and both an activated streetscape as well as active courtyards running north/south and east/west.
- The buildings' height **lowered on the northwest** to be compatible with the Ponderosa community.
- **Live/work residential uses** located above the workshop/maker in reference to the industry that makes North Boulder unique.
- All **parking** is located either in garages, or **shielded from view** behind buildings. All surface parking is **shared**.

2023 Expansion Work Planning Board Hearing

Key Takeaways

- Staff received **overwhelming support for BMoCA's future in NoBo**, with 20+ letters and 11 public comment speakers
 - *"There's a lot that needs to change to make this project happen. At the same time, this project has gotten the most letters of support from the most diverse community members that I have ever seen"* - Laura Kaplan
 - *"The project would not be considered in the same way if BMoCA was not at the table"* - Jorge Boone
- City Staff & Planning Board feel that the future BMoCA is **in line with the Boulder Valley Community Plan values** & are considering a **revision to the NoBo Subcommunity Plan** to include the museum

Planning Board Hearing Supporters (Letters & Speakers)

Received 27 Letters of support from and 8 Speakers

- Artists
- Neighbors
- Current Tenants
- NoBo Gallery Owners
- NoBo Business Owners
- Former elected officials
- Housing advocates
- Museum Professional
- Affordable Housing Developer
- Community Advocate
- Architect and Design Professionals
- Shining Mountain Waldorf School
- Community Foundation
- BMoCA Board Member
- Visit Boulder (CVB)
- Library Foundation
- NoBO Arts District
- Boulder Bicycle
- CU Planning Academics

Andrew Ghadimi

andrew@ghadimigroup.com

David Dadone

david@bmoca.org

Danica Powell

danica@trestlestrategy.com

jv DeSousa

jv@jvdesousa.com

THANK YOU