

NORTH BOULDER CREATIVE CAMPUS CONCEPT PLANNING WORKSHOP

Session #1

August 25, 1-3pm, Virtual



Reminder to record the meeting

TABLE OF CONTENTS

01

**WELCOME,
INTRODUCTIONS
& WHY WE'RE HERE**

02

**PROJECT DESCRIPTION
& VISION**

03

**CONCEPT PLANNING
WORKSHOP PROCESS**

04

**ALL ABOUT THE SITE
& CONTEXT**

05

**DISCUSSION
& NEXT STEPS**



PROJECT DESCRIPTION

- Creative campus in the heart of the North Boulder Arts District
- 70,000 sf mixed-use project
- Mixed-income housing, retail, light industrial
- New home for the Boulder Museum of Contemporary Art
- Variety of studio, performance, and display spaces
- Community green space

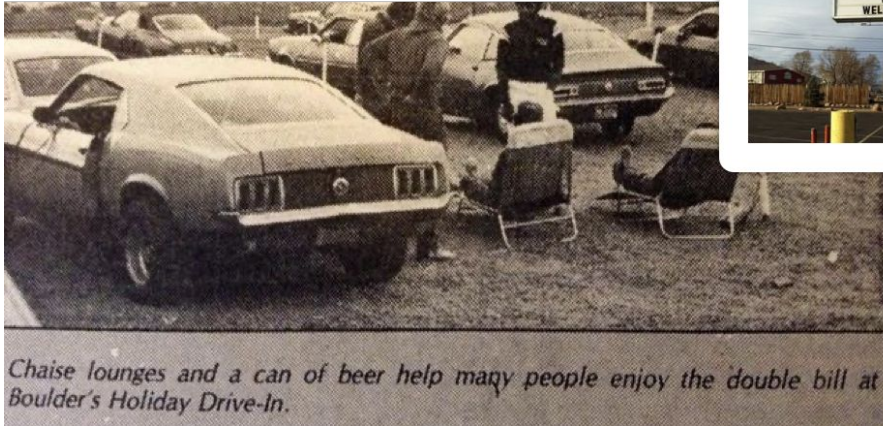
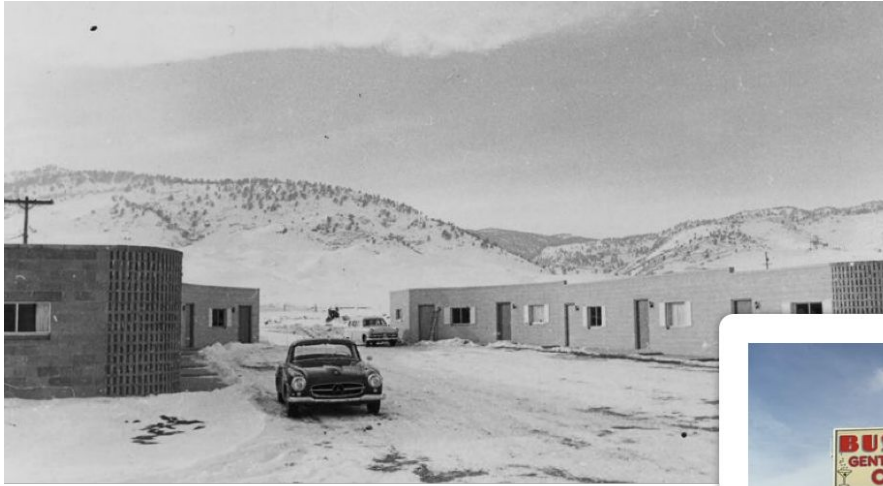


That's me!

NoBo Vibes



Dog Patch



Chaise lounges and a can of beer help many people enjoy the double bill at Boulder's Holiday Drive-In.

Local Activity



NoBo Art District Map

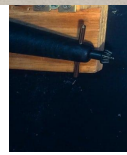


KEY

-  Project Site
-  Creative Businesses
-  Swoon Art House
-  NoBo Art Center
-  Artist Studios
-  Shining Mountain Waldorf School
-  Future North Boulder Library Site




Photos from NoBo Art District Website



Local Activity

COMMUNITY CULTURAL PLAN SUMMARY

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



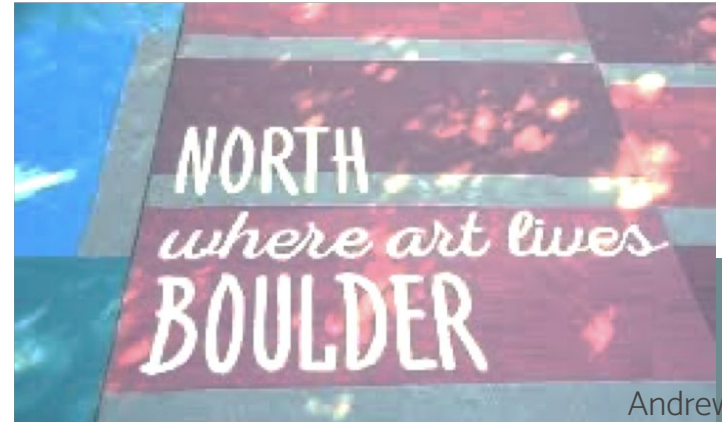
The PLACE Project.
Image appears courtesy of
Boulder Art District, 2015.



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!



Violet & Broadway



Urban Shops



Video

Site

PROPOSED DEVELOPMENT PLAN DIAGRAM

SITE LEGEND

-  Site Boundary
-  Site Setbacks
-  Building
-  Parking/Drive
-  Open Space

RM-1 ZONING INFORMATION

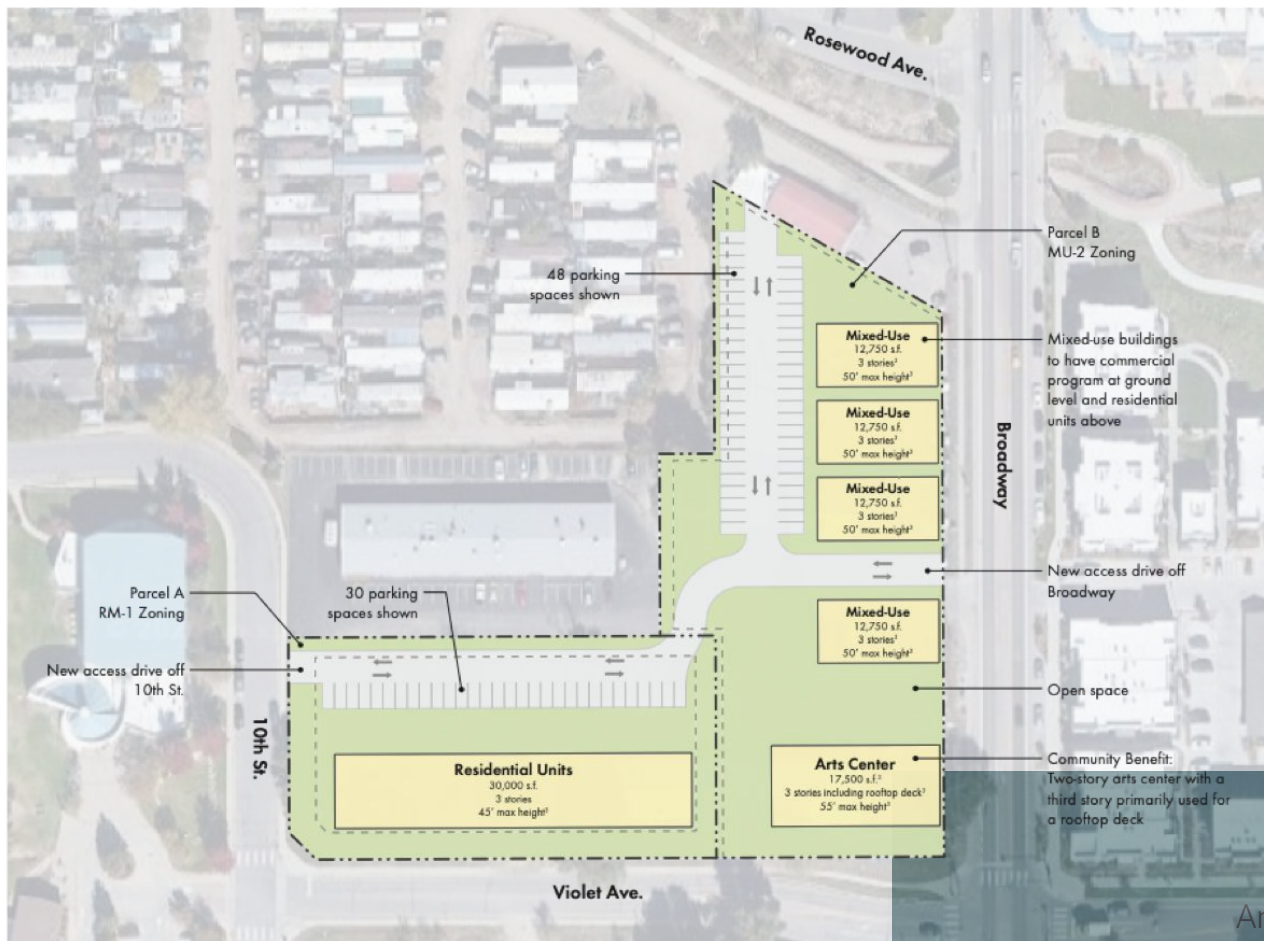
Site Area of Parcel A: 53,294 s.f.¹
 Maximum F.A.R.: n/a
 Maximum Height: 35'
 Maximum Number of Stories: n/a
 Maximum Building Size: n/a
 Minimum Open Space: 20% (10,659 s.f.)
 Residential Parking: 1 space for 1-bedroom DU
 1.5 spaces for 2-bedroom DU

Total Buildable Area Shown: 30,000 s.f.
 Total Parking Spaces Shown: 30
 Total Open Space Shown: 24,000 s.f.

MU-2 ZONING INFORMATION

Site Area of Parcel B: 85,589 s.f.¹
 Maximum F.A.R.: 0.6
 Maximum Height: 35'
 Maximum Number of Stories: 2
 Maximum Building Size: 15,000 s.f.
 Minimum Open Space: 15% (7,703 s.f.)
 Residential Parking: 1 space for 1- or 2-bedroom DU
 Non-residential Parking: 1 space for every 400 s.f. if residential uses comprise less than 50 percent of the floor area; otherwise 1 space for every 500 s.f.²

Maximum Buildable Area per F.A.R.: 51,353 s.f.
 Total Buildable Area Shown: 51,000 s.f. + 17,500 s.f. bonus for community benefit³
 Total Parking Spaces Shown: 48
 Total Open Space Shown: 36,000 s.f.



**PLACEMAKING
GOALS**

**PRESERVE AND REFLECT THE
ECLECTIC NATURE OF
NORTH BOULDER**



**CREATE A CULTURAL
ANCHOR SITE FOR THE
LOCAL COMMUNITY**

**SUPPORT THE ARTISTS AND
MAKERS COMMUNITY**



**FOCUS ON A ROBUST
SYNERGY WITH THE
SURROUNDING AREAS**

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,
Scientific & Cultural Facilities District, Colorado Creative Industries, City of Boulder, Boulder Arts Commission,
Endowment for the Arts.





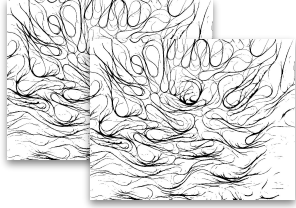






BMoCA's Vision

To become a leader in the global conversation about contemporary art and culture and a defining voice for creativity and innovation in its region and beyond. By welcoming diverse aesthetics and perspectives, BMoCA seeks to provide an inclusive forum for an investigation of contemporary art and what a twenty-first century museum can be for its community.



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

Honors the artists and makes contemporary art accessible and exciting for growing audiences



Deepens engagement with **regional and local artists**



Serves all equally by being a leader in social equity, sustainability, and parity

Becomes an anchor, collaborative partner, and resource alongside the NoBo Library and Art District



Supports year-round **programming for all ages** in a dedicated space

A SPACE THAT.....

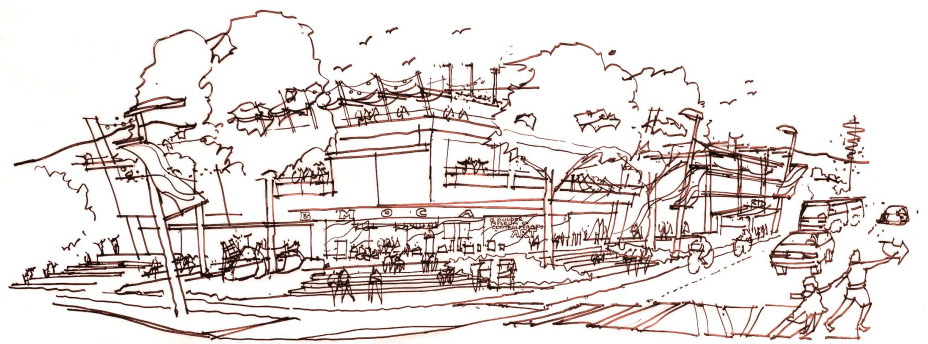
Vision for a New Facility

An iconic building that presents itself as a place where artistic expression is celebrated

A built environment which integrates thoughtfully into the fabric of the community

Free-flowing, flexible space that honors the art and the artists. A place that promotes quiet reflection as well as gathering and dialogue. Not over planned.

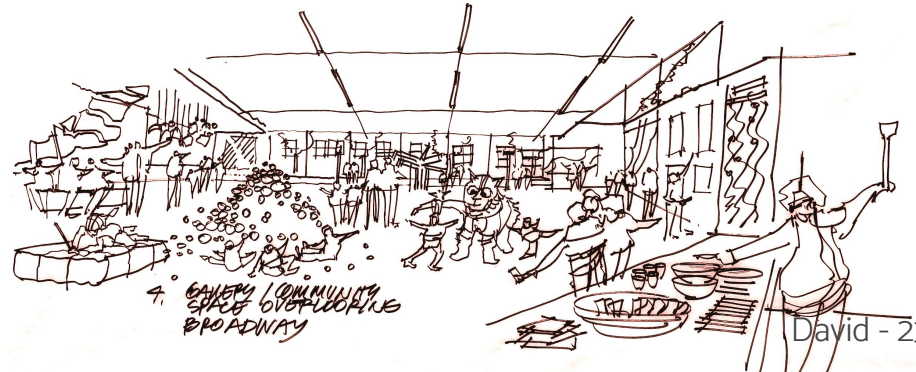
- Spacious gallery space, high ceilings. Up to 3 galleries
- Large, multi-use community/education space
- Park and surroundings that celebrate the natural setting
- Studio space for artists
- Roof deck and restaurant



1. ENTRY/CORNER



2. BROADWAY POCKET PARK

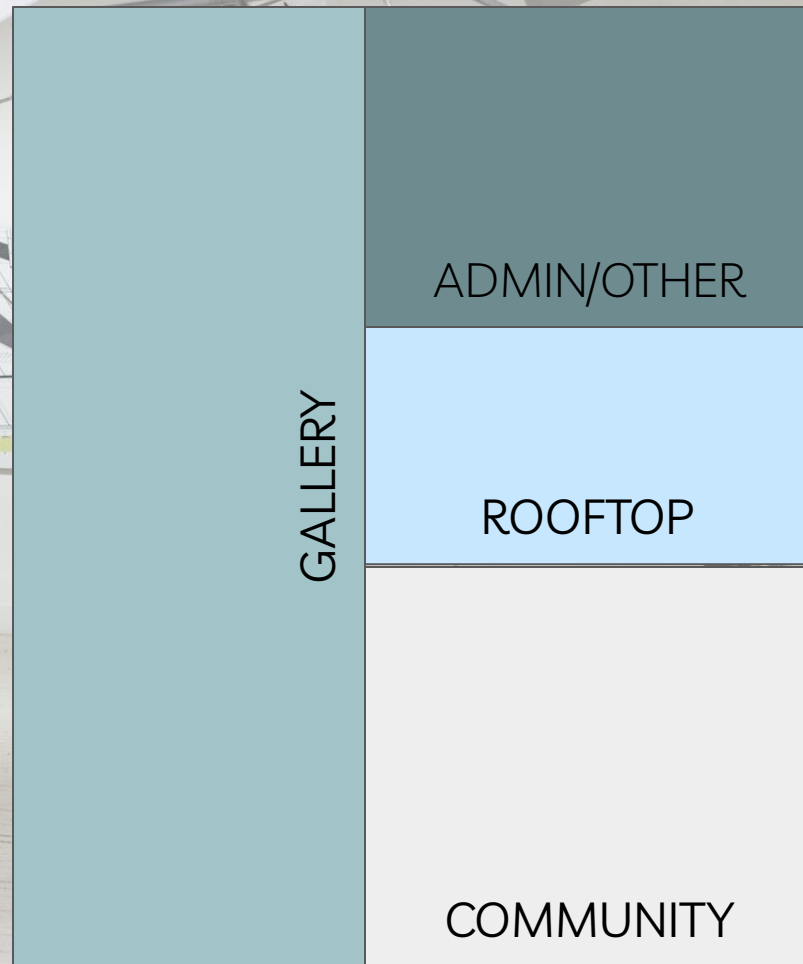


3. GALLERY / COMMUNITY SPACE OVERLOOKING BROADWAY

MUSEUM GOALS

17,500 sq ft total

- Around 6,500sf gallery space
- Around 4,000sf community
- Around 2,500sf rooftop cafe/restaurant and open patio



CONCEPT PLANNING WORKSHOP

Session 1:
August 25, Virtual

Session 2:
September 9, In Person

**Tap into the creativity of the
community**

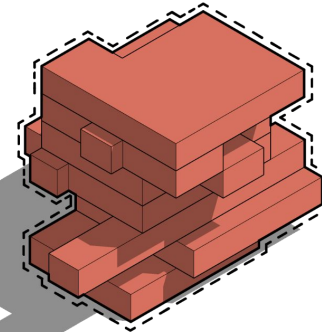
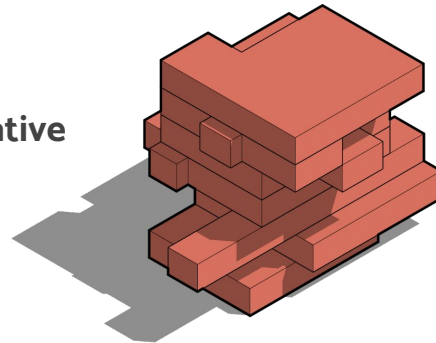
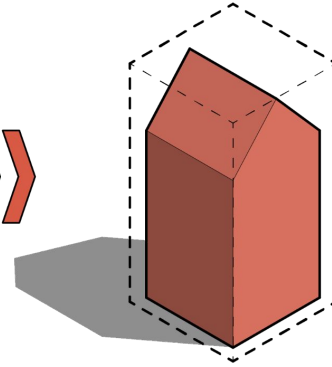
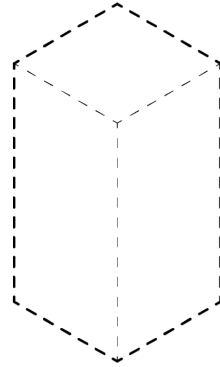
Define project aspirations

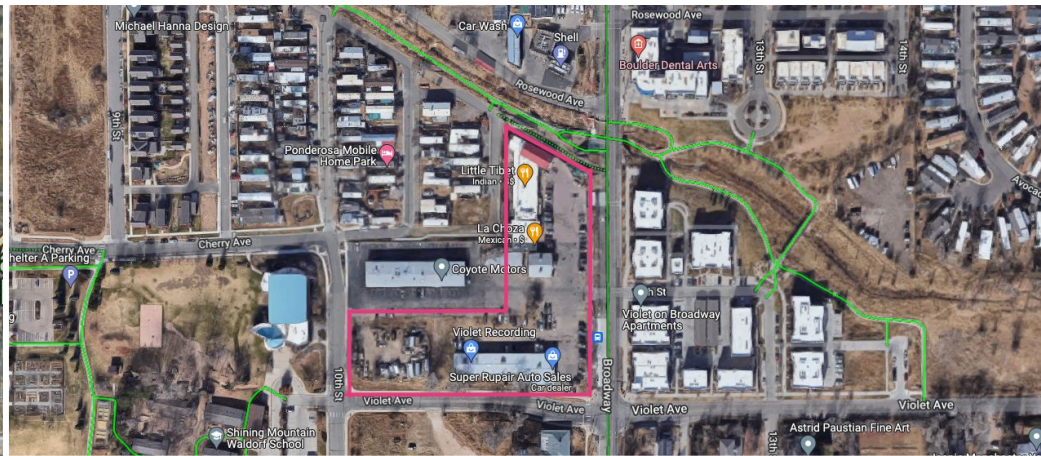
Provide inspiration

**Generate as many creative
ideas as possible**

Synthesis

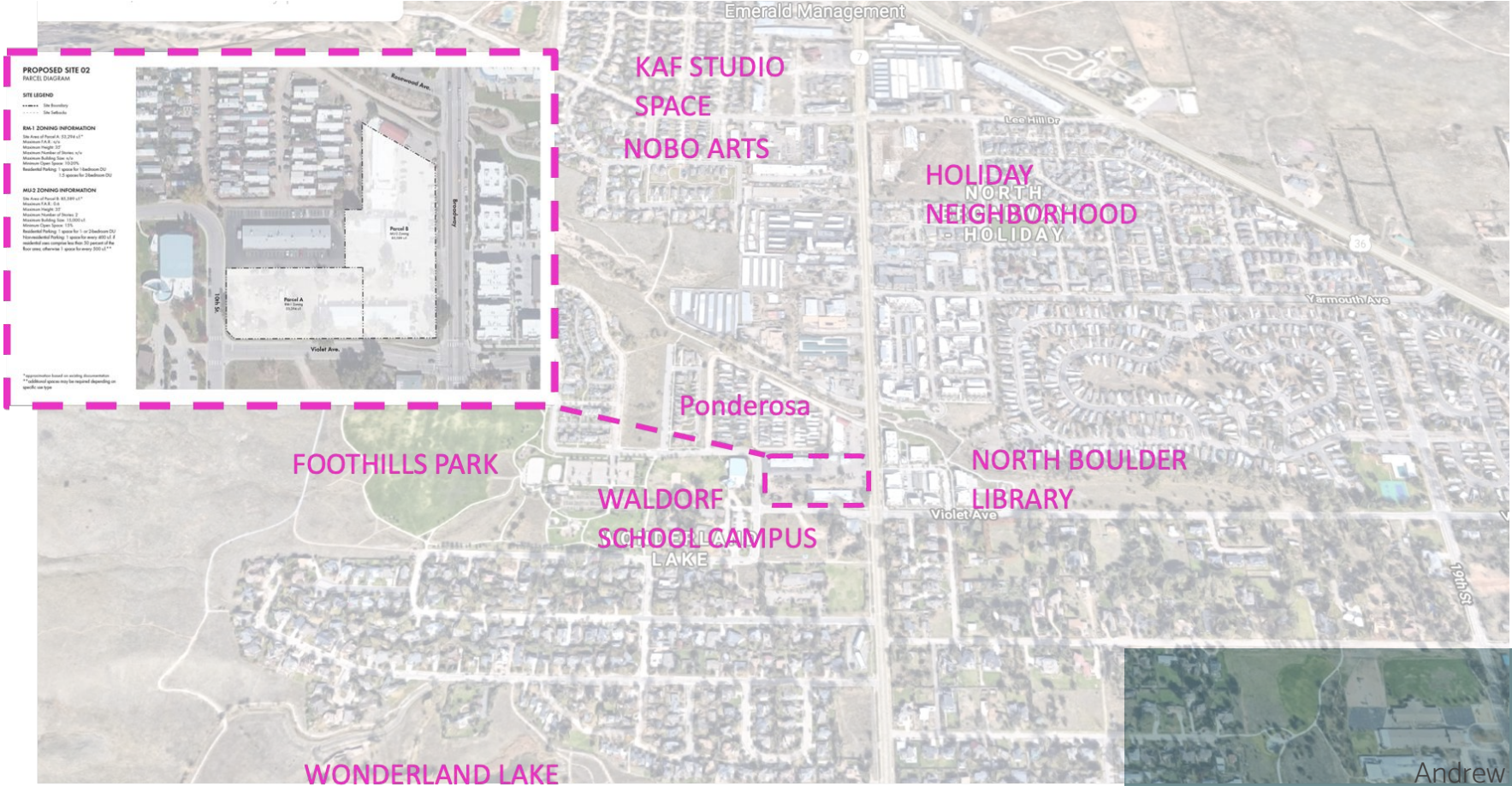
Concept Plan





ALL ABOUT THE SITE

NoBo Vibes





FOOTHILLS PARK

**PONDEROSA
COMMUNITY**

**NEW
NoBo
LIBRARY
SITE**

SITE

**SHINING MOUNTAIN
WALDORF SCHOOL**

North Boulder Library



Plans for Shining Mountain Waldorf School

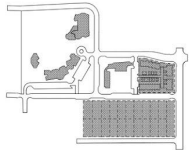
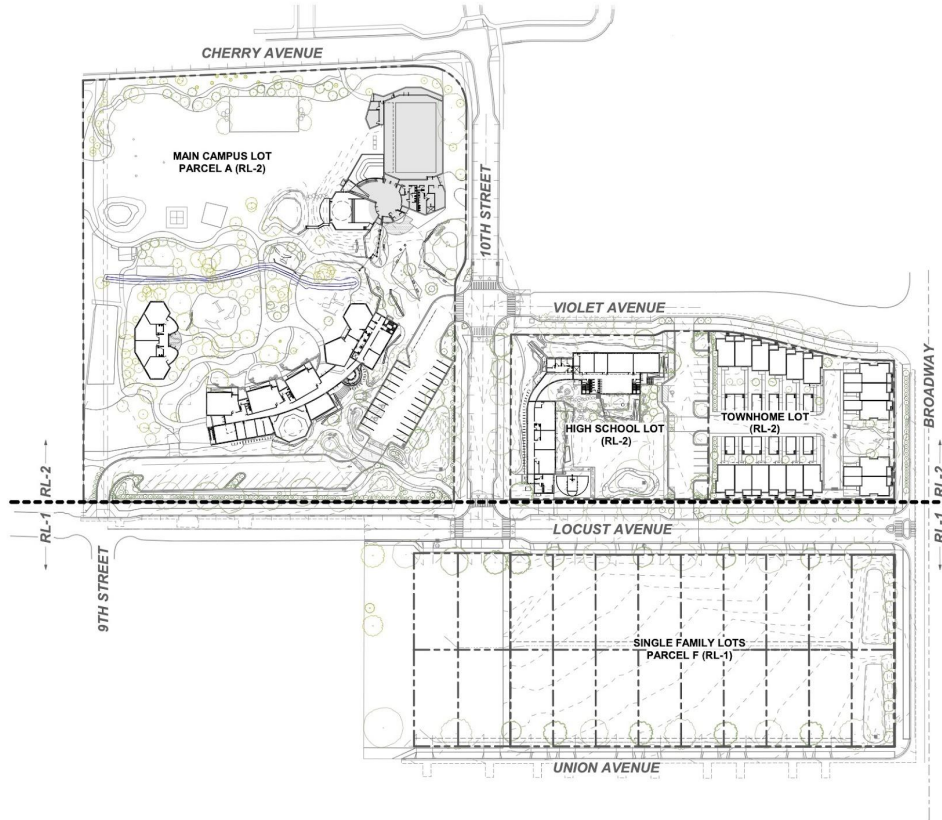
SITE PLAN DATA SUMMARY - SHINING MOUNTAIN WALDORF SCHOOL			
SITE AREA			
	S.F.		ACRES
MAIN CAMPUS LOT - Ex. Parcel A (RL-2)			
Main School Zone - gross site area	208,181.08	5.22	
HIGH SCHOOL & TOWNHOME LOTS - Ex. Parcels B, C, G & H (RL-2)			
Proposed High School Lot - gross site area	50,449.22	1.23	
Proposed Townhome Lot - gross site area	46,112.27	1.03	
	865,502.21	2.00	
TOTAL GROSS SITE AREA RL-2			
	208,181.08	5.22	
SINGLE FAMILY LOTS - Ex. Parcels F, G & H (RL-1)			
Lots 1, 2, 3 & 4 - 1.5 detached per lot - total area	28,165.71	0.65	
Lots 1, 2, 3 & 4 - Proposed series of subdivisions for SR - total area	103,443.51	2.33	
Proposed school site area - gross site area	11,208.96	0.25	
TOTAL GROSS SITE AREA RL-1	142,818.18	3.23	
TOTAL GROSS SITE AREA	852,452.27	19.00	

SITE ZONING	
RL-1 and RL-2	

LAND USE DESIGNATION	
SR - Low Density Residential	

SOIL ACCESS AREA	
Area 1 (RL-2) - proposed school zone, Area 2 (RL-2) - no proposed site	per BIC 9-1-17

SITE DEMOLITION	
10 STORY FRAME BUILDINGS	1640 BAULT
10 STORY SHAED & ACCESSORY STRUCTURES	100 TCA
3 STORY CONCRETE WALLINGS	100 TCA
	100 TCA



KEY PLAN

1 OVERALL SITE PLAN

Ponderosa Community



**Questions?
Thoughts?
Ideas?**

ASSIGNMENT

help us imagine all the possibilities!

assemble images and/or narratives of things you've experienced, seen or imagined that you find compelling and would like to see inspire this new development in north boulder.



ASSIGNMENT

help us imagine all the possibilities!

images of what you would like to see
happen in boulder:

a building: museum, housing,
commercial space

a museum exhibit or art installation

an urban space

a landscape

NEXT STEPS

ASSIGNMENT

help us imagine all the possibilities!

images that could inform or inspire something special:

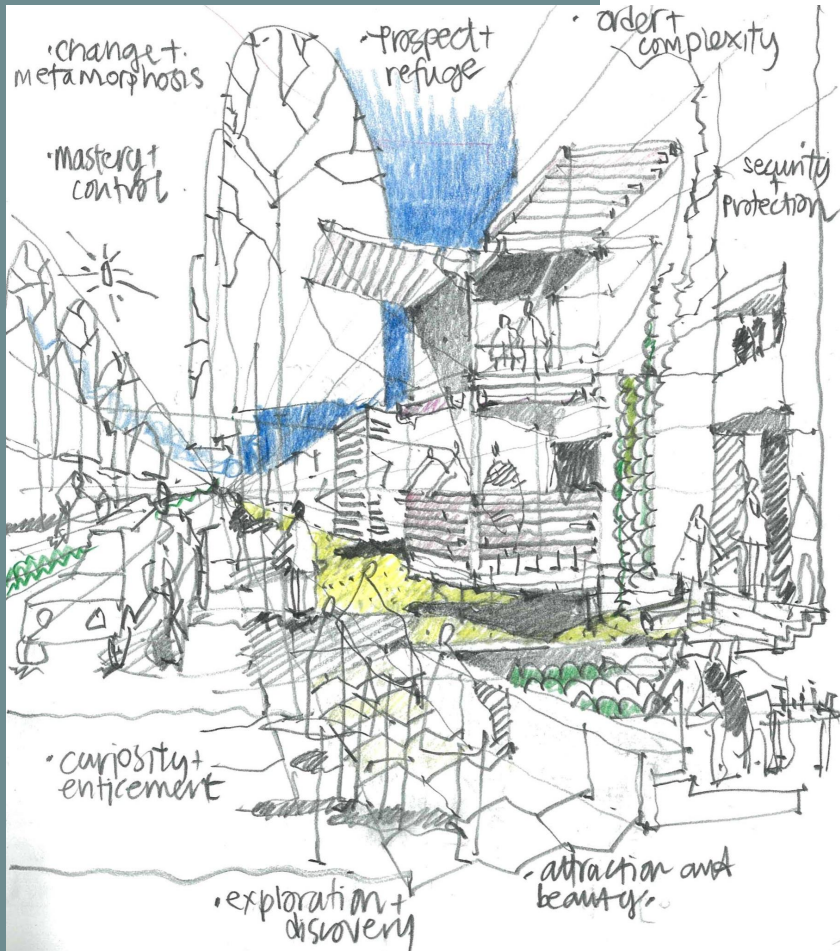
a piece of art

a quality of light

a sense of space

NEXT STEPS





ASSIGNMENT

help us imagine all the possibilities!

a sketch, scribble or doodle:

of something you've imagined but never seen realized

that inspires a new way of thinking

NEXT STEPS

ASSIGNMENT

help us imagine all the possibilities!

a narrative or poem:

of a perfect day in north boulder

a powerful experience of art

a place you've always dreamed of

”There are three hypotheses about the inhabitants of Baucis: that they hate the earth; that they respect it so much they avoid all contact; that they love it as it was before they existed and with spyglasses and telescopes aimed downward they never tire of examining it, leaf by leaf, stone by stone, ant by ant, contemplating with fascination their own absence.”

— Italo Calvino, Invisible Cities

SESSION #2
In-Person
Friday 9/9
9am-1pm
Niche
Workspaces

ASSIGNMENT

Thoughts about your creative input

- What do you find compelling
- How can it be integrated into this project in North Boulder?

Email Marine with your thoughts, ideas, images and narratives. Please send them by September 2 and be ready to talk about them on September 9.

NEXT STEPS