



NORTH BOULDER CREATIVE CAMPUS CONCEPT PLAN WRITTEN STATEMENT

October 21, 2022

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INTRODUCTION DESIRED OUTCOMES

01



**PROJECT
TEAM**

Development Partners



BMOCA

Consultants



Introduction to the North Boulder Creative Campus

Emerald Development is excited to announce the launch of a creative campus in the heart of the North Boulder Arts District. This 135,000 sf **mixed-use project** will include housing, retail, light industrial and art studio space, community green space, and a new home for the Boulder Museum of Contemporary Art.

In fact, after numerous assessments it has become clear that the North Boulder Arts District is the ideal location for BMoCA's new facility. As a regional museum, BMoCA has an opportunity to be a resource for local artists, presenting new thought and diverse creative perspectives at the forefront of contemporary art. BMoCA's mission to inspire creativity and foster community through contemporary art, and to be a safe and welcoming space for dialogue. A **flagship in North Boulder's Arts District** would allow the museum to increase our collaboration with the Art District, North Boulder Library, local artists, and our diverse creative community to provide valuable benefits for the entire city.

In addition, the project envisions not only mixed-income housing, but also a variety of studio, performance, and display spaces that will **support the existing artist infrastructure** as well as add **new community spaces**, free multi-generational programming, and open space options for the community. The goal is to take a **community-driven approach** to the redevelopment through extensive community engagement.



KEY FACTS

- Creative campus in the heart of the North Boulder Arts District
- 135,000 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-oriented open space

Desired Outcomes

- Foster **culture and community**, by providing necessary social infrastructure of cultural institutions and places of creation through shared-workshops, galleries and maker-spaces
- Promote **diversity and accessibility** within the neighborhood, via shared workspaces, live-work units, and smaller market units for both commercial and residential, and through multi-modal connectivity
- Promote, not displace, **existing commercial tenants** by providing ample room for them to return at a similar rental rate
- Prioritize **nature** through thoughtful design, ample green spaces, and architecture that uses the Living Building Challenge as it's benchmark for design standards



<https://living-future.org/lbc/>

FOOTHILLS PARK

**PONDEROSA
COMMUNITY**

**NEW
NoBo
LIBRARY
SITE**

SITE

**SHINING MOUNTAIN
WALDOFF SCHOOL**



NoBo Vibes



Dog Patch



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

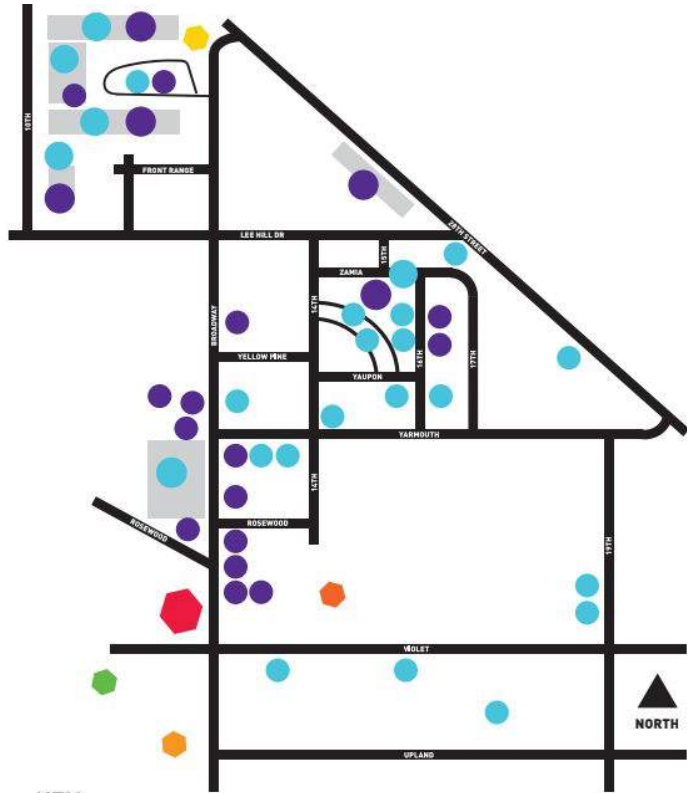


Local residents and tenants that have inhabited North Boulder since the 1960s speak positively to the informal, fringe character of the neighborhood. They described this as a primary mechanism for fostering a specific culture catering to the arts that they would like to see preserved.

Local Activity



NoBo Art District



Photos from NoBo Art District Website



KEY


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




Local Activity

COMMUNITY CULTURAL PLAN SUMMARY

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



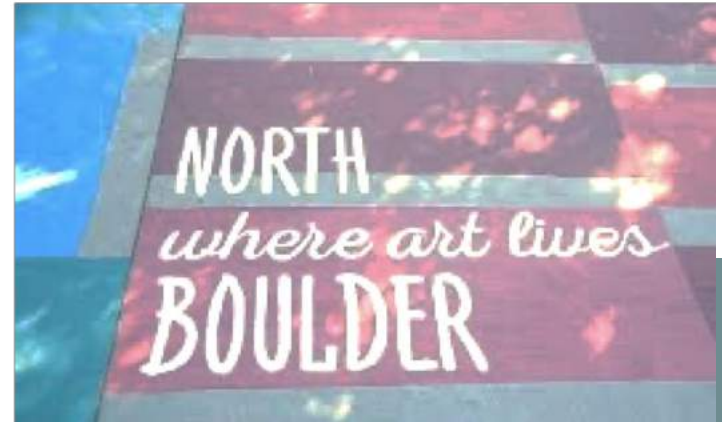
Place Project
Image supplied courtesy of
Boulder Art District, 2015



WE'RE ALL IN THIS TOGETHER

NOBO ART DISTRICT

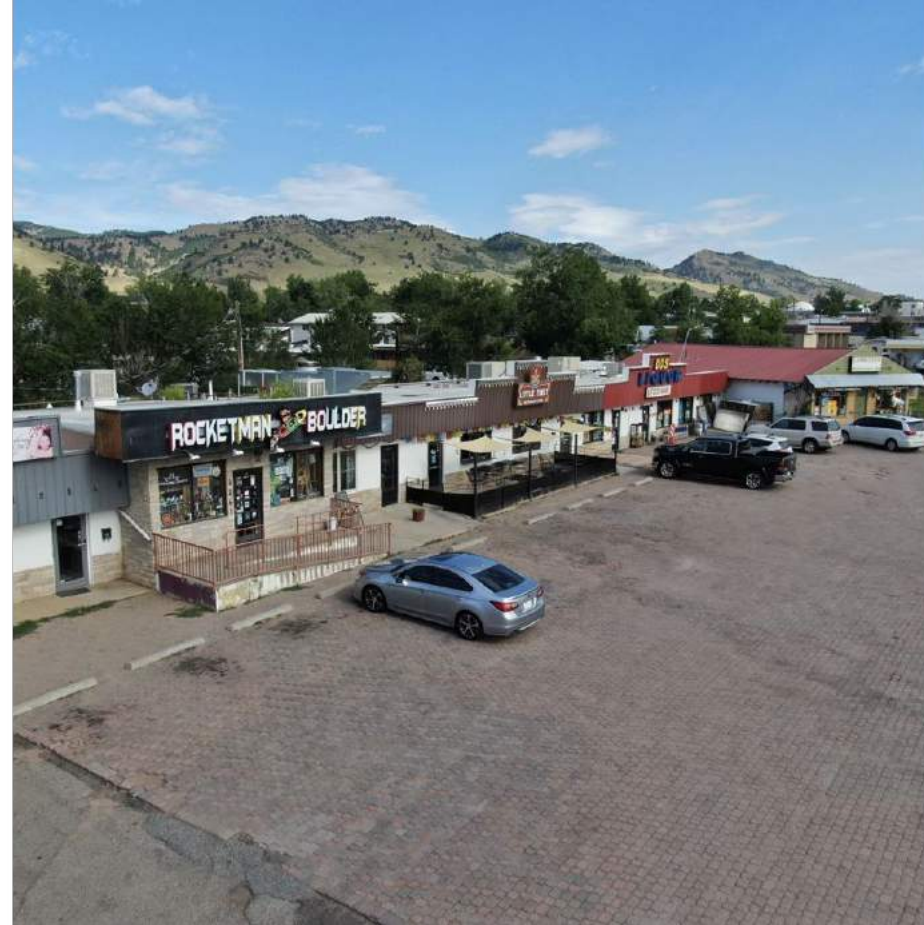
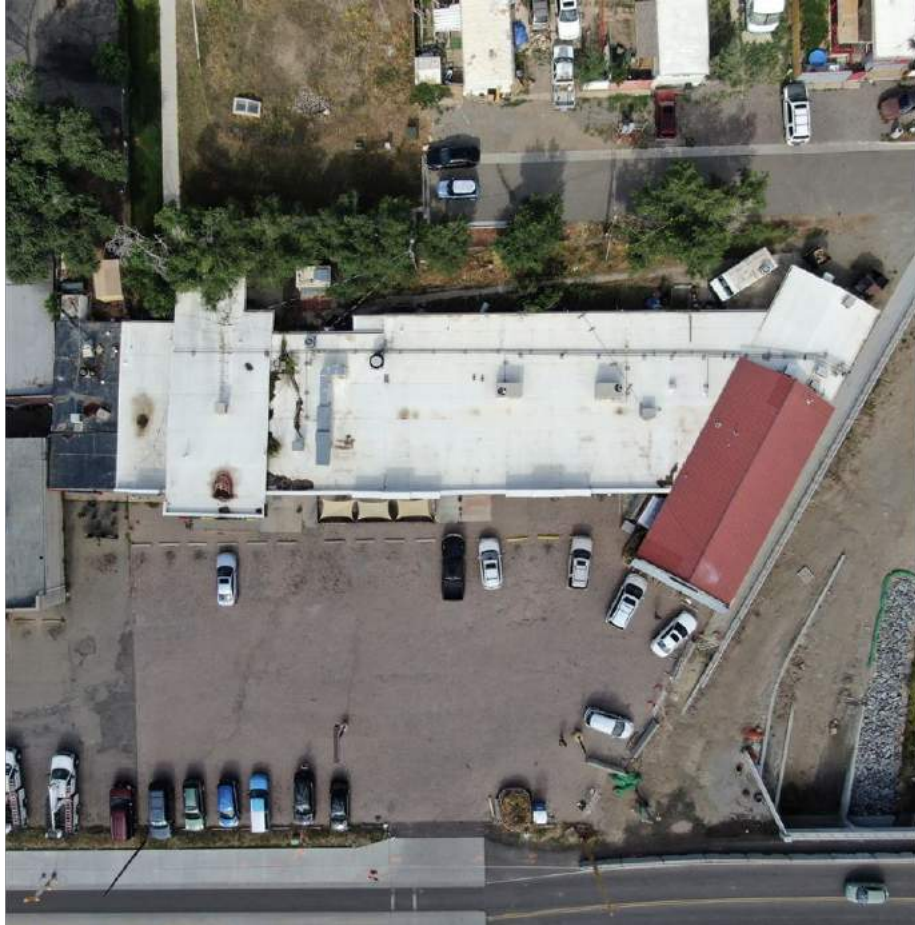
Please join us for a Virtual First Friday at NoBoArtDistrict.org. We look forward to celebrating the arts with you now and in the future. We're still creating!



Violet & Broadway



Urban Shops



**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**

Previous Proposal (2014)



BMoCA's Mission

To inspire creativity and
foster community through
contemporary art





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.

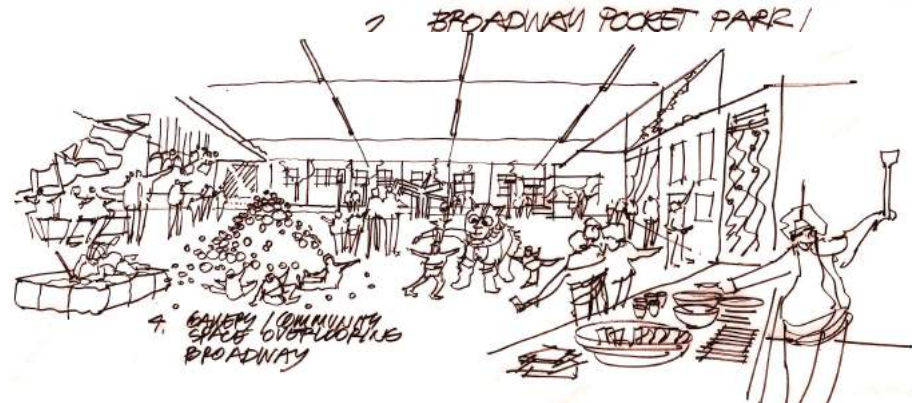
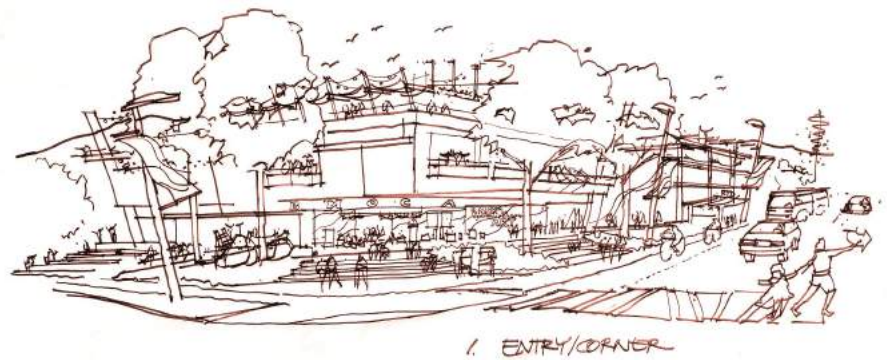
Vision for a New BMoCA Facility

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



BMoCA's Goals for Expansion

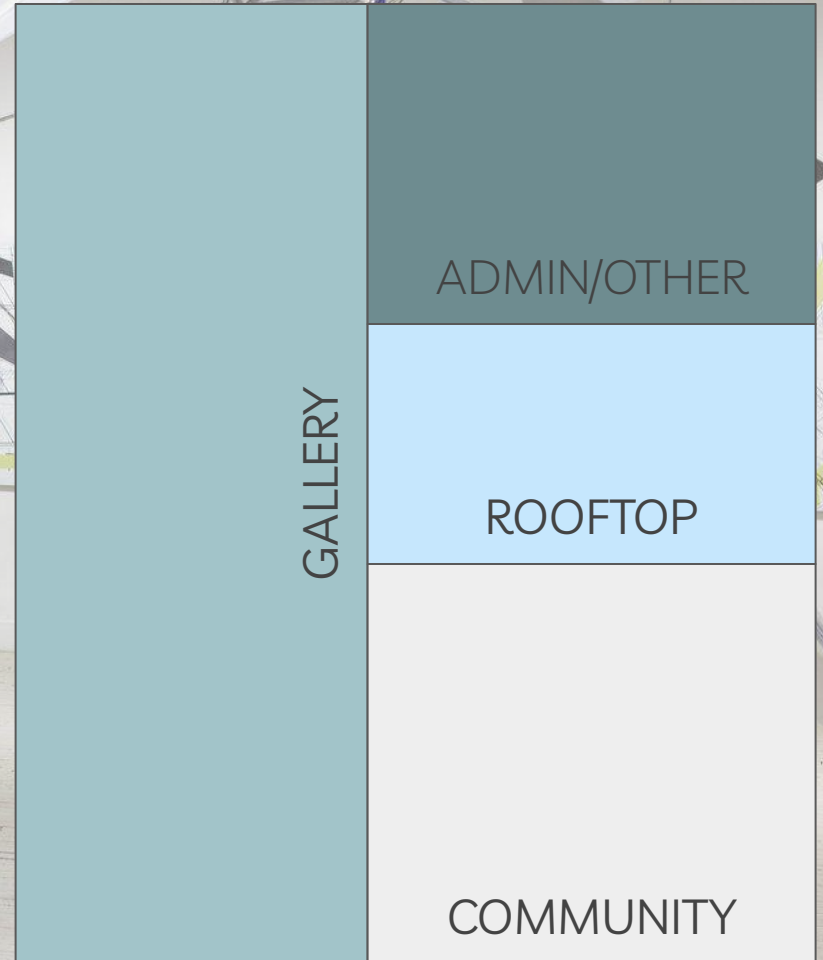
- Spread its wings in a space that **honors the artists** and makes **contemporary art accessible and exciting** for growing audiences;
- Present **awe-inspiring** and **thought-provoking** contemporary art in an intentionally designed and accessible space;
- Deepen **engagement** with regional and local artists by positioning ourselves in Boulder's designated Arts District, home to 125+ creatives;
- Catalyze the momentum of Boulder's Arts District by becoming one of the **anchors** alongside the North Boulder Library and Nobo Art District;
- Serve **all equally** by locating the new facility in Boulder's most quickly growing and diverse neighborhood;
- Strengthen our **impact** in a facility that can support year-round education programs for **all ages** and provide more impactful programming for youth and families in a dedicated space.

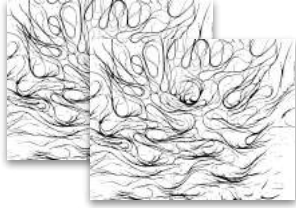


MUSEUM GOALS

17,500 sq ft total

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





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.....

EXISTING CONDITIONS

02



Zoning

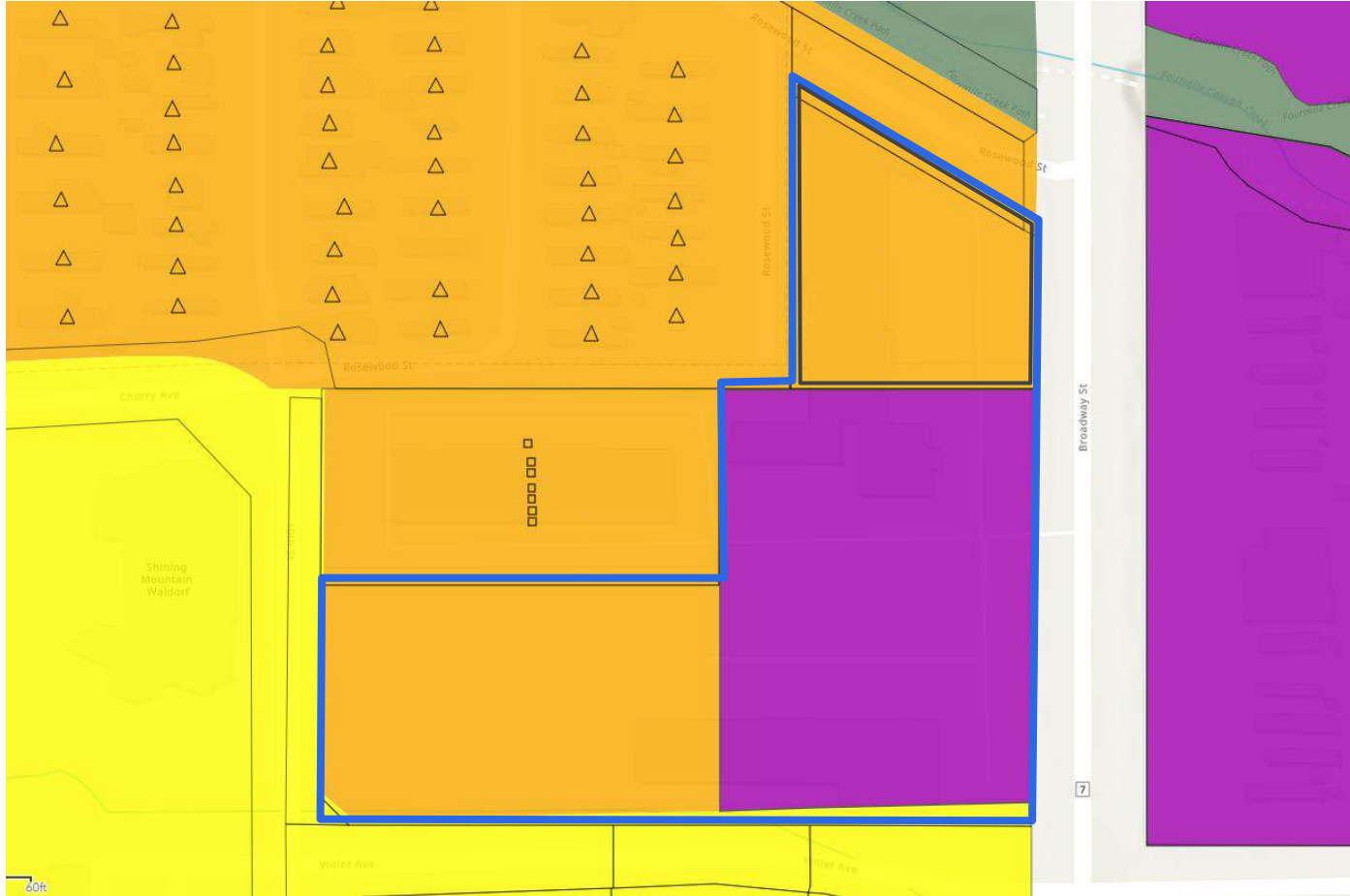
Zoning District		Code (link) Description
	Residential Medium - 1 (RM-1)	Medium density residential areas which have been or are to be primarily used for attached residential development, where each unit generally has direct access to ground level, and where complementary uses may be permitted under certain conditions.
	Mix-Use 2 (MU-2)	Mixed use residential areas adjacent to a redeveloping main street area, which are intended to provide a transition between a main street commercial area and established residential districts. Residential areas are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street; with residential, office, and limited retail uses; and where complementary uses may be allowed



Split Zoning: Zoning Standards for Lots in Two or More Zoning Districts

Existing buildings located in more than one zoning district shall be regulated according to the applicable use standards for the zoning district in which the majority of the existing building is located. Any building additions or site improvements shall be regulated according to the zoning district in which such additions or improvements are located. In the event that an existing building is split in half between two zoning districts, the city manager shall determine which use standards shall apply based upon the historic use of the building and the character of the surrounding area.

[Land Use Code 9-9-2\(d\)](#)

Land Use




-  Medium Density Residential (MR)
-  Manufactured Housing (MH)
-  Mixed Use Business (MU)

Land Use

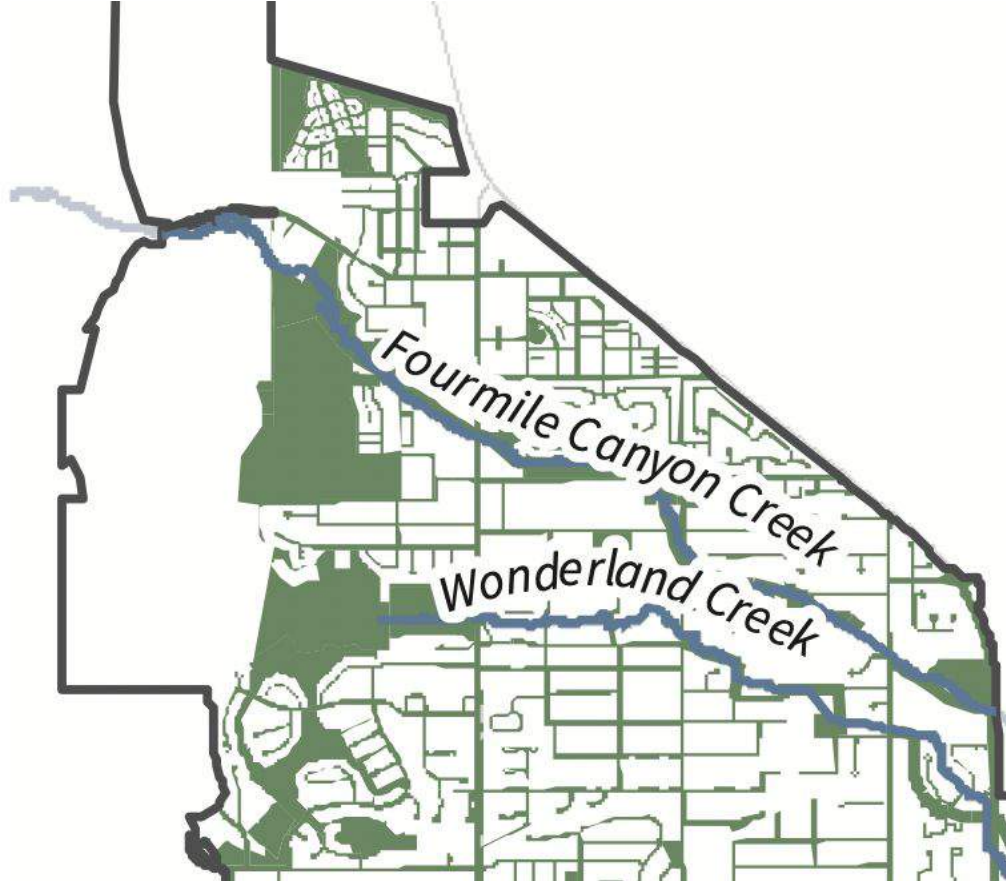
Land Use Category	Boulder Valley Comprehensive Plan (link) descriptions
Medium Density Residential (MR)	<p>Characteristics and Locations: MR is characterized by a variety of housing types. Medium Density areas are generally situated near neighborhood and community shopping areas or along some of the major arterials of the city.</p> <p>Uses: Consists of a variety of housing types ranging from single-family detached to attached residential units such as townhomes, multiplexes and some small lot detached units (e.g., patio homes), not necessarily all on one site.</p> <p>BVCP Density/Intensity: 6 to 14 dwelling units per acre</p>
Manufactured Housing (MH)	<p>Characteristics and Locations: This designation applies to existing MH parks. The intent is to preserve the affordable housing provided by the existing MH parks and allow for future affordable housing.</p> <p>Uses: Consists of manufactured housing units. BVCP Density/Intensity: Varies</p> <p>BVCP Density/Intensity: Varies</p>
Mixed Use Business (MUB)	<p>Characteristics and Locations: MUB development may be appropriate and will be encouraged in some business areas. (Generally, the use applies to areas around 29th Street as well as North Boulder Village Center, the commercial areas near Williams Village and other parcels around Pearl, 28th and 30th Streets.) Specific zoning and other standards and regulations will be adopted which define the desired form, intensity, mix, location and design characteristics of these uses.</p> <p>Uses: Consists of business or residential uses. Housing and public uses supporting housing will be encouraged and may be required.</p>

Floodplain Map



-  500-Year Floodplain
-  100-Year Floodplain
-  High Hazard Zone (HHZ)
-  Conveyance Zone

Adjacency to Open Space and Parks



The site is surrounded by regional open space properties as well as significant creek corridors. Neighborhood and regional parks are within a short walking distance.

North Boulder Sub-Community Plan

The property is at the heart of the North Boulder Sub Community, as defined in the [North Boulder Sub Community Plan](#) adopted in 1995 and last amended in 2020.

Being at the heart of North Boulder, and located in the plan's Proposed Neighborhood Center, the North Boulder Creative Campus is a perfect fit for the North Boulder Sub Community Plan Vision Statement:

"[The Vision for North Boulder is] a beautiful, diverse, inclusive and adaptive community that sustains itself in a healthy state of perpetual novelty.

In addition, the North Boulder Creative Campus fulfills the following key concepts from the North Boulder Sub Community Plan:

- **"An improved land use pattern in new areas, including:**
 - *A village center with a traditional main street character and a mix of uses, as the symbolic "heart" of the subcommunity.*
 - *Land uses adjacent to the village center that provide appropriate transitions to the surrounding areas.*
 - *New "live/ work" areas close to the village center where people can live, work, shop, and recreate within close proximity.*
 - *New mixed density, mixed income housing neighborhoods with good connections to parks, shops, office, and civic uses.*
- **New community and civic attractions, including:**
 - *A branch library in the village center.*
 - *A day care center and branch post office in the village center.*
 - *Public schools located in North Boulder and just outside the subcommunity to relieve overcrowding at existing schools, provide a center for new neighborhoods, and encourage children to walk or bike to school.*
 - *Transit centers at the village center, North Boulder shops, and the County Complex to make transportation by bus more desirable.*
- **An emphasis on design quality and improved site design in new areas, including:**
 - *A connected street system with short, walkable blocks.*
 - *Beautiful, tree-lined streets that are pleasant for all modes of travel.*
 - *Well-placed pedestrian and bicycle trails that connect to neighborhood amenities and make neighborhoods more walkable and interesting.*
 - *Buildings, front doors, or front yards facing the street, rather than parking lots, back yards, or garages.*
 - *Compatible land uses facing one another across streets."*

COMMUNITY & STAKEHOLDER ENGAGEMENT

03



Engagement Leading Up to Concept Plan



BMoCA Community Interviews

Michele Ames & Wendy Lawton

Spring 2022

NoBo Creative Campus Community Survey

FordMomentum! and Centro

Summer 2022



Concept Planning Workshop

jv DeSousa Architecture &
Trestle Strategy Group

Fall 2022



BMoCA Community Interview Takeaways

Michele Ames & Wendy Lawton

Spring 2022

Setting the Stage for Public Communication

- First step is listening to various stakeholders
- Conversations are designed to help inform messaging as well as an overarching roll out strategy, milestones, and needed communication assets
- Community interviews included:
 - **Matt Chasansky**, Manager of the Office of Arts and Culture at Boulder Library, liaison to the Boulder Arts Commission, and advocate for the Boulder Community Cultural Plan
 - **Leah Brenner Clack**, Board Member of NoBo Arts District, founder and executive director of Street Wise Arts, a nonprofit that uses public art to promote social justice
 - **Kathleen McCormick**, Chair of Boulder Arts Commission, and former BMoCA board representative for the BAC. Long-time writer on land use policy, affordable housing, and creative place-making and a frequent contributor for the Urban Land Institute
 - **Lisa Nesmith**, President of NoBo Arts District and painter and collage artist
 - **Christopher Warren**, Vice President of NoBo Arts District print, sculpture, video and mural artist and owner of Beatnik Prints

Initial Takeaways

OPPORTUNITIES

Strong support from NoBo Arts District and library leaders; They want BMoCA there

NoBo Arts District leaders trust and respect the developer and BMoCA leadership

Adding affordable housing to the site plan – especially for artists – would be a major asset

Maintaining some collaborative BMoCA presence downtown would be an asset; Downtown Boulder is short on space and a move opens the BMoCA building to local nonprofits

Strong support for a creative place-making approach to site planning that is inclusive and ongoing

CHALLENGES

Arts district leaders have deep concerns about meaningful inclusion and gentrification

Arts district leaders have concerns about losing two affordable eateries: the Carniceria and La Choza

All stakeholders expressed deep concerns about housing affordability in NoBo

All stakeholders said lack of authentic and deep engagement with the neighborhood, including residents of the nearby mobile home park, will put the project at risk

NoBo's lack of sidewalks and other infrastructure will be a barrier to accessibility

Initial Takeaways

- Ask, listen, and implement ideas you hear from the community; conduct meaningful engagement
- Note that an “arts anchor” in NoBo is something the city and community wants and has planned for and documented
- Be humble and note the work by the Arts District and others to build a creative foundation in NoBo
- Position yourselves as good neighbors and community partners



Early Community Feedback

“... I appreciate the intention that they are putting in making sure they understand the local community first. There is opportunity to help envision what the new facilities can be, and they want everyone to be involved.”

“The proposed BMoCA expansion will create [a] hub of activity at the southern entrance to the art district and advance our evolving identity as an art destination,”

“There is a lot happening downtown – the current building is near a park and a bandshell and the tea house. There are artists in NoBo, but there is a lot more happening, event-wise, downtown.”

“...BMoCA in North Boulder would create more access”

More Resonant Message?

The new museum will build on growth in an up-and-coming city neighborhood: an investment in NoBo is an investment in the City's future.



NoBo Creative Campus Survey Takeaways

FordMomentum! and Centro

Summer 2022

Process

- **Stakeholder Engagement:** 18 targeted interviews with community members and City leaders
- **Community Outreach:** conversations and engagement with the public at 2 First Friday events
- **Survey:** robust survey generating 138 responses
- **Data Analysis:** mining of census data critical to this work



Key Themes

Stakeholders presented 20+ cultural and social themes with specific sub-categories. Of those themes, we categorized the survey into 3 core sections:

1. Gather respondent information on their relationship to, and knowledge of, NoBo.
2. Prioritize the NoBo Creative Campus with 4 focus areas: style, housing, open space, and activities.
3. Outline community impact and offer elements necessary to create a regenerative, sustainable cultural arts community.

Values are a dynamic part of how communities survive and thrive. The perspective is two fold:

1. People protect what's important to them; and
2. Shared values are a form of currency and have a defined worth in a community. The values of the respondents inform the development of the built environment.



Build Upon Values

PROTECT THIS	DO THIS	DO NOT DO THIS	CONSIDER THIS
Arts community	Create outdoor areas that promote gathering	Do not overplan the area. Create flexible spaces that allow for free-form use	Build flexible spaces that offer multi-functional use for every economic group
Natural setting at the foothills	Have public art including murals, sculptures, memorials, or landscape art	Do not increase auto traffic. Create more bike, pedestrian, and mass transit mobility	Maximize the assets of the community, first, by investing in local arts practice, development and distribution. Make NoBo known for the place where artists perfect the art of artistry.
Open sky	Build with respect to nature, first, humans second	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.	Be intentional about ethnic, social, and economic diversity. Do the right thing and plan to be a leader in social equity, sustainability, and parity.
Quiet/Peace	Create living spaces that allow folks to live and work in the same place	Do not focus on one demographic. 42% of respondents requested adult programming for ages 26+.	Increase opportunities for exposure and audience reach by engaging in value-based collaborations with other institutions.
Affordability	Increase walkability and intra-neighborhood connections; decrease auto traffic	Do not be afraid to engage in culturally sensitive programs centered in safety and exploration. The community suffers from limited ethnic, social, and economic diversity; a threat to sustainability.	Allowing space for the community to regularly ideate, develop and implement the path to success increases the protection and sustainability of shared assets.
Accessibility	Create space for economic exchange	Do not forget that shared community is a value of density. Increasing density increases opportunity for gathering, shared resources and economic exchange.	35% of respondents felt that NoBo will be sustainable in 50 years if we increase the capacity for diverse ownership and investment into the community.

What the Data Tells Us

- NoBo is about 10% of Boulder's population, and demographically trends to a more middle-age audience
- It is highly-educated with 77% of the population having a bachelor's or master's degree
- While mostly white, it is home to a significant Hispanic population originating from Mexico, Puerto Rico and Cuba
- Median incomes in North Boulder exceed those in Boulder by about \$25K/year; still, nearly half the NoBo population is considered rent burdened
- NoBo and Boulder are on par with each other as it relates to AMI qualifying families, but North Boulder has a significantly higher percentage of affordable units than the rest of the city



Recommendation #1

You've Brought the Community to the Table; Keep Them There

- There is not significant concern over the campus development as a whole or the relocation of BMoCA to North Boulder
- The community seems genuinely intrigued by the project and open to it at this point
- The work you've done up front to engage the community has established good will and let both the community and the City of Boulder know you are committed to transparency and accountability

As you move forward, you should commit to ongoing conversations with the community and create space for input where it can be incorporated.



Recommendation #2

Values Alignment is Critical to Long-Term Success

- Protecting the presence of the arts community, ensuring places remain for creatives to live, work and come together
- Ensuring that spaces and places within the development are created thoughtfully and are accessible
- Celebrating and honoring the natural setting of NoBo and its location at the base of the Rocky Mountain Foothills
- Creating a built environment which integrates thoughtfully into the fabric of the community, is well-connected to it, and unobtrusive
- Creating spaces that offer a sense of peace and also a place for community to be together

As planning begins for the campus, these values should be prioritized and reflected in the work.



Recommendation #3

Creative Campus Design Should be Minimal, Natural and Playful

- Minimize the footprint of development
- Respect and mirror the natural environment
- Artistic expression should be evident in all of the design
- Create spaces for community and gathering
- Interconnection



Recommendation #4

Campus Programming Should be Mature, Diverse and Engaging

- Integrated maker/creative art studios
- Galleries to showcase local and regional art
- Diverse voices represented
- Education and practice areas
- Live performance space
- Local storefronts



Recommendation #5

Creative Housing is Key; Accessibility Means More Than Affordability

- Opportunities to live AND work in the same space
- High affordability is of less concern; creating an entry point for housing is more important
- Focus on adult housing more so than family housing
- Increase/create opportunities for ownership and diversity





Concept Planning Workshop

jv DeSousa Architecture, Trestle Strategy Group

Fall 2022

CONCEPT PLANNING WORKSHOP

Session 1:
August 25, Virtual

Session 2:
September 9, In Person

**Tap into the creativity of the
community**

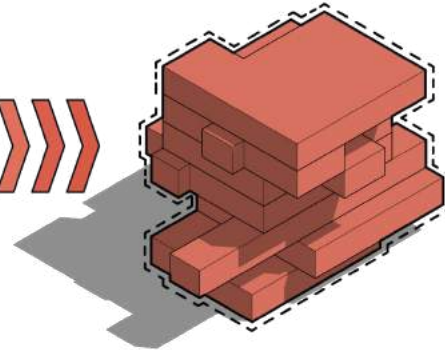
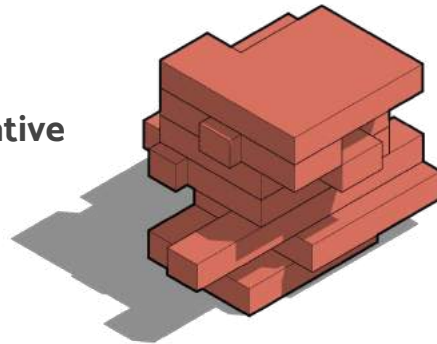
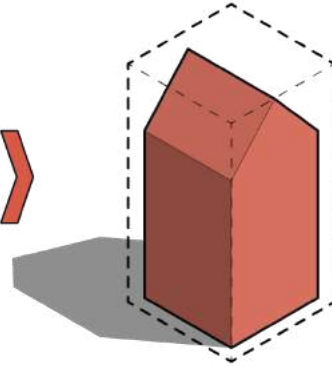
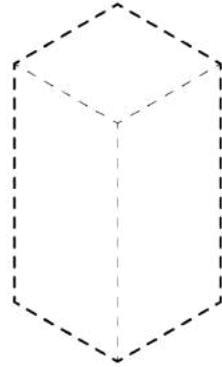
Define project aspirations

Provide inspiration

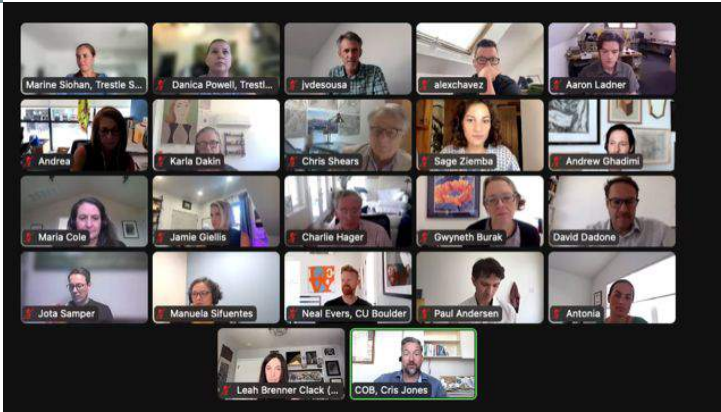
**Generate as many creative
ideas as possible**

Synthesis

Concept Plan



Workshop Attendees



- Andrew Ghadimi, Emerald Properties
- Chris Shears, SAR+, BMoCA Board
- Maria Cole, Studio Cole, BMoCA board
- Jota Samper, CU Architecture
- Neal Evers, CU Architecture
- Charlie Hager, Civil Engineer
- Jamie Giellis, Centro
- Antonia Gaona, Boulder Public Library
- Cris Jones, City of Boulder Community Vitality
- Manuela Sifuentes, Community Member & Neighbor
- Jesse Day, Niche Workspaces
- Andrea Fulton, Denver Arts Museum
- Leah Brenner Clack, Street Wise Arts
- Karla Dakin, K. Dakin Design Inc
- Andres Ramirez Plane-Site
- Paul Andersen, Independent Architecture
- jv de Sousa, architect, facilitator
- Aaron Ladner, jv de Sousa Architecture
- Alex Chavez, jv de Sousa Architecture
- Danica Powell, Trestle Strategy Group
- Marine Siohan, Trestle Strategy Group
- David Dadone, BMoCA
- Gwyneth Burak, BMoCA
- Sage Ziemba, BMoCA

Inspirations from Workshop Participants

What **feeling** in NoBo do I want to maintain?

- Whimsy
- Authenticity
- Real People leading Real Lives

How do we **delight** people in their exploration and feeling about NoBo?

There is a **gateway** at Violet/Broadway for NoBo and the Art District, but that section of town is also a **thruway** and even an **entry way** back into the rural/open space vastness (and even desolateness?). How do we think about that?

How do we create **transparentness, lightness, openness** to the nature of the west of the site?

How can the industrialness and grittiness of **shipping containers** be used? This would be on trend with shipping containers being **repurposed** and also maintain the **warehouse feel** of much of Emerald Development's light industrial properties.



Top 2 images:
<https://www.wilmotmodular.com/repurposed-shipping-containers>
Bottom image:
<https://inhabitat.com/7-bright-red-shipping-containers-repurposed-as-modern-offices-in-israel/>



Inspirations from Workshop Participants

NYC Highline is an interesting project to consider as the takeaway from that project is the meander and foliage of the walk versus all of the concrete buildings that surround it.

- How do we create the sense of **meander**?
- How do we create that sense of **surprise of finding** something different among the surrounding environment (for the Highline it's a sense of space and meander among the concrete jungle - for our site is there a surprise of finding this site in Boulder, a city that is increasingly changing with new wealth and overtaken by outdoor and athletic gear retail?)



Photos by Timothy Schenck
www.thehighline.org

Inspirations from Workshop Participants

In Montreal, **Gay Village** has this sense of celebration and color that is appealing. A daytime and nighttime inspiration for us?



NoBo **First Fridays** are boisterous, grassroots feeling events - how do we capture that feeling every day?

NoBo currently is currently a place of **contrasts**:

- great wealth & modest, rough around the edges buildings
- SALT (a new age-y spa with salt rooms) & La Choza
- Violin Bow repair person across the street from the UHaul

How do we maintain this contrast which creates **uniqueness** and **intrigue**?

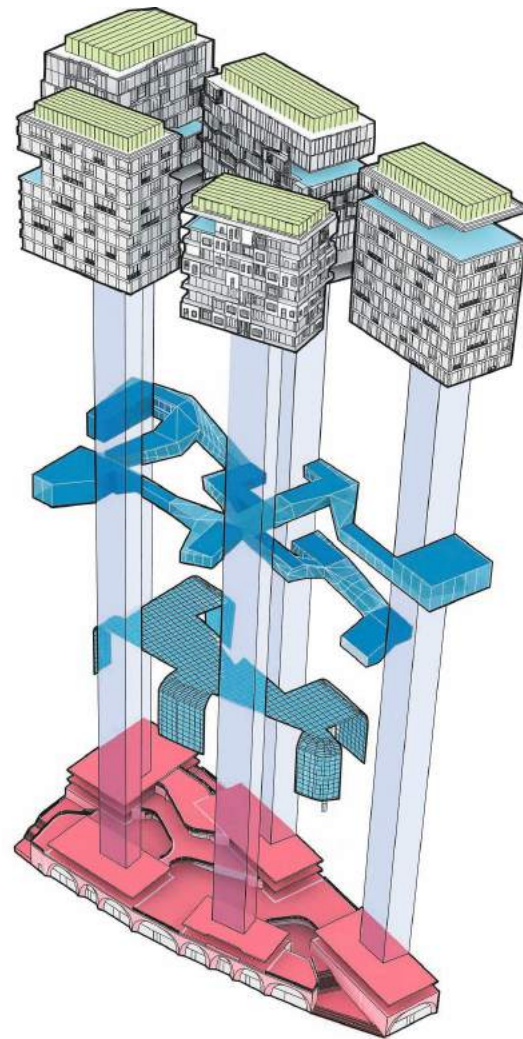
Inspirations from Workshop Participants



The Holzmarkt (Timber Market, Berlin):

- Redevelopment of riverfront by artist community
- Sense of informality maintained
- Circular economy

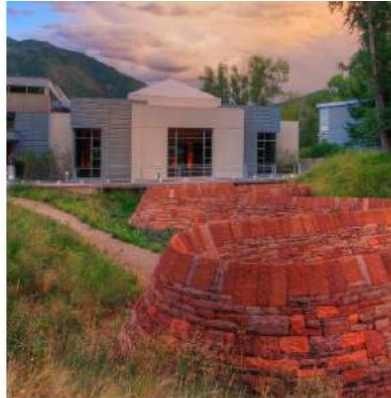
Inspirations



The Eckwerk project in Berlin, Germany, manipulates the natural tendencies of socio-economic change within the urban matrix, proving the viability of creating new working environments and affordable housing in otherwise expensive areas.

Inspirations

- Nod to the industrial feel to NoBo
- Light, transparency, windows
- Both temporary and permanent art incorporated throughout buildings and campus
- Flexible gallery spaces that allow artists to interact with community
- Natural flow
- Modernized retail and community space
- Live/work spaces for artists to showcase their work and creative process

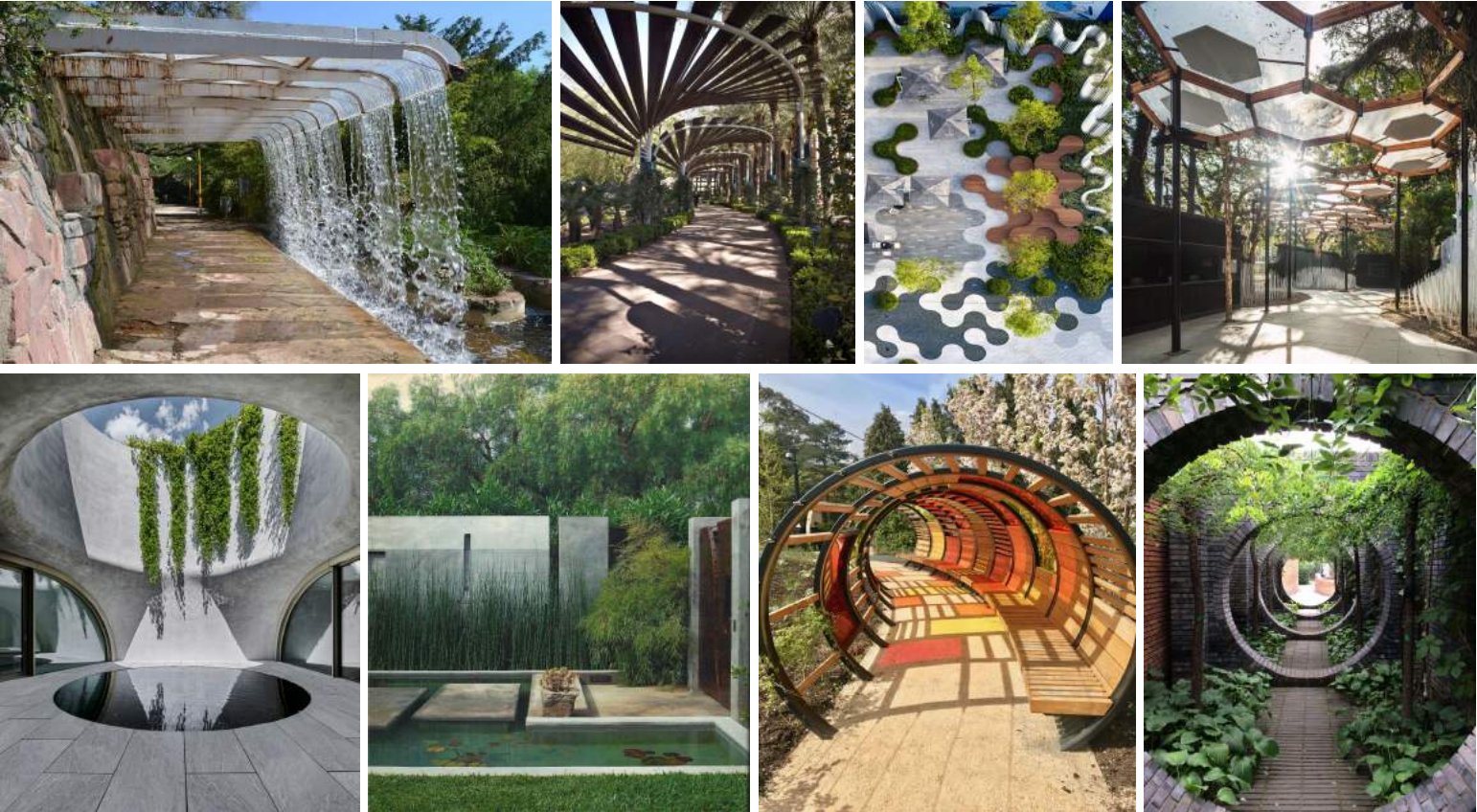


Inspirations from Workshop Participants



- Sense of meandering, capturing attention without overwhelming the visitor
- Minimal building aesthetic, clean lines, roughness of bricks
- Celebrate skies and foothills, merge indoor and outdoor spaces
- Courtyards creating sense of intimacy

Inspirations from Workshop Participants



- Sense of play through water and shade
- Enhance relationship of site to the creek
- Create an experience through walking through site, discovery, unique shapes

Workshop Session 2 - Sample Notes

Note

Great disparity of wealth in NoBo
A11 + multi-million homes

Recommendations

- × Keep engaging the community
- × Beware of loss of artist community
- × Minimal, natural, playful design
- × Mature, diverse, engaging programming
- × Don't have to solve everything on this site, make sure there're good connections to other institutions (e.g. library) and places (parks...)
- × Creative housing
- × Be mindful about how public spaces are activated

① INSPIRATIONS

Brick paving.

NoBo: industrial character - shipping containers?
transparency

art through campus: temporary or permanent?

Flex gallery space

Natural + artificial light

Shop + retail + cafe inside museum

Gateway - Thru way - Entry way

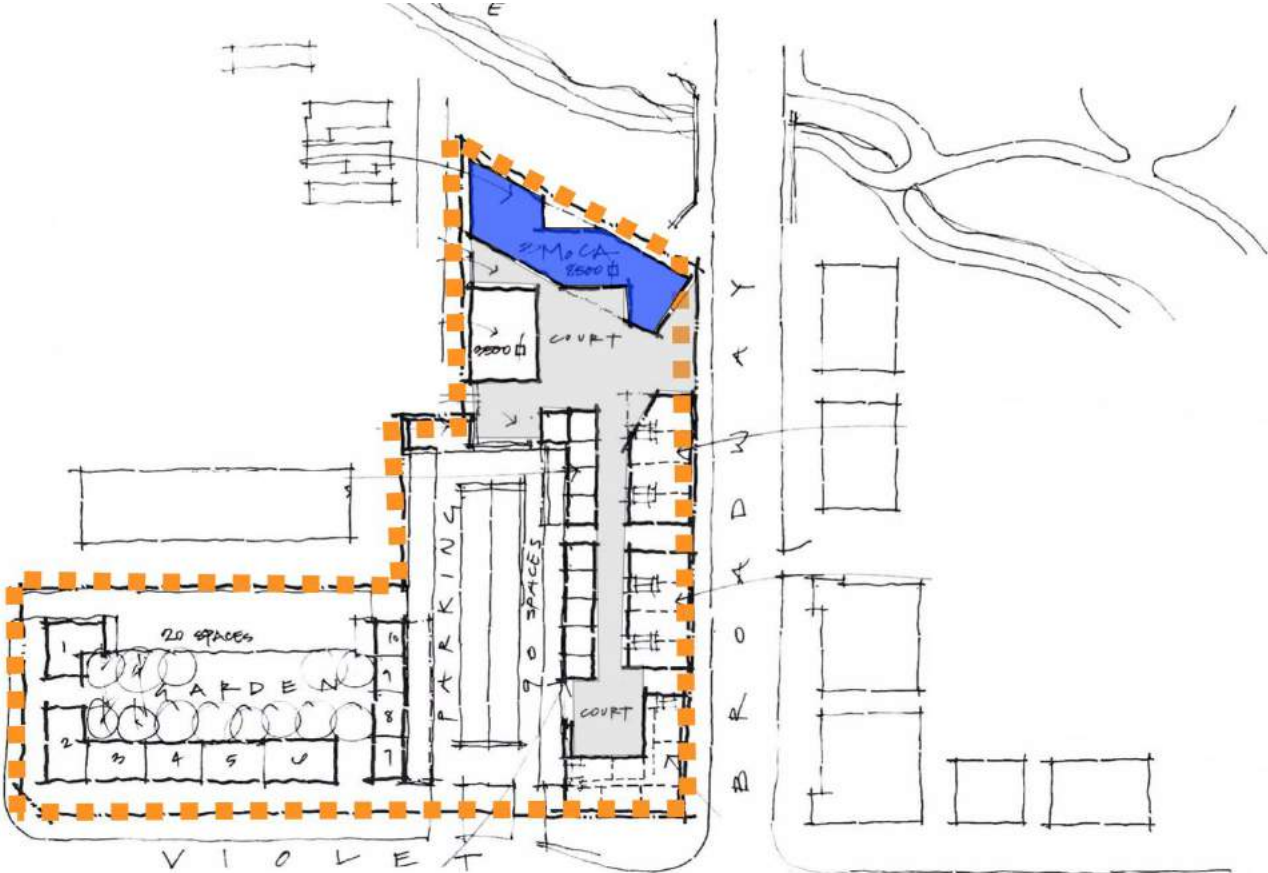
Night + day

Contrasts

Meander - surprise - delight

Memories

Preliminary Concept following Design Workshop



BMoCA:

- along Broadway
- along greenway
- high visibility
- creates a courtyard
- site permeability for Ponderosa

PROPOSED CONCEPT

04



Proposed Concept: Site Plan



Proposed Concept: Preliminary Yield Table

Building	Zoning	Use	Square Footage			Residential Unit Count			
			Commercial	Residential	Total	1-Bedroom	2-Bedroom	Live-Work	Total
A - BMoCA	MU-2	Museum	17,000		17,000				0
B1	MU-2	Mixed-Use	4,000	9,000	13,000		8		8
B2	MU-2	Mixed-Use	4,000	9,000	13,000		8		8
B3	MU-2	Mixed-Use	4,000	9,000	13,000	8	4		12
B4	MU-2	Residential		8,500	8,500			5	5
B5	MU-2	Residential		6,750	6,750			4	4
B6	MU-2	Commercial	5,500		5,500				
Subtotal			34,500	42,250	76,750	8	20	9	37
R1	RM-1	Residential		16,000	16,000			10	10
R2	RM-1	Residential		3,000	3,000	4			4
R3	RM-1	Residential		3,000	3,000	4			4
R4	RM-1	Residential		3,000	3,000	4			4
R5	RM-1	Residential		5,500	5,500	8			8
Subtotal			0	30,500	30,500	20	0	10	30
TOTAL			34,500	72,750	107,250	28	20	19	67

Proposed Concept: Uses

As shown in the previous table, the concept includes the following:

- 17,000 sf of museum space;
- 17,500 sf of at grade storefront commercial space;
- 72,750 sf of residential space, split between 1-bedroom, 2-bedroom, and live/work units.

The site is split between the MU-2 zoning district on the east side and RM-1 zoning district on the west side.

- The museum use is not currently an allowed use in most zone districts in the City. We are proposing the museum as a cultural anchor and sister project to the North Boulder library branch directly across the street.
- FAR 0.7 without the museum
- The open space restrictions require 6,000 sf of open space per unit, we are proposing to provide additional residential units at a much smaller size. Open space is distributed throughout the entire shared project.
- Shared plazas, courts and alle's for all residents and visitors to the site
- Live/work units, light industrial, maker zone
- Height modification for 2 story museum

Proposed Development Concepts

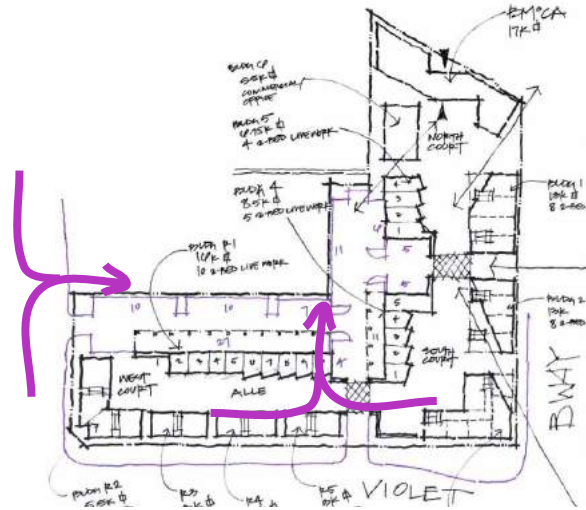


- All buildings were placed to create a visual corridor to the BMoCA building anchoring the site on the north.
- Buildings are broken up to create visual interest, small workshops, and both an activated streetscape as well as active courtyards running north/south and east/west.
- The buildings height are lowered on the northwest to be compatible with the Ponderosa community.
- Live/work residential uses are 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.

Proposed Concept: Access, Circulation & Parking

The proposed concept includes two vehicular access points to the site on Violet and 10th. Cars drive in the site to the two parking lots located behind the buildings, as shown in purple on the diagram. This concept enables space in between the buildings to be freed up for pedestrian alleys, courtyards, and art installations through the campus.

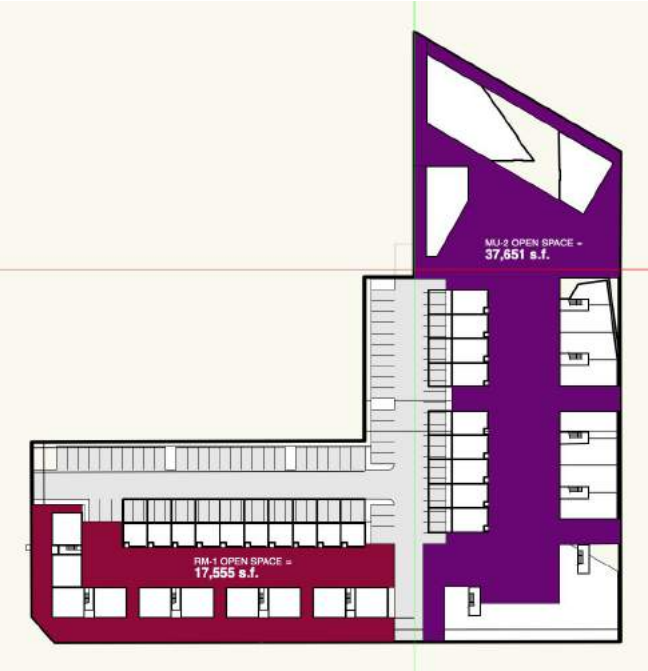
96 parking spaces are provided on the site, accounting for commercial, residential, and museum uses. This accounts for a 18% parking reduction from what the code requires, as shown in the tables below.



Required Parking Count				
	Quantity	Unit	Ratio	Total
Commercial	17,500	square feet	0.002	35
BMoCA				15
Residential	67	units	1	67
Sub-Total				117
Parking Reduction	25%			29
Total				88

Parking Spaces Provided	
West	54
Central	42
Total	96

Proposed Concept: Open Space



As shown on this map, the site is surrounded by parks and open space: Foothills Park and beyond, Foothills Community Garden, future Violet Park. A multi-use path runs north of the site along Fourmile Creek and connects all these green spaces.

The proposed concept includes three courtyards (west, south, north) connected by pedestrian alleys, encouraging walkability on and beyond the site.

Proposed Concept: Community Benefits

The proposed concept offers a multitude of benefits for the community, including:

- An estimated \$2.4m land donation for museum space;
- Equitable and accessible access to the arts;
- Integration into the NoBo Arts District;
- Affordable workshop space;
- A high number of smaller residential units to accommodate middle income households;
- Open space connections through the site to the new North Boulder Library, the Ponderosa neighborhood, Shining Mountain School, and Foothills and Violet parks.

CONCEPT PLAN CRITERIA

05



A. Environmental Impact Mitigation

Techniques and strategies for environmental impact avoidance, minimization, or mitigation

The proposed concept and submitted materials describe a high-performance mixed-use redevelopment for the property. The proposal enhances the relationship to Fourmile Creek and encourages pedestrian and bike access to the multiple open spaces nearby. There are no sensitive resources or habitats located on the site and the proposed redevelopment will increase permeability by adding green spaces, landscape buffers and open spaces to the project site (where none exist today).

In addition, the project proposes use of energy efficient systems and passive design to support the redevelopment and will incorporate building transparency and natural light to decrease energy consumption to the extent possible during the day. The project may feature green roofs to reduce the heat-island effect while increasing the site's vegetation, as well as rain gardens to reduce water consumption.

The project proposes to exceed all environmental standards and energy goals required by the City of Boulder, utilizing passive design, solar and zero-waste construction practices .

B. Travel Demand Management

Techniques and strategies for practical and economically feasible travel demand management techniques, including, without limitation, site design, land use, covenants, transit passes, parking restrictions, information or education materials or programs that may reduce single-occupant vehicle trip generation to and from the site.

The City of Boulder provides an excellent Transportation Options Toolkit for developers and employers to help reduce congestion and encourage a broad range of mobility options. The property is ideally located and supported by nearby transit (there is one bus stop directly on the property), multi-use paths, and neighborhood uses for pedestrian access. We look forward to working with RTD to provide residents with subsidized Ecopasses. The redevelopment proposes to meet or exceed standards for bicycle parking, and we will design site elements to ensure connectivity of on-site bicycle facilities to adjacent street bikeways.

Emerald Development intends to use the Toolkit and create a Transportation Demand Management plan during site review that complements the existing transportation connections and supports museum patrons, residents, and commercial spaces in this location.

C. Land Use

Proposed land uses and if it is a development that includes residential housing type, mix, sizes, and anticipated sale prices, the percentage of affordable units to be included; special design characteristics that may be needed to assure affordability.

The proposed land uses provide 72,750 sf of residential space for a diversity of housing options for the community in a central location close to transit, shopping, schools, jobs and parks. In addition, the proposed concept includes 17,500 sf of retail and storefront commercial space on the ground floor, and 17,000 sf for the new Boulder Museum of Contemporary Art (BMoCA). No affordable units are proposed for this development, as a substantial portion of the land will be donated for the new museum, and the project intends to provide low-cost, shared studio and gallery spaces to support the community.

The site provides 40% open space and includes three connected courts.