



## CIVIC AREA PARK PLAN

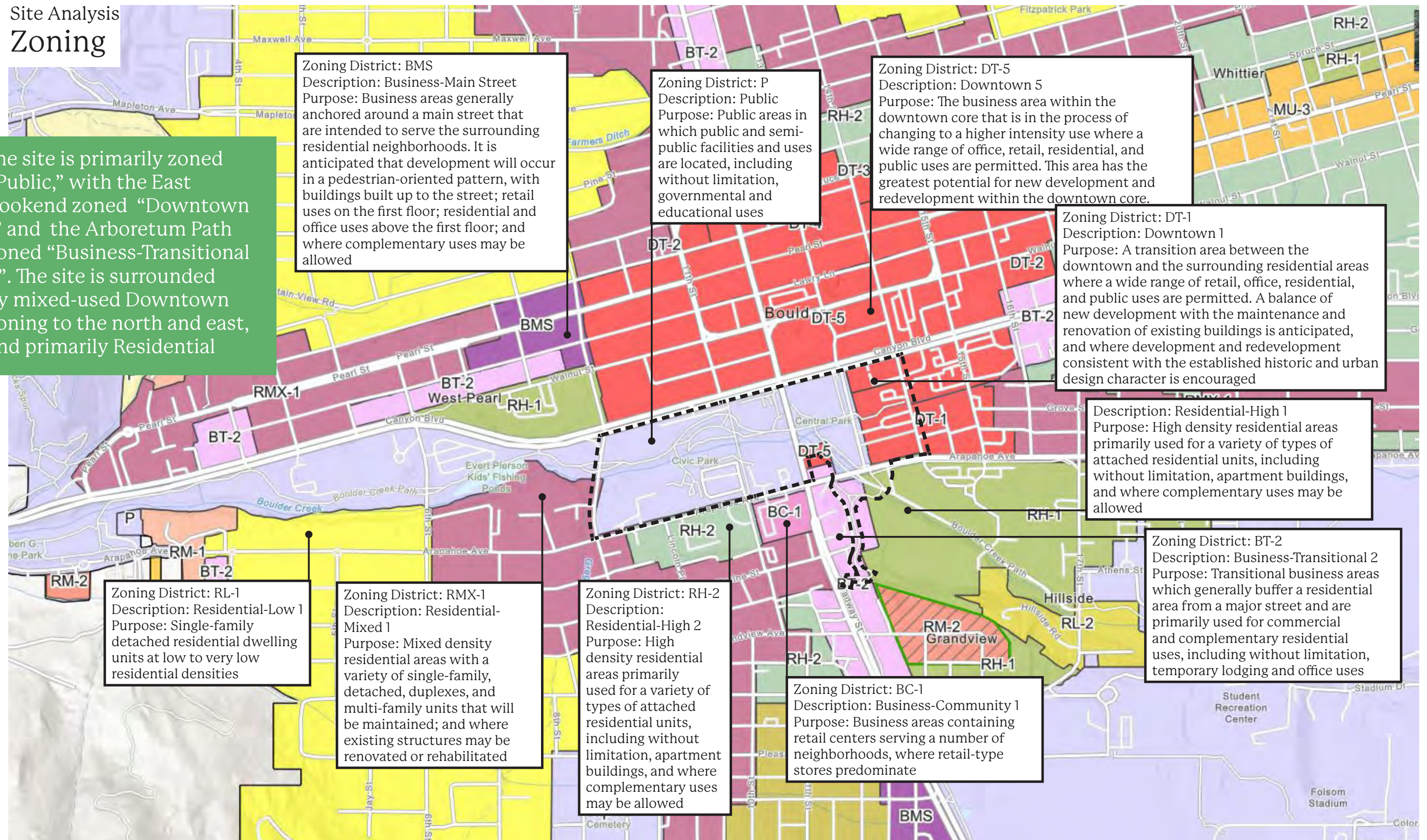
# Site Analysis Appendix





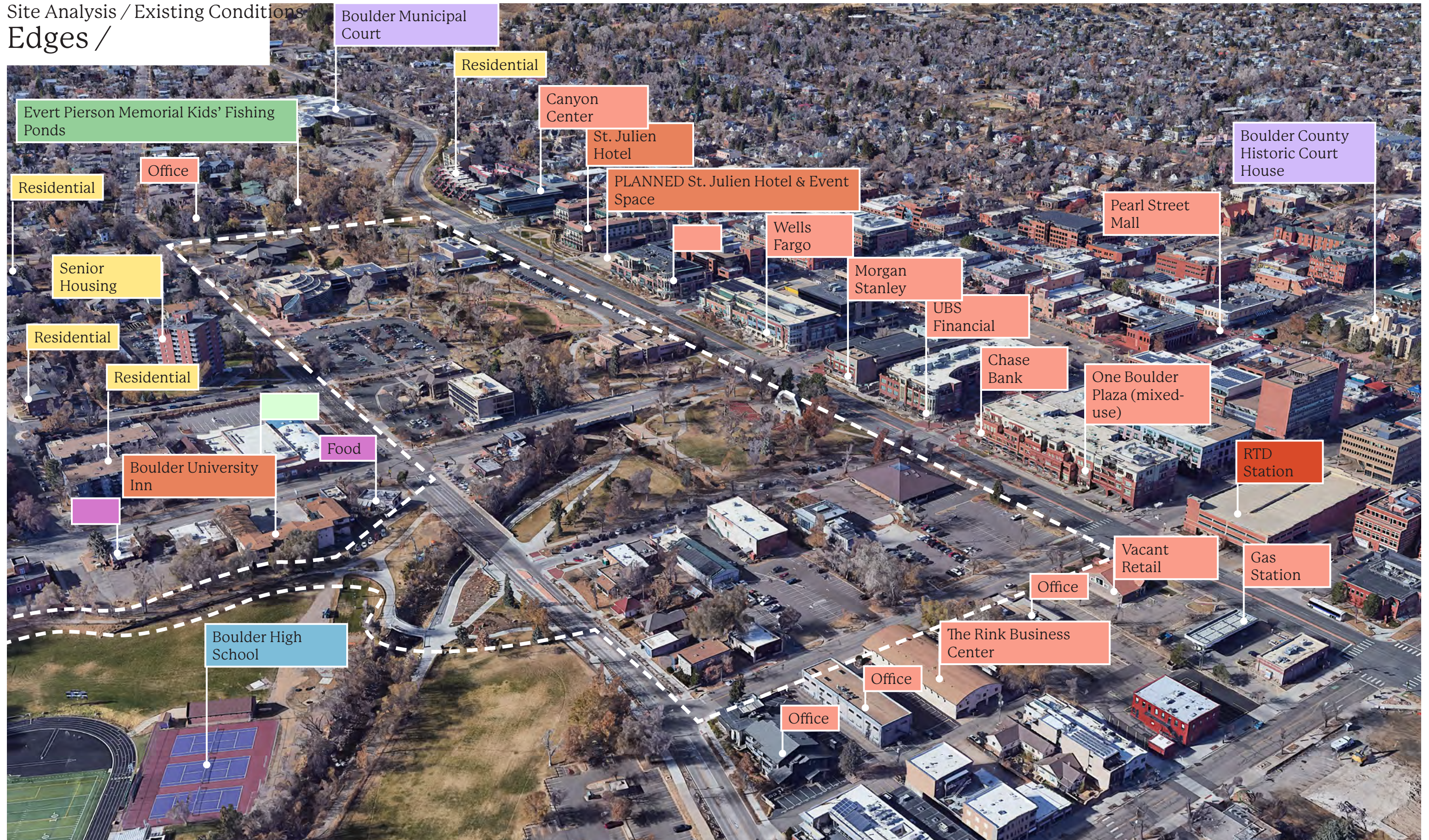
## Site Analysis Zoning

The site is primarily zoned “Public,” with the East Bookend zoned “Downtown 1” and the Arboretum Path zoned “Business-Transitional 2”. The site is surrounded by mixed-used Downtown zoning to the north and east, and primarily Residential





# Site Analysis / Existing Conditions Edges /





## Site Analysis / Existing Conditions - Overlays

## Downtown Design Guidelines Areas



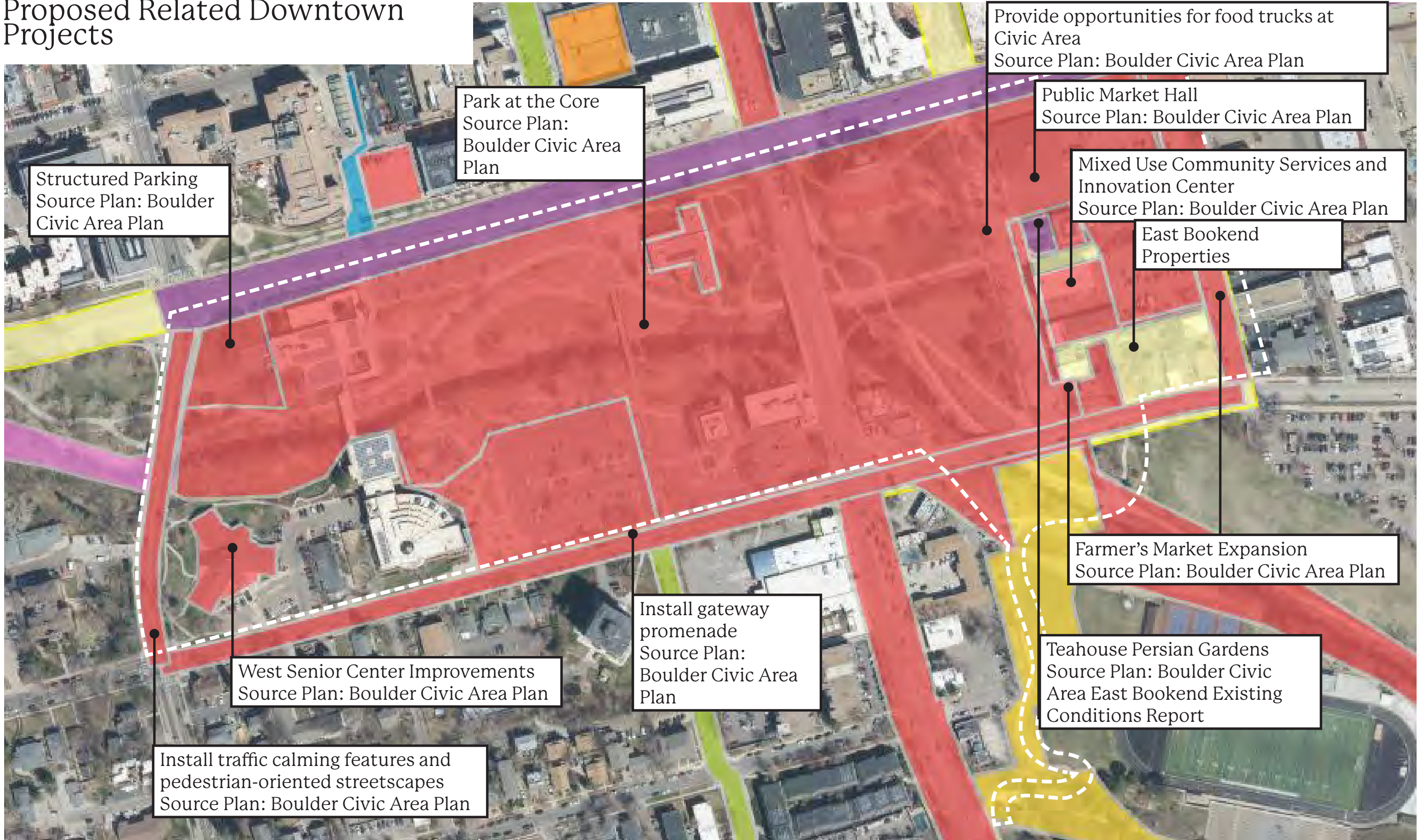


## Site Analysis / Existing Conditions - Overlays Districts & Overlay Zones



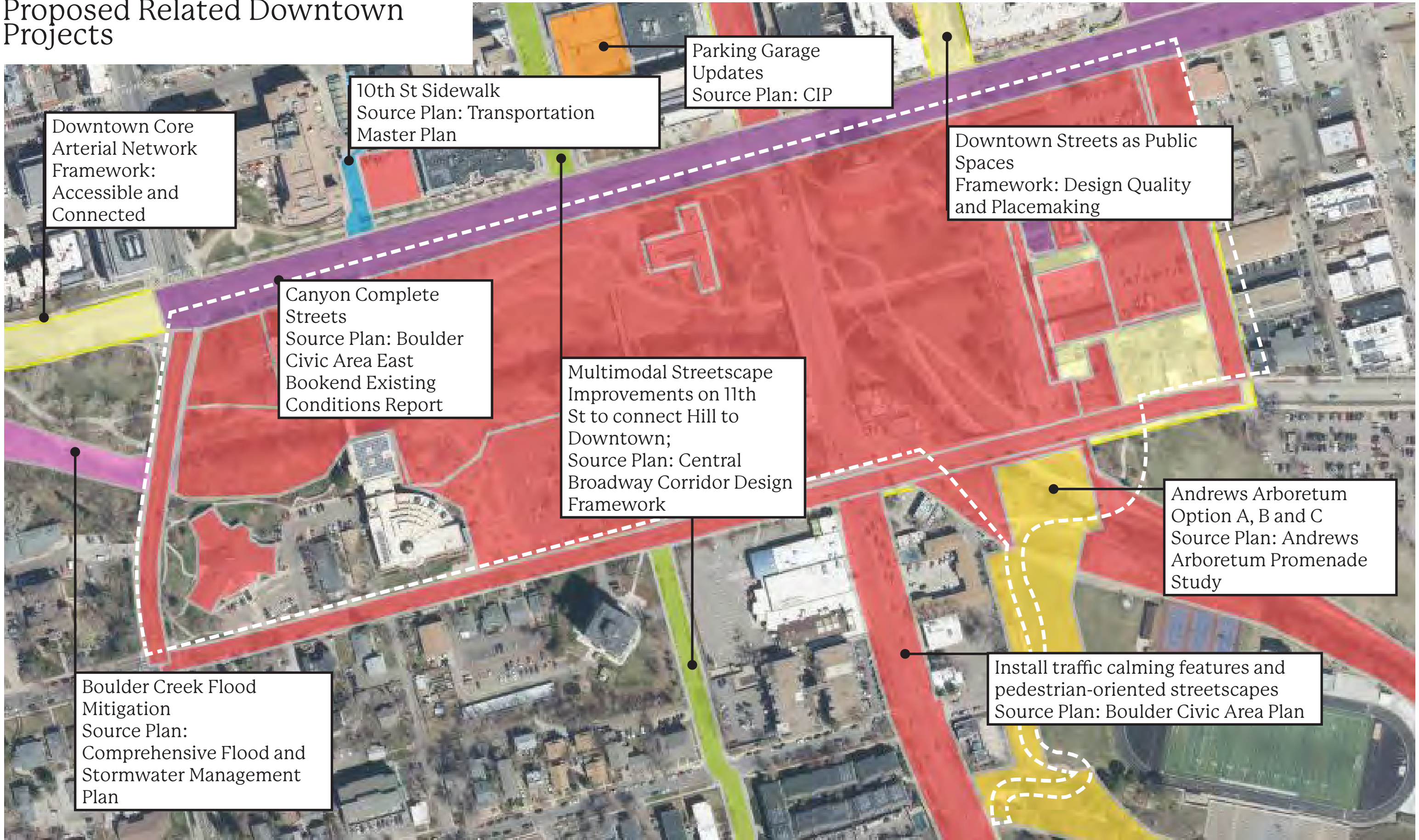


# Proposed Related Downtown Projects





# Proposed Related Downtown Projects



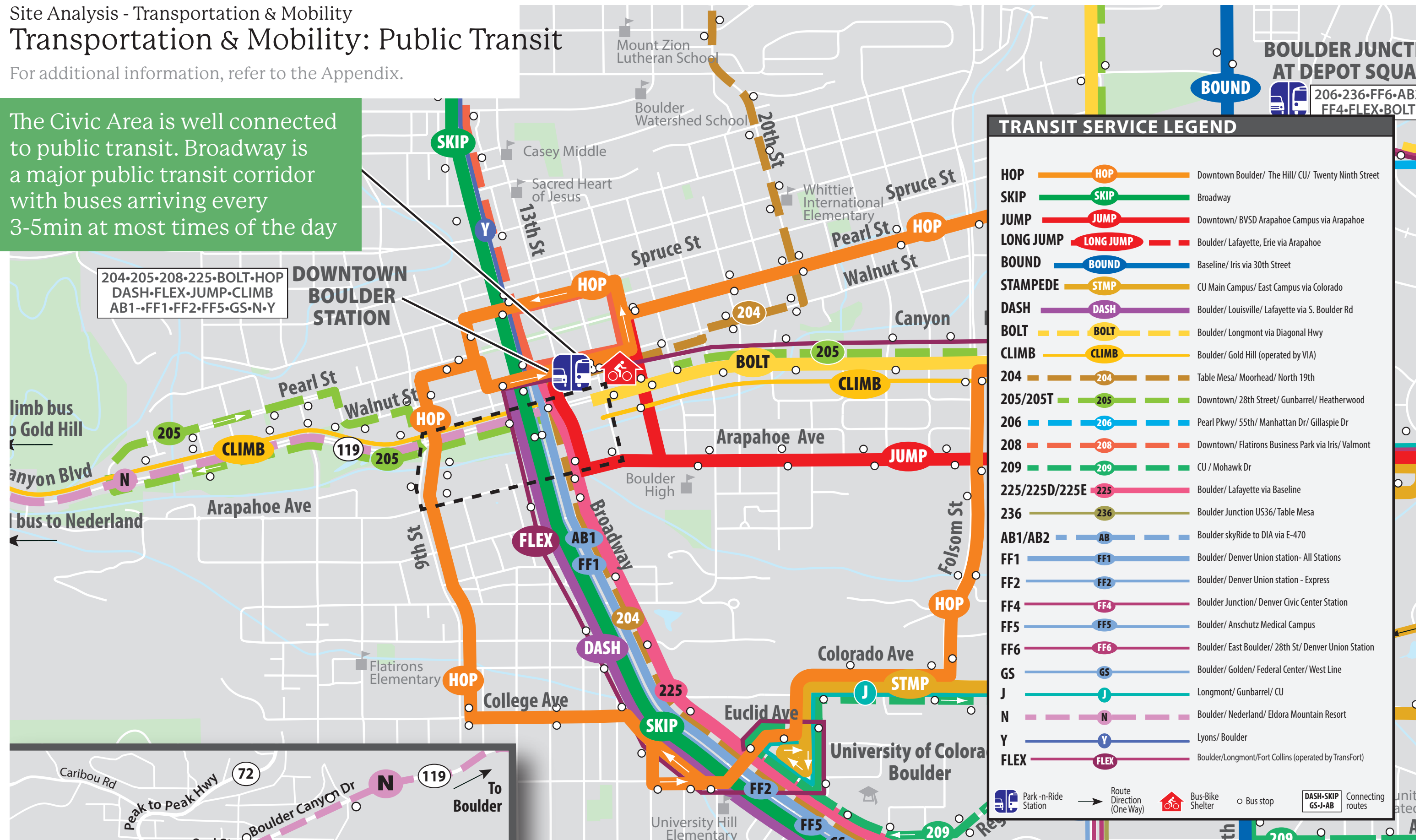


# Site Analysis - Transportation & Mobility

## Transportation & Mobility: Public Transit

For additional information, refer to the Appendix.

The Civic Area is well connected to public transit. Broadway is a major public transit corridor with buses arriving every 3-5min at most times of the day



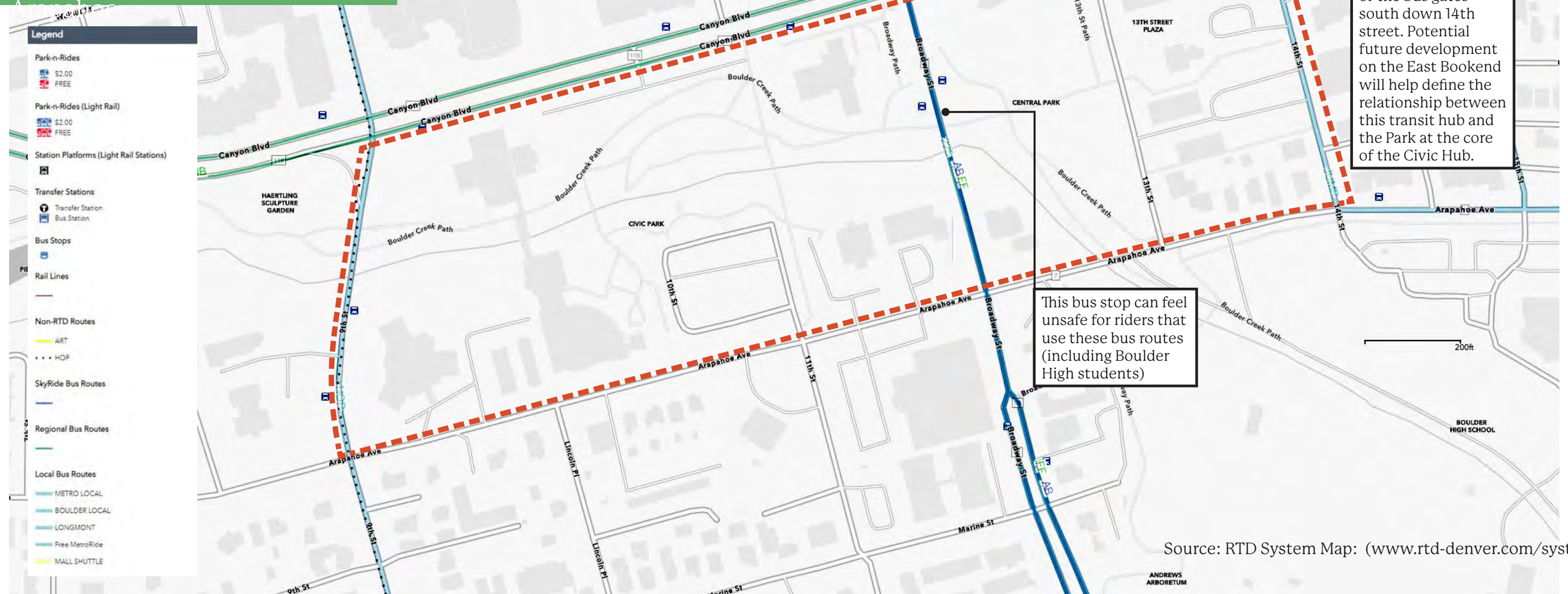


## Site Analysis - Transportation &amp; Mobility

## Transportation &amp; Mobility: Public Transit (Bus Stops)

For additional information, refer to the Appendix.

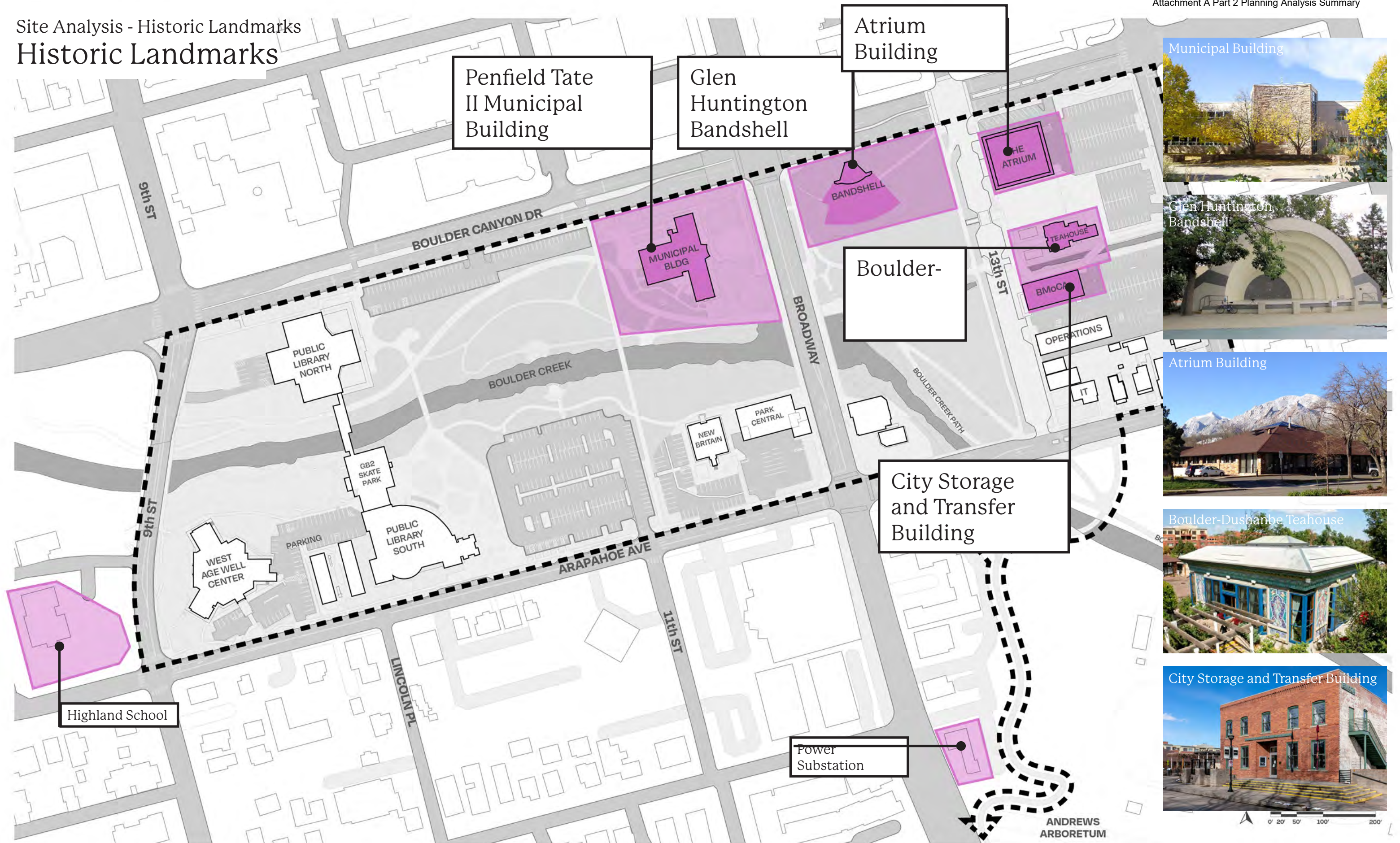
Downtown Boulder Station is a major transit connector across the street from the Civic Area at 14th and Canyon Blvd. In addition, bus stops are located along 9th, Canyon Blvd, Broadway, and near 14th and





# Site Analysis - Historic Landmarks

## Historic Landmarks





## Site Analysis - Historic Landmarks

# Historic Landmarks On Site

## Penfield Tate II Municipal Building



Source: Dally Camera

In 2020, the City of Boulder renamed the Municipal Building, located at 1777 Broadway, in honor of Penfield Tate II, Boulder's first and only African American mayor, to celebrate his contributions to the Boulder community.

In 1971, Tate became the first African American elected to Boulder City Council. In 1974, council members elected him Boulder's mayor. Tate is celebrated as a strong and involved leader who stood up for the rights and protections of minority groups, including the LGBTQ+ community, at a time when few people would.

The building was designed by James M. Hunter & Assoc and built in 1951. The second phase was completed in 1962.

Today, the building houses the Boulder City Council and hosts many public meetings.

## Glen Huntington Bandshell



The Glen Huntington Bandshell, located in Boulder's Central Park, is a historical landmark significant for its distinctive architectural style and cultural importance. Designed by architect Glen Huntington and built in 1938, the Bandshell exemplifies the Art Deco style, characterized by its unique bandshell shape, streamline modern design elements, and the use of local stone, which helps it blend naturally with its park setting.

The Bandshell was created as part of a larger civic improvement effort during the Great Depression, funded by the Works Progress Administration (WPA), which aimed to enhance public spaces and provide employment. It has served as a central venue for community events, concerts, and gatherings in Boulder for decades, fostering a strong sense of community and cultural expression. As a recognized historic landmark, the Glen Huntington Bandshell is not only a testament to Boulder's architectural and cultural history but also reflects the city's ongoing commitment to preserving its historical sites. Its presence in the Boulder Civic Area underscores the area's importance as a hub for community and cultural activities, making it a key feature in any considerations of the area's development or redesign.



## Site Analysis - Historic Landmarks

# Historic Landmarks On Site

## The Atrium Building



Source: historicboul-



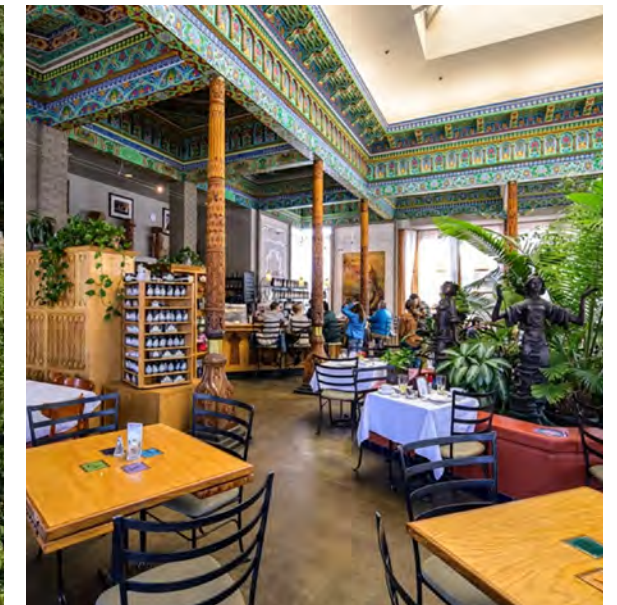
Source: Carnegie Library for Local History. Rendering by Jack Beavers.

The Atrium was built as a bank for Midland Savings and Loan in an area on Canyon Boulevard where four other banks were located as the street became a major Boulder thoroughfare. Several branch banks for Midland Savings and Loan were designed by Wagener, all are dominated by an expressive roof form. This building is crowned with a large skylight at the apex of the roof pyramid and originally had a double-height atrium space in the main hall. Stone columns support the roof and frame its large storefront windows.

This landmark status reflects Boulder's commitment to preserving its architectural history despite the development pressures in the area, often referred to as the "east bookend" of the civic center.

The City of Boulder owns this building and has used it since the 1980s for government offices. In 2022, the City Council voted to landmark the building. It is anticipated that the property will be re-purposed once the city offices are relocated.

## Boulder-Dushanbe Teahouse



The Boulder-Dushanbe Teahouse is a symbol of international friendship and cultural exchange, located in the heart of Boulder, Colorado. It was a gift from Boulder's sister city, Dushanbe, Tajikistan, and was constructed in 1987. The teahouse was meticulously crafted by more than 40 artisans in Tajikistan and then shipped to Boulder, where it was reassembled and opened to the public in 1998.

Architecturally, the teahouse is renowned for its intricate and vibrant hand-painted ceramic tiles, carved cedar columns, and a Persian-inspired fountain, all of which reflect the rich artistic traditions of Tajikistan. Its design and decorations incorporate traditional Persian elements, symbolizing the shared human values and the connection between the East and the West.

Today, the Boulder-Dushanbe Teahouse serves as a restaurant and cultural center, offering a menu that blends Eastern and Western culinary traditions and hosting various cultural, private, and community events. It stands not only as a popular culinary destination but also as a monument to cross-cultural friendship and



## Site Analysis - Historic Landmarks

# Historic Landmarks On Site

## City Storage and Transfer Building



The City Storage and Transfer Building is a historical building with a rich legacy that spans over a century. Established in 1906, it initially served as the warehouse and offices for the City Storage and Transfer, a company founded by Martin B. Larson. The building's significance is enhanced by its continuous adaptation and expansion, including an addition in 1931 that nearly doubled its size, and the construction of another building at 1730 13th Street in 1946 to accommodate the growing business. Ownership of the building transferred to the City of Boulder in the late 1970s after the company had renamed itself City Moving and Storage, Inc.

Since its acquisition by the city, the building has served as a cultural hub, initially housing the Boulder Art Center and subsequently known by various names including the Boulder Center for the Visual Arts (BCVA) and currently the Boulder Museum of Contemporary Art (BMoCA). Throughout its history, the building has retained its cultural significance, continually serving as a vital space for community engagement and the arts. This historical trajectory from a functional storage facility to a cornerstone of Boulder's cultural community underscores the building's adaptability and the city's commitment to preserving and re-purposing



## Site Analysis - Historic Landmarks

# Historic Preservation Review Process

1. Historic Preservation review is required for exterior changes within each of the five landmark boundaries, and for non-designated buildings over 50 years old if demolition is proposed.
2. There are three levels of review: staff, committee and the Landmarks Board. City Council may call-up a decision by the Landmarks Board, with the exception of approval of non-designated demolition applications.
3. The criteria for review is found in Chapter 9-11 Historic Preservation B.R.C. 1981. For designated properties, the work must also meet the



Oglala Sioux from the Pine Ridge Reservation dance in the Boulder Bandshell in 1956 to promote Frontier Days in Cheyenne. Source: Daily Camera.

## Civic Area Considerations

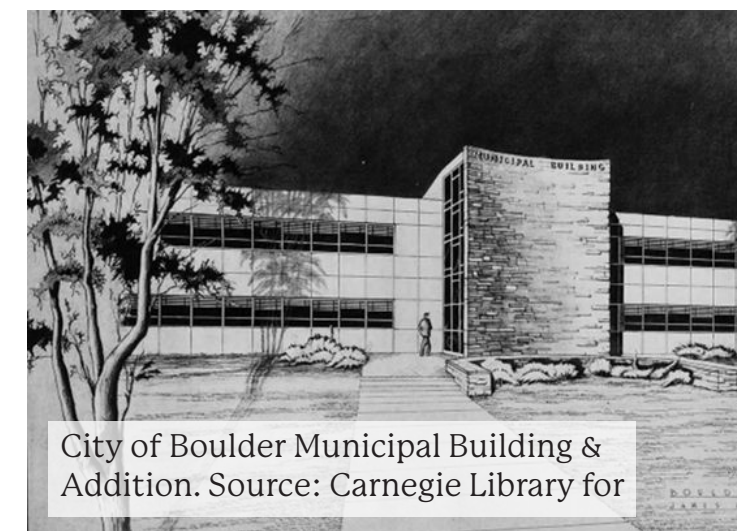
1. Five individual landmarks are located within the Civic Area: The Penfield Tate II Municipal Building, the Glen Huntington Bandshell, the Atrium Building, the Boulder-Dushanbe Teahouse, and the City Storage & Transfer Building. Exterior changes within the landmark boundaries requires review.
2. Some of the non-designated buildings over 50 years old are potentially eligible for landmark designation. Review early in the design process is recommended to determine whether demolition would be approved.
3. Additional information on the historic preservation review process is available online, <https://bouldercolorado.gov/government/departments/historic-preservation>.



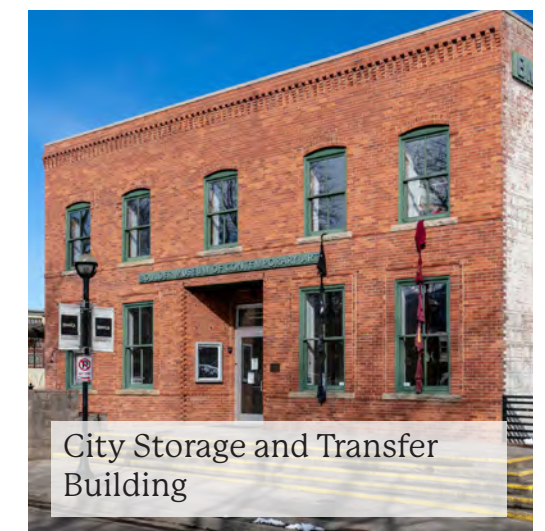
Source: www.boulder-



The Atrium  
Source: historicboul-



City of Boulder Municipal Building & Addition. Source: Carnegie Library for



City Storage and Transfer Building



## Site Analysis - Landscape &amp;

# Ecological Context

The linear riparian corridor of Boulder Creek provides crucial habitat, displaying a unique hybrid of Foothill riparian and Plains riparian plant communities.

Seasonal and episodic flooding is a primary driver of this ecosystem and is essential to maintaining a mosaic of plant

## Crucial Riparian Habitat - Overview of the regional eco-

### Definition:

Transitional area between permanently saturated wetlands and upland terrestrial areas. Topography, soils, and available moisture sustain a wide range of plant species.

### Ecosystem services:

- Foothills riparian shrublands support the highest breeding bird densities of any City of Boulder, Open Space and Mountain Park ecosystem.
- The majority of species in the nearby ecoregions rely on riparian forests at some point in their life cycle.
- Healthy riparian habitats sequester carbon and are valuable for mitigating climate change. Riparian areas include woody plant material and build organic matter in soils.
- Although they comprise less than 2% of the state's land cover, riparian areas supply habitat for approximately 80% of birds, mammals, reptiles, amphibians and fish native to Colorado (Knopf 1985).

### Unique features:

- Rare habitat: The Narrowleaf Cottonwood / Bluestem Willow Woodland plant association is found ONLY along the foothills streams of the Colorado Front Range and in the Rio Grande Valley of New Mexico.
- Riparian areas in built environments host continuous stands of forest, where in the past creeks may have been characterized by smaller stands of trees interspersed with herbaceous or shrub vegetation. (Grassland Ecosystem Management Plan, 2010).
- The riparian habitat along Boulder Creek in the project area displays a unique hybrid of Foothill riparian and Plains riparian plant communities.
- Seasonal and episodic flooding is a primary driver of this ecosystem and is essential to maintaining a mosaic of plant associations.

### Design considerations:

- Protect vegetated areas from compaction and enhance in-stream flows.

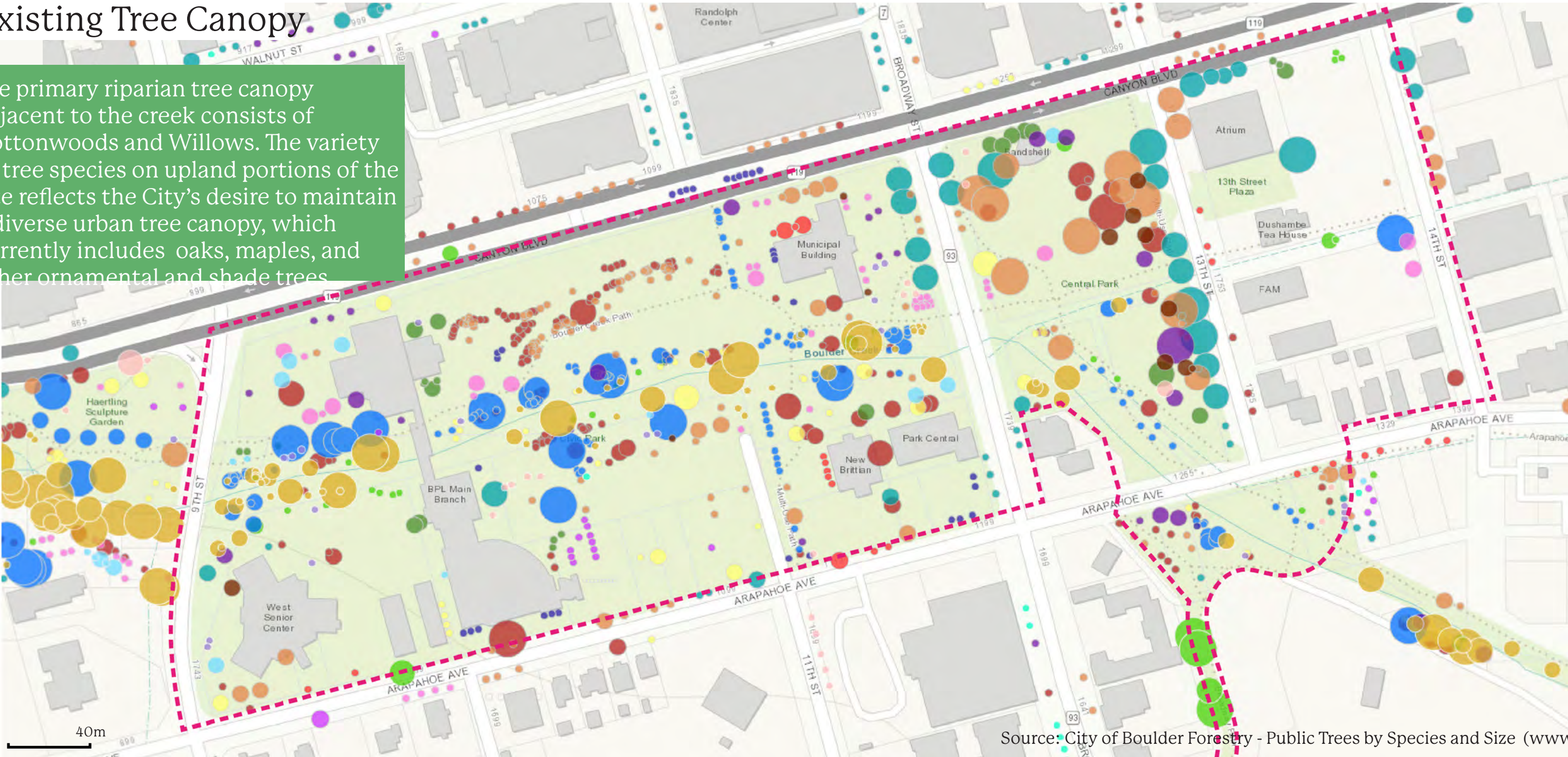
\*This information is meant to provide context and inspiration for site exploration, but is not a report of site conditions.


















Site Analysis - Landscape & Ecology

# Existing Tree Canopy

The primary riparian tree canopy adjacent to the creek consists of Cottonwoods and Willows. The variety of tree species on upland portions of the site reflects the City’s desire to maintain a diverse urban tree canopy, which currently includes oaks, maples, and other ornamental and shade trees



Source: City of Boulder Forestry - Public Trees by Species and Size (www.

Tree Species	 Willow	 Hawthorn (Crataegus)	 Linden (Tilia)	 Cottonwood (Populus)	Tree Size	
	 Coffeetree (Gymnocladus)	 Plum/Cherry (Prunus)	 Spruce	 Honeylocust (Gleditsia)		>30
	 Pear (Pyrus)	 Juniper (Juniperus)	 Apple	 Ash (Fraxinus)		>20-30
	 Catalpa (Catalpa)	 Pine (Pinus)	 Oak	 Elm (Ulmus)		>10-20
				 Maple (Acer)		>1-20



# Site Analysis - Landscape & Ecology

## Existing Tree Canopy



● Willow



● Cottonwood



● Honeylocust



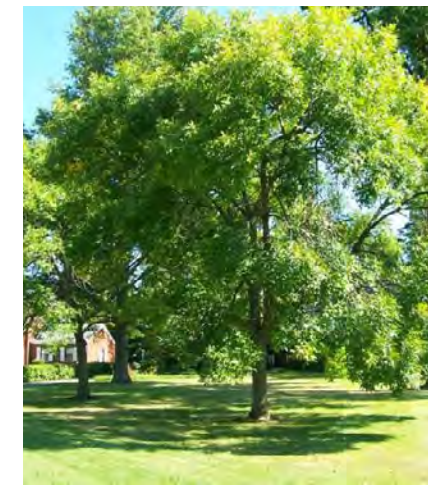
● Maple



● Oak



● Apple



● Ash



● Pine



● Elm



● Linden (Tilia)



● Hawthorn



● Coffeetree



● Chokecherry



● Catalpa (Catalpa)



● Spruce



● Juniper (Juniperus)



● Pear



## Site Analysis - Stream & Floodplain - FEMA Flood Zones

### High Hazard Zone

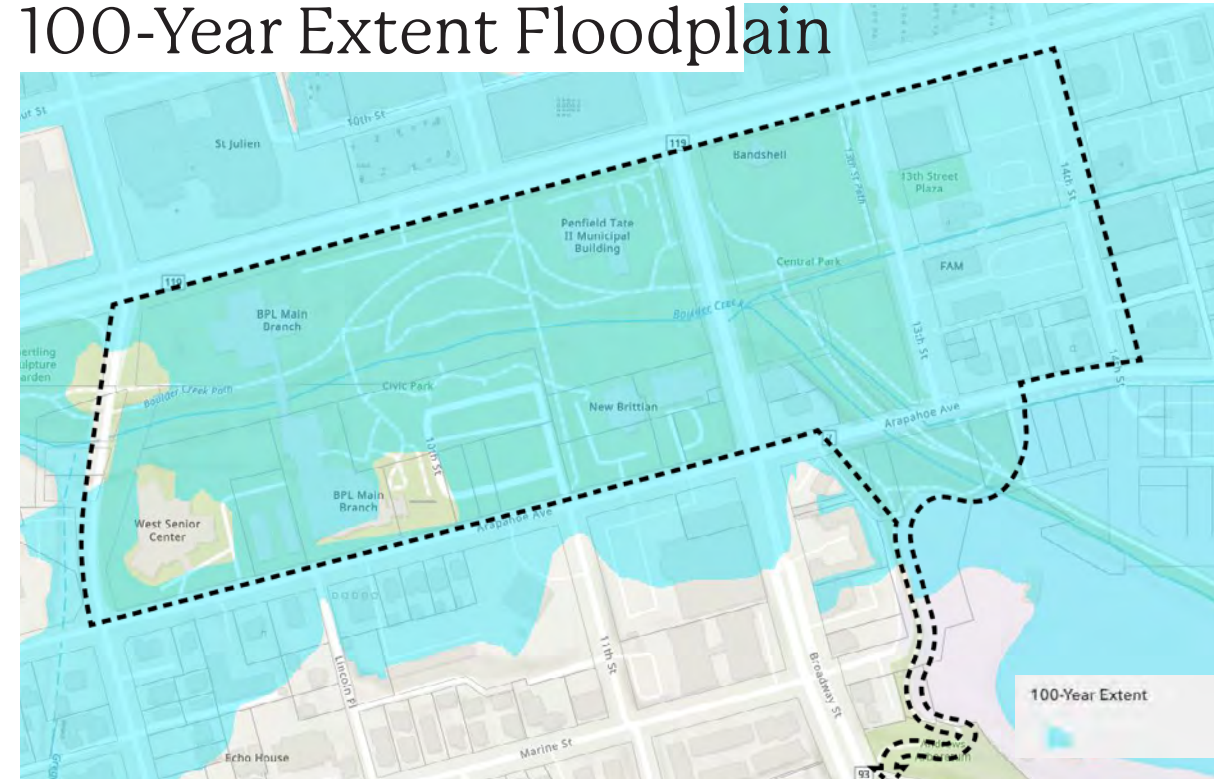


High Hazard Flood Zones (HHZ) are considered the most significant risk and thus have major development constraints to minimize loss of life and property damage.

In the high hazard zone, no new structures or additions intended for human occupancy are allowed and only non-substantial improvements (below 50% of the value of the building) to existing buildings are permitted.

A building that is touched by the HHZ is regulated as if the entire structure is in

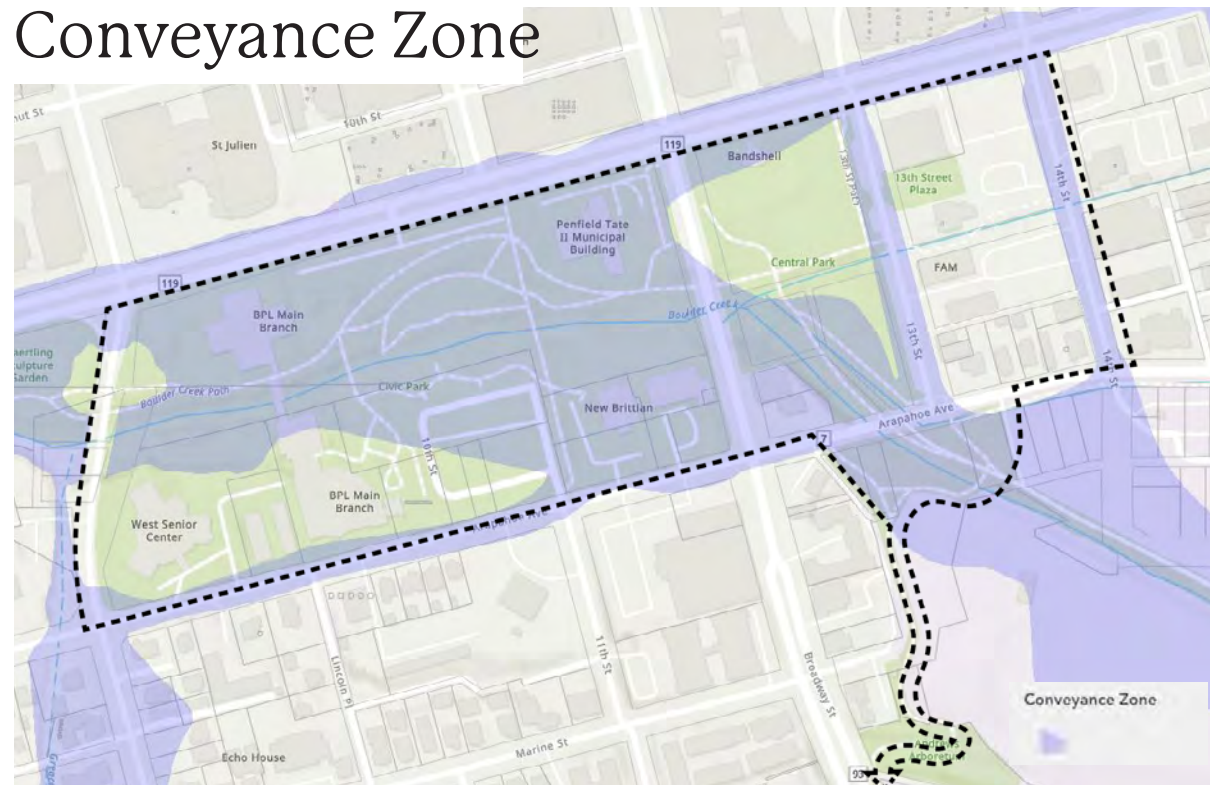
### 100-Year Extent Floodplain



Within the 100-year floodplain, building permits are required to conform to flood protection standards that require the lowest floor of any residential building to be at least two feet above the 100-year water surface elevation.

Non-residential buildings must be elevated or flood-proofed to the same elevation. Significant additions and remodels (greater than 50% of the size or assessed value of the building) generally require that the entire structure be brought into conformance with food regulations. New parking lots are not permitted where flood depths would exceed

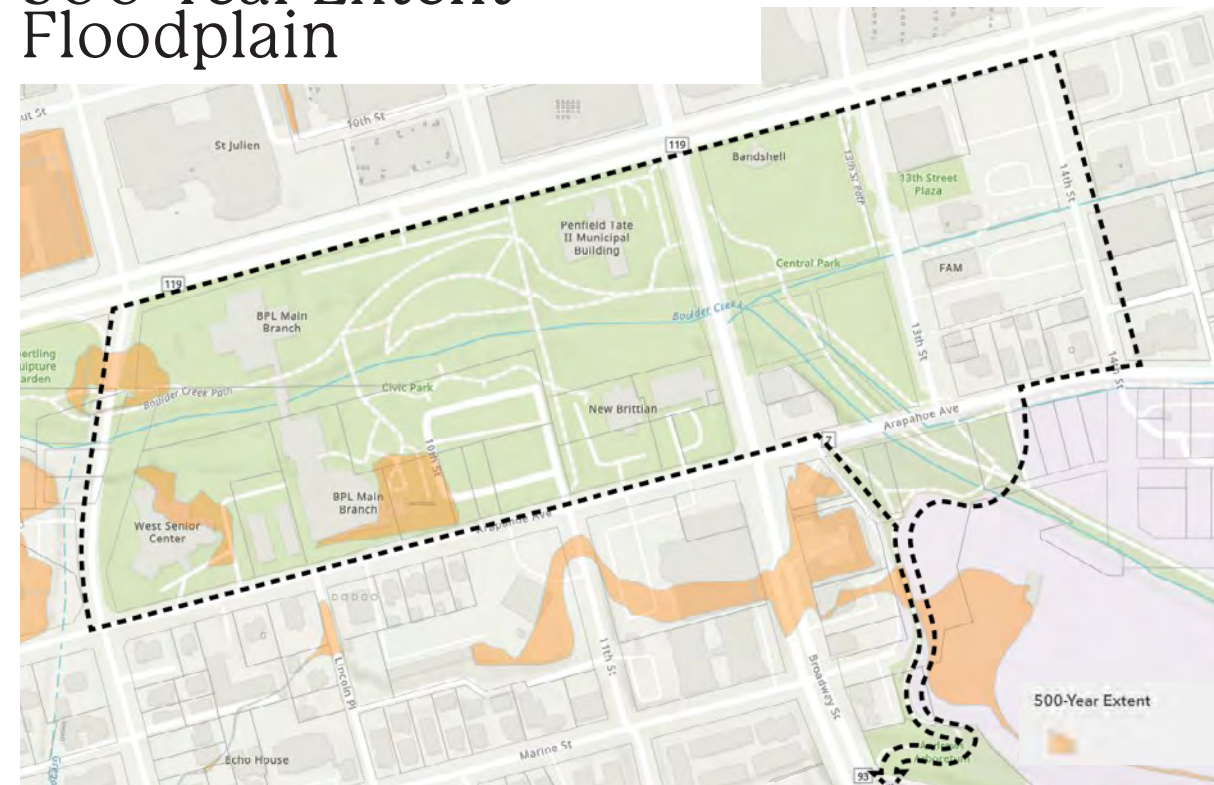
### Conveyance Zone



The conveyance zone represents a preservation zone for passing flood flows along the creek corridor without increasing flood depths, redirecting floodwaters, or adversely impacting land areas or properties. The conveyance zone includes areas where new development or grading is expected to impact flood depths elsewhere.

In this zone, new development typically requires a private engineering analysis to ensure that flooding conditions are not worsened (must demonstrate that it

### 500-Year Extent Floodplain



The 500-year floodplain delineates the flood limits resulting from a design storm that has a 0.2 percent chance of occurring in any given year.

Source: City of Boulder Floodplain Information (GIS online)



Site Analysis - Existing Conditions

# Boulder Cultural Context

funky, fun and



athletic



academic



NCAR Mesa Laboratory



Boulder Theater



artistic & creative



BMoCA



Swoon Art House



outdoorsy





## Guiding Documents

# Guiding Documents, Plans, and Policies

The Boulder Civic Area Phase 2 Project is guided by the numerous planning initiatives, studies, and policies that preceded this effort. Guiding planning documents include

### City of Boulder Guiding Plans & Documents List

- Andrews Arboretum Promenade Study, 2018
- Boulder Downtown Station Expansion Plan
- Boulder Parks and Recreation Historic Places Plan, 2023
- Boulder’s Parks and Recreation Master Plan Update, 2022
- Boulder Social Streets on 13th pop-ups evaluation
- Boulder Valley Comprehensive Plan, 2021
- Calculating the Value of Boulder’s Urban Forest
- Central Broadway Corridor Design Framework, 2017
- Central Park Cultural Landscape Assessment, 2023
- City of Boulder Engagement Strategic Framework, 2018
- City of Boulder Facilities Master Plan, 2021
- City of Boulder (OSMP) Grassland Ecosystem Management Plan (2010)
- Community Cultural Plan, 2015
- Comprehensive Flood and Stormwater Master Plan, 2022
- The Downtown Urban Design Guidelines, 2002
- Draft Boulder Civic Area East Bookend Existing Conditions Report, 2018
- The Master Plan for Boulder’s Civic Area, 2015
- Parking Evaluation + Memo
- Racial Equity Plan, 2021
- Sustainability, Equity and Resilience Plan, 2022
- Transportation Master Plan, 2019

### Other Reference Documents

- City of Boulder (OSMP) Land-based Carbon Inventory and Nature Based Solutions (2023)
- Climate Adaptation and Mitigation Policy (Boulder County)
- Downtown Boulder Vision Plan, 2022
- Local Carbon Removal and Resilience Strategies (Boulder County)
- Boulder County Parks + Open Space Weed Management Policies and Procedures
- Sustainability, Climate Action and Resilience Plan (2023)

## Overarching Themes

While each guiding document is contains its own in-depth plans and recommendations, certain high-level overarching themes emerge across the planning documents.

1. Supporting multi-modal transportation, Complete Streets, and a walkable city
2. Offering wide-ranging and flexible programming and outdoor recreational opportunities
3. Accommodating continuous high use of the Civic Area as an active urban gathering place
4. Supporting a visitor experience that blends natural and built environments

For additional notes on the Guiding Documents related to the Boulder Civic Area, refer to the “Guiding Documents” summary.