



EAST BOOKEND REDEVELOPMENT PLAN

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Vision Statement

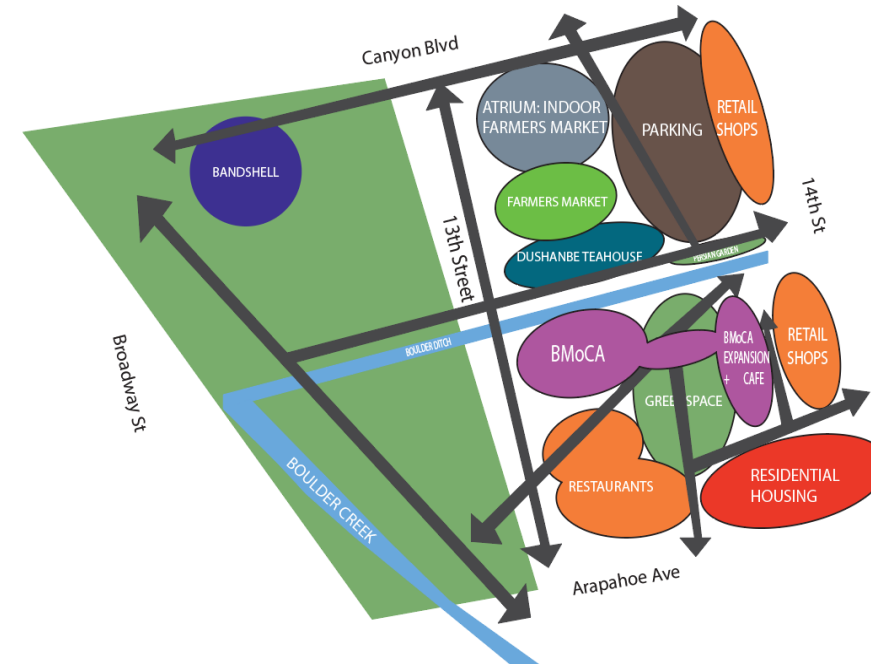


Image 1: People Shopping at the Annual Boulder Farmers Market

This site has the potential to become a truly unique civic area for the Boulder community. Currently, the site encompasses great attraction features such as the Boulder Museum of Art (BMoCA) and the Dushanbe Teahouse. However, the overall composition of the site is not very cohesive. While the site may have some great amenities, it seems like it is not used by the community to its fullest potential. What I envision for the site is a vibrant space that is inviting for users to explore and utilize. The current design can be enhanced further by adding beautiful greenspace such as a Persian and sculpture garden, retail shops/restaurants, residential housing and even expanding BMoCA. In turn, the existing buildings on the site aside from the historical buildings (Atrium, BMoCA and Dushanbe Teahouse) can be removed. These buildings do not add value to the site and even serve as a deterrent for visitors because they

often look deserted or dilapidated. The site is placed on a Canyon Blvd, which is a high traffic street, and by adding these features, the developed site will attract people coming off this road, as well as people getting off at the nearby RTD bus station and students from CU/ Boulder High School. To accommodate the projected increase amount of traffic on the site, a parking garage will be added along with improved circulation through the site to easily navigate from every building. It is also vital that the site is successful year-round, so to further solidify this goal an indoor Farmers Market will be placed in the Atrium so the farmers market is available year-round. Additionally, an outdoor public ice rink will be put up during the winter season on the hardscape next to the teahouse. Overall, the goal of my design is to create a bustling area for the public to use as a gathering space and enjoy the opportunities the site offers.

Vision Diagram



The bubble diagram above displays a rough idea of the proposed programming for site. It highlights improved circulation as well as uses.

Precedent images for Parking Garage



Image 3: Mural painted on Garage

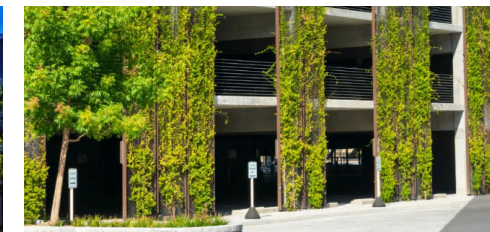


Image 4: Greenwall grown on Garage

There are many beautiful murals on different buildings on the site. To honor this obvious value of art in the Boulder community, I think it is important to include this artistic component in the redeveloped site. For example, the simple parking garage can be elevated by painting murals reminiscent of Tajikistan mosaic art to compliment the Dushanbe Teahouse. Additionally greenwalls can be used to compliment the greenlandscapes such as the proposed persian garden.

Features on Site to Highlight



Image 2: The Dushanbe Teahouse in the summer



Photo taken by Anna Postolache of mural currently on site



Photo taken by Anna Postolache of the Boulder Ditch



FLOORPLAIN CONTEXT MAP

This site is very close to both the Boulder Creek and Left Hand Ditch and from the map above it is shown that the roads in this site are all high hazard zones - meaning the site is very prone to flooding. The 100-Year Floodplain means that in any given year, there is a 1% chance that the site could severely flood. These zones on the site contain a many buildings,

which may put this infrastructure at risk during floods. As shown in the topography lines, it is evident that the site slopes downward from west to east which is why there are 500-year floodplain zones toward the east of the site. Overall, this site is very suseptible to flooding and future development will need to take this into account when designing any additional elements.

Legend

- High Hazard Zone
- Conveyance Zone
- 100-Year Floodplain
- 500-Year Floodplain
- Water Source



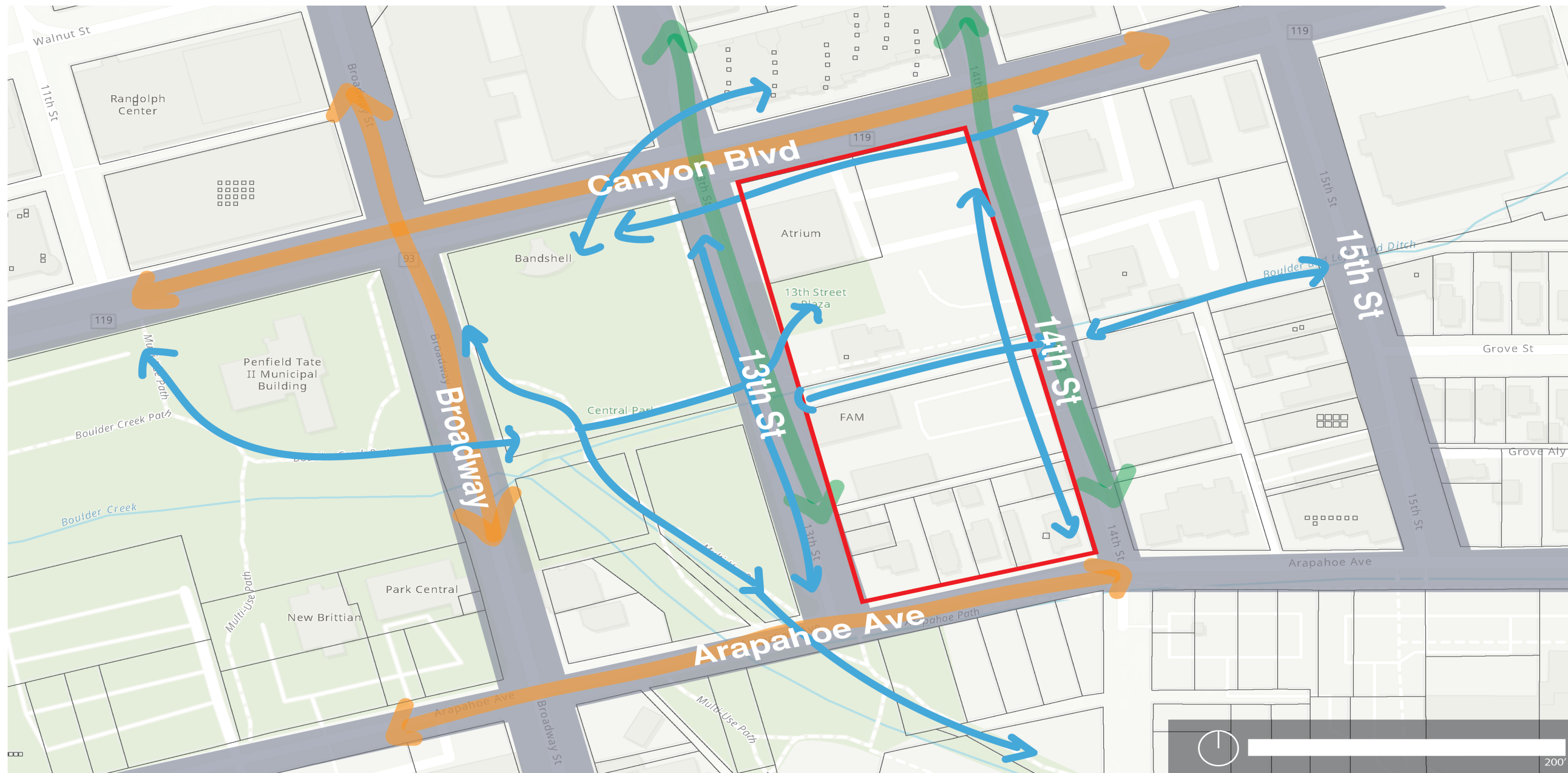
HISTORIC CONTEXT MAP

This map shows the Historic Landmarks, as well as the potential historic districts that are present on the site. The map also notes how these buildings relate to the surrounding parking lots which make accessing these locations easier to the public. I noticed that The Atrium, Teahouse and BMoCa all have parking very close to the site that tend to be packed with cars during day hours. There are also public transportation service readily available close to our outlined site such

as the RTD Bus Terminal and a Bicycle Electric bikes station which make accessing the site convenient for the Boulder Community. However, these hardscapes take up too much of the sites space and take away from the beauty of these historical buildings. For future development, parking should be consolidated into one garage to allow for more programming on the site.

Legend

- Historic Individual Landmark
- Potential Local Historic District
- Parking Lot
- Site Boundary



CIRCULATION CONTEXT MAP

Generally this site is very busy with both vehicle and pedestrian traffic because the site offers a lot of close-by popular amenities such as the BMoCA, RTD Bus Station, as well as Pearl Street which is only a couple blocks north of the site. As shown on the map, the roads are organized in a grid so cars can easily access the site and bus station nearby. Canyon is a major road that typically

has a lot of traffic, this could serve as a attraction feature and is important to note as an advantage for the success of future development. I also noticed that the main pedestrian circulation through the site is by the Boulder ditch path, meaning that in the site's current state it is more of a transitional space to the public. Even during the Farmers Market season, people do not explore the whole site, but rather stay on 13th St plaza.

Legend

- Heavy Car Traffic
- Light Car Traffic
- Main Roads
- ↔ Pedestrian Circulation
- Site Boundary

DESIGN PROPOSAL

- 1 My first goal is to add greenscapes such as a picnic area and gardens on the site that compliment the surrounding buildings . Currently the site mostly has hardscapes and is not inviting to the public to sit and enjoy the site. By adding established lawn/garden areas, the site will seem more welcoming and a positive space to be in.



Image 6: Retail shops on 29th St Mall near high density road



Image 5: Precedent image of a Persian garden

My second goal is to take advantage of the heavy traffic on Canyon Blvd and use it to promote the site by wrapping the parking garage (which will be placed northeast on the site, next to Canyon) with retail shops. This will attract consumers from the high density road onto the site. It is also essential I place the parking on the northeast side of the site for the convenience of those getting off Canyon to reach the site.

2

- 3 My third goal is to be sensitive to the homeless population on the site. Currently, homelessness is very prominent in the space and I want to provide services to this community such as affordable housing and offices for counseling and educational/occupational support, in hopes to help those in this situation.

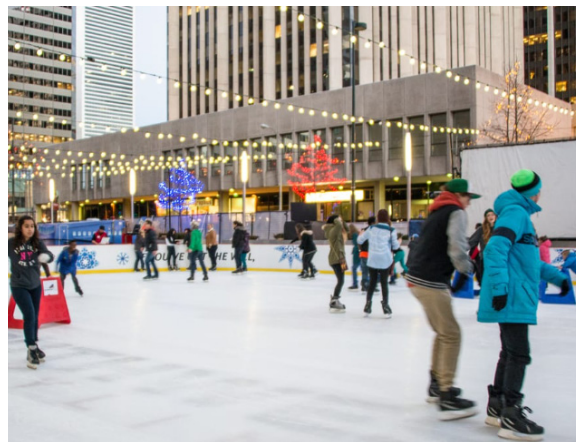


Image 8: Outdoor Ice Rink in Denver, CO which serves as a precedent for site.



Image 7: Wraparound Services Diagram

My final goal is to create a bright and positive environment on the site that is inviting for the Boulder community to use year round. To achieve this goal, adding an indoor farmers market is essential because the seasonal farmers market is always very successful, so providing the opportunity for the farmers market to take place all year will definitely be beneficial to the community. Additionally, the 13th street plaza will be converted into an ice rink during the winter season to further encourage the community to bring friends and family to utilize the site.

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BUILDINGS

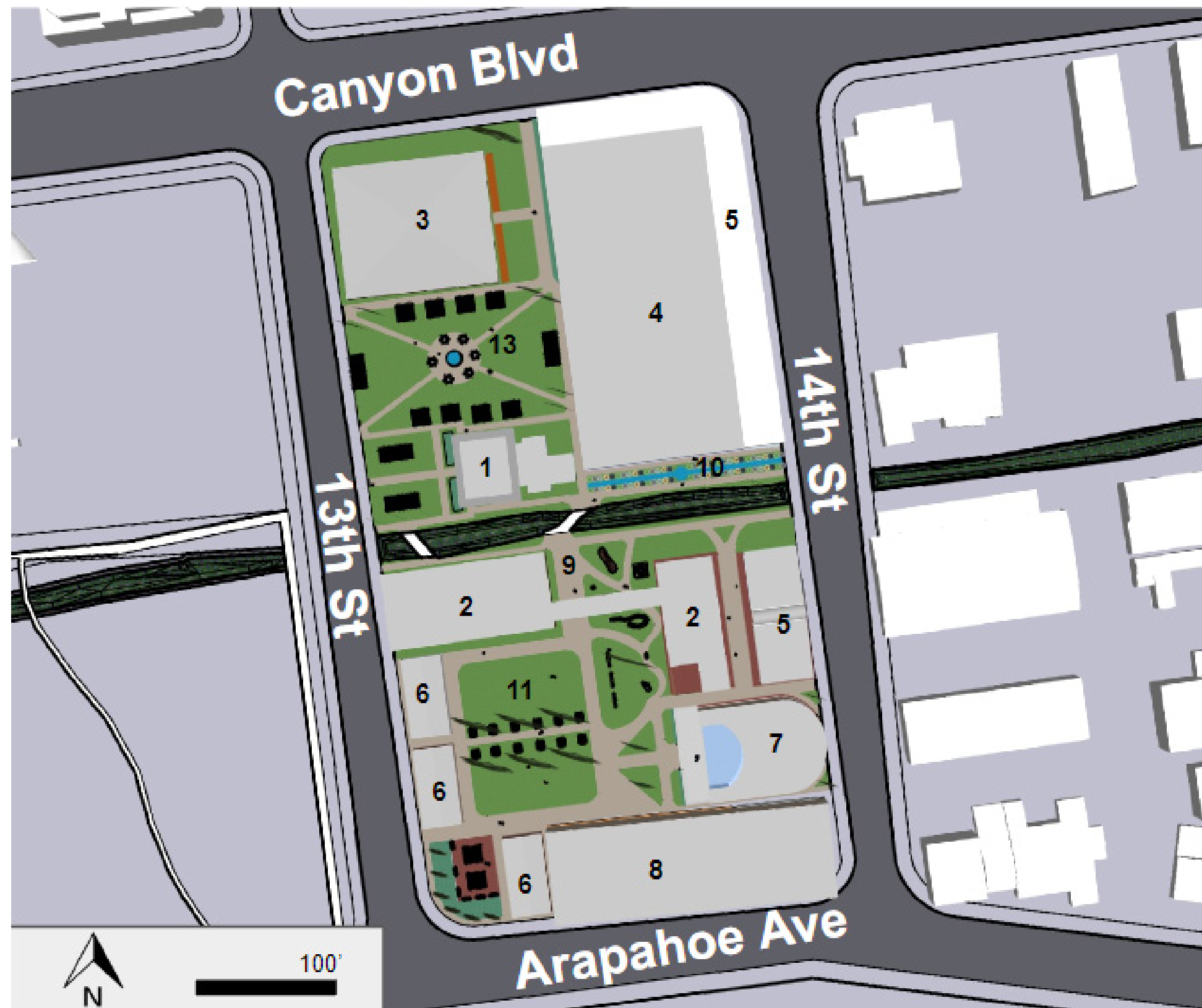
	Building	Key Uses	Square Footage
1	Dushanbe Teahouse	The teahouse was a gift to Boulder from it's sister city, Dushanbe and is a tourist attraction for it's tea.	2,800 ft² 1 story
2	BMoCA (+ Expansion)	The museum features contemporary art from regional to international artists that the public can appreciate.	23,770 ft² 2 stories
3	Atrium: Repurposed as Indoor Farmers Market	The Atrium will be repurposed as an indoor Farmers Market so producers and consumers can utilize this space year-round.	11,600 ft² 1 story
4	Parking Garage	A parking garage on the site will allow people to easily access the new site while consolidating the hardscapes in one structure. To make the garage more aesthetically pleasing a mural will be painted on the south wall and greenwall will be used on the west wall.	115,200 ft² 4 story
5	Garage Wrap Floor 1: Retail Floor 2: Offices	To attract traffic off Canyon and to the site, the garage will be wrapped with retail buildings on the first floor. Offices will be offered on the second floor for civic purposes.	Floor 1:10,936 ft² Floor 2:10,936 ft² 2 Stories
6	Restaurants	Restaurants will be placed on the southwest side of the site to attract students coming from Boulder High School and CU. Restaurants can make a site more lively because people coming from the museum or during their work lunch break can come get food.	16,353 ft² 1 story
7	Theatre House	Boulder values the arts and by adding a theatre house on the site people can come see the theatrical performances Boulder has to offer.	5,950 ft² 1 story
8	Residential Building Floor 1: WA Services Floor 2-3: Affordable Housing	Affordable housing will be offered in this building to support those in need in the Boulder community. Wrap-around service offices such as counseling and occupational service will take place on the first floor.	Floor 1:10,327 ft² Floor 2-3:29,092ft² 3 Stories

OPEN SPACE

	Greenscape/ Hardscapes	Key Uses	Square Footage
9	Sculpture Garden	A sculpture garden will be placed near the BMoCA to go hand in hand and compliment the Museum.	6,600ft²
10	Persian Garden	The Persian Garden will be placed behind the Teahouse to compliment the established landscaping near this building. It's beauty will also draw people walking on 14th street into the site to further explor what the site has to offer	1,970 ft²
11	Arapahoe Courtyard	This courtyard will be a picnic seating area/lawn space for friends and families to come have lunch or use the open space to do activities such as throw a frisbee or play soccer.	10,200 ft²
12	Residential Parking Lot	A small residential parking lot will be placed next to the residential building so it can be easily accessed.	4,810 ft²
13	Outdoor Farmers Market	Canopies will be placed on 13th St. Plaza for the outdoor farmers market to use as stall during the season. Additional seating will be offered on the plaza to allow people to enjoy the food bought at the farmers market. During winters, this space will be converted to a outdoor ice rink.	10,300 ft²

PLAN VIEW

- 1. Dunshabe Teahouse
- 2. BMoCA
- 3. Atrium
- 4. Parking Garage
- 5. Garage Warp
- 6. Restaurants
- 7. Theatre House
- 8. Residential Building
- 9. Sculpture Garden
- 10. Persian Garden
- 11. Arapahoe Courtyard
- 13. Outdoor Farmers Market



3-D AXONOMETRIC



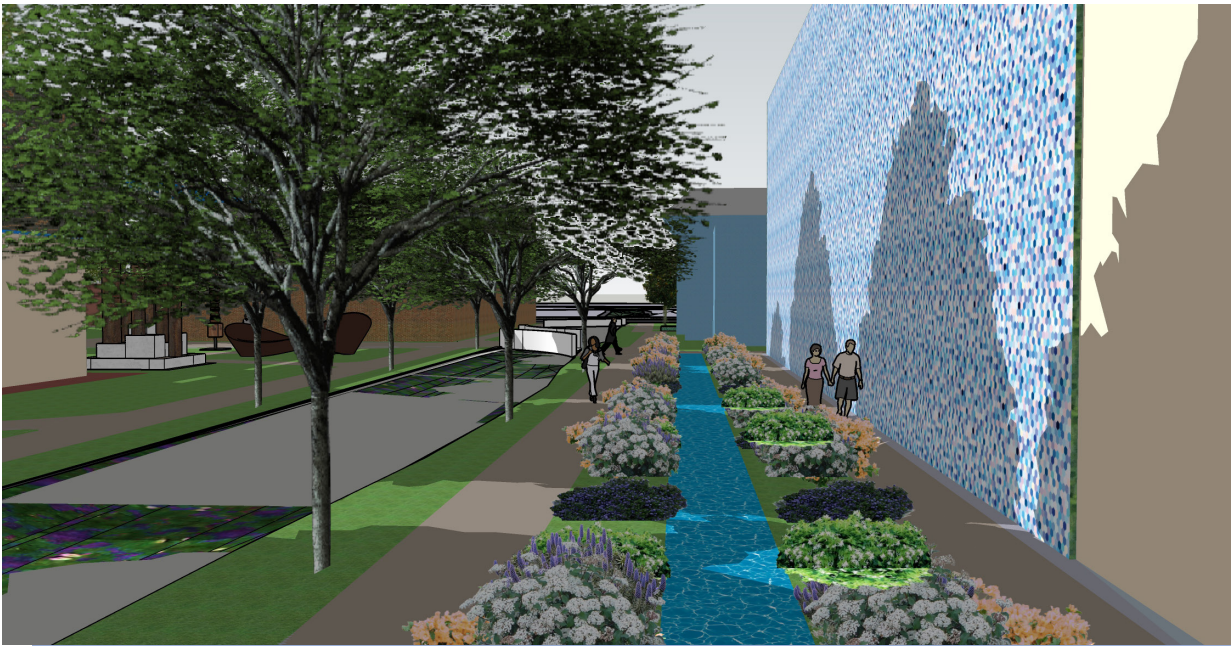
Ground View



Arapahoe Courtyard



Farmers Market



Persian Garden



Picnic Area

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