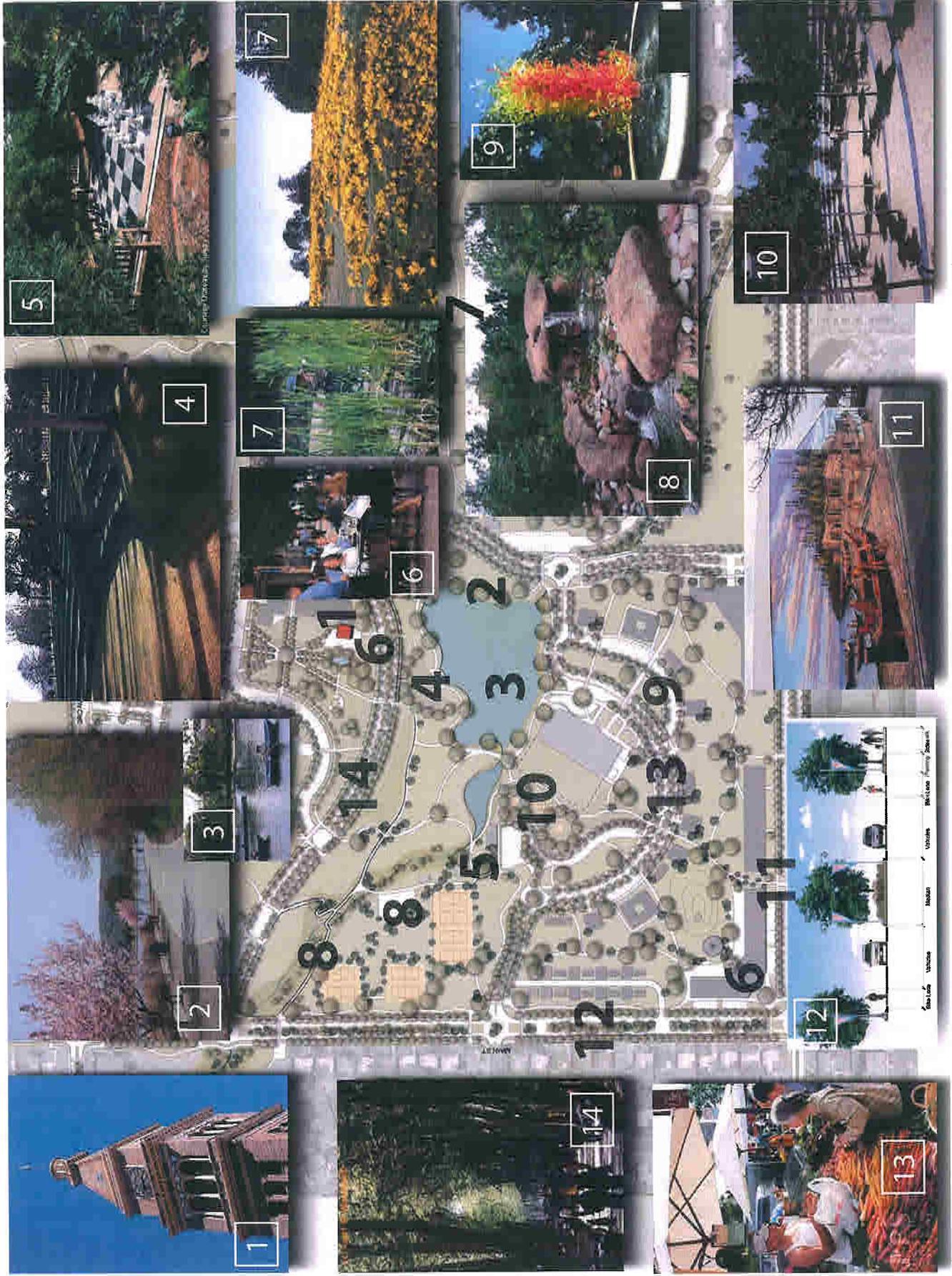


BROOMFIELD CIVIC CENTER MASTER PLAN AUGUST 2008
DANA CRAWFORD (URBAN NEIGHBORHOODS) + NIGEL STATON (LAND BY DESIGN)

BROOMFIELD CIVIC CENTER MASTER PLAN AUGUST 2008
DANA CRAWFORD (URBAN NEIGHBORHOODS) + NIGEL STATION (LAND BY DESIGN)



August, 2008

The Facts for Broomfield Civic Center A Community Asset

INTRODUCTION

For several years Broomfield has explored in depth many options for the completion of its Civic Center. A Council appointed Task Force has established a recommended set of design principles, developed a detailed master plan and model, set up a people friendly parking plan, conducted several community study sessions and recommended the Fire Department's preliminary development proposal and Safety Village concept. Steering Committee members represent many city council, board and commission groups.

Following the Council meeting on May 27, 2008, the Task Force met again to respond to Council Members' comments and recommendations.¹

Committee actions have been based on the Broomfield Comprehensive Plan 2005, the West 120th Avenue Corridor Sub-Area Plan and Gateway Urban Renewal Plan of November 2004. Attention was also given to the 2001 Cultural Development Plan. Thirty six citizens and staff people worked for this Master Plan. Particularly dedicated service was donated by Bette Erickson, Bob Gaiser, Derek Knierim, Don Dushee, Linda Reynolds, Tom Silvers, Bob Davis, Betty Calvin, Fran Milner, David Manley, John Geier, Sally Huffman, Jini Bates, Colleen Sawyer and Chippie Harrison.

SUMMARY OF PLAN

Civic Center encompasses 61 acres from 1st to 3rd Avenues and from Main to Lamar Streets. It is the hub of Broomfield's renowned trail and park system. Current assets include the library, the city and county building, combining courts, community (senior) center, a water park, playing fields, tennis courts, picnic areas and primitive landscaping.²

The primary goals for Civic Center are to create a gathering place, a symbolic heart for the Community, a place of pride and a regional destination. Quality issues have been given highest priority. The plan proposes to achieve these goals in the following manner...

Ten Key Design Principles:

1. **Identity:** Main entryways to distinguish place and identity; must have boulevard scale. Style of lighting and furniture classic, authentic and elegant, perhaps suggesting broom.
2. **Focal point:** Create a focal point/ civic center: height; placed on high ground; plaza for activity, views
3. **Connections.** Create connections on a larger scale (water, trails, roads)
4. **Trees:**
 - a. Shade
 - b. Beauty
 - c. Carving out spaces
5. **Destinations and Walkability:**

¹ Refer to Addendum A

² A selection process for several new civic buildings is currently underway.

- a. Chains of interesting destinations foster joy of wandering, and psychological pull of discovery
 - b. Park vehicles further away and wander to destination
 - c. Human scale buildings actively address pedestrian at pedestrian level
 - d. Fun, safe and visible
 - e. Traffic calming techniques
 - f. Medians, pedestrian refuges
 - g. Crosswalks
 - h. Shade
 - i. Connected paths
6. **Interactive spaces:** Include interactive spaces such as life sized chess or fountain or public market or sculpture and Dinosaur Park.
7. **Boulevards:**
- a. Slow traffic
 - b. Pedestrian and bike friendly
 - c. Shade
 - d. Safer crossings
 - e. Beauty and grandeur for future generations
8. **Views:** Retain, frame, and enhance views;
9. **Multi-Layered Use:** Spaces in park like setting that can accommodate, with sensitive transitional zones for:
- a. Multiple uses
 - b. At multiple times
 - c. For multiple types of user groups
10. **Parking:**
- a. Distribution: wrapping, boulevards, screening, smaller areas
 - b. Decentralizing: no longer in one location, break into smaller chunks; also in structures

PLAN EXPLANATION

Size:

Broomfield Civic Center

- Length: 0.33 miles from 1st to 3rd (8 min walk/4.5 blocks)
- Width: 0.25 miles from Main to Lamar (5 min walk/3blocks)
- Acreage: 61acres

Community Pond Size

- Current Size – 1.22 acres (26 X size of Council Chambers)
- Proposed Size – 2.75 acres
 - 60 X size of Council Chambers
 - More than double original size
 - 15% size of Washington Park Smith Lake
 - 1.5 City blocks
 - 2.5 min walk from west to east side
 - 9 min to walk around edge

Amphitheater Seating

- Community Pond Amphitheater

- Area = 14,000 square feet (7 X size of Council Chambers; 0.5 X Library footprint)
- Seating Capacity = 1,800 (80% of Denver Bontanic's 2,200)
- Circular Youth Performance Amphitheater
 - Area – 5,000 square feet (2.25 X size of Council's Chambers; seating capacity = 750 (34% of DBG's)
- Square Youth Performance Amphitheater
 - Seating capacity – 680 (32% of DBG's)

Parking

- Large concentrations/longer term parking moved to the edges to activate center
- Boulevards accommodate greater on street parking capacity throughout
- Short term and handicapped close to buildings
- Special spaces close to buildings (bikes, vespas, segways, low gas consumption, carpooling spaces, families, elderly, handicap)
- Includes City hall, Courts, Library, Senior Center Community Park, and the Bay
- Existing parking = 1,385 total
- Proposed parking = 2,270 total

Buildings

- Tower = 140 feet high
 - Daniel's and Fisher Tower in Denver = 325'
 - Westminster Tower = 130'
- Village SW Building Footprint Area at Main and First = 30,000 square feet
 - 15 X size of Council's Chambers
 - 1.25 X Library footprint
- Village Mid-Block Building Footprint Area at First between Main and Lamar = 18,000 square feet
 - 9 X size of Council's Chambers
 - 0.75 X Library footprint
- Village Corner Building Footprint Area at First and Lamar = 30,000 square feet
 - 15 X size of Council's Chambers
 - 1.25 X Library footprint
 - Possible structured parking on 2nd floor
- Residences
 - Approximately 100 Units
 - Townhome/Condominiums

PRIORITIES

Recommended Priorities from Task Force

1. Pedestrian connection between City/County Building & Library area in between in the view corridor
2. Public Art location and guidelines
3. Amphitheatre
4. Community Pond

5. Guideline for private development in SE corner at First and Lamar
6. Gardens
7. Youth Area

Phasing

- First Phase
 1. Fire Department building and Safety Village
 2. Civic Area – Connections between City & County Building to Library with Civic Plaza as a view corridor
 3. Youth Area/Bicycle program
 4. Seek developer of SE corner mixed use signature program
 5. Introduce Bocce Ball
 6. Gardens and memorials, trees, ongoing...
 7. Expanded tennis, volleyball

- Second Phase
 1. Infrastructure and Boulevards, pedestrian connections
 2. Expansion of Library
 3. Parking garage
 4. Bell tower at Civic Plaza
 5. Community pond & amphitheatre

IMPLEMENTATION

Realization of Civic Center's incremental evolution will coincide with the city's selection of major building production. Cost/Benefit studies will be part of the process. Park improvements and landscaping will be coordinated through guidelines relating to the overall Master Plan for Civic Center, now under consideration.

Steering Committee participants have already pledged themselves to the formation of an advocate entity such as a conservancy. Models for this private sector fund raising mechanism abound as in the following cities...

New York City: Central Park, Bryant Park and Prospect Park
 Detroit: Campus Martius
 Portland: Pioneer Cowstrouse Square
 Atlanta: Predmont Park
 Houston: Heronann Park
 San Francisco: Golden Gate National Park
 Louisville: Olmstead Park

These groups are deeply involved in the implementation, management, maintenance, and marketing which include a continuous series of special events.

Attachments

Addendum A – City Council Meeting - 5/27/08 - Comments and Task Force Response

Addendum B – Phasing and Costing Plan

City Council Meeting - 5/27/08 - Summary of Comments

1. Compliments, well done - multiple times
2. Process was visionary
3. Revisit parking for City/County Building and Police/Combined Courts Building
4. Plans tend to become cast in concrete - provide description of force/implications of plan
5. Do not park on south side of First Avenue, people will have to cross busy street
6. Lack of connectivity of internal streets, many trips have to go out to Main Street
7. Des Combes east of Swim and Tennis Club should stay, continue south, cross ditch/drainage and connect to Community Park Drive
8. Concerned about showing uses on Bakhtiary Property, especially tennis/trails/volleyball
9. Should show place for HHS Building
10. Where is expanded auditorium
11. Townhouses on Main Street are token, not enough to support an HOA
12. Medians on Main Street not previously favored by residents - cannot back out
13. Round-abouts are wasted
14. Has a lot of components of gathering place
15. Fear this adopted plan will be cast in stone
16. Show Bay expansion
17. Term "String of Peals" overused
18. Brunner Reservoir should be shown as last seen by City Council (smaller)
19. Building on City/BURA owned land - is it a problem - can it be sold
20. Can show future uses on Bakhtiary - just a plan
21. Types of businesses for retail
22. Show more retail
23. Ice cream shop - public or private
24. Likes ampitheater - water features
25. How flexible is plan - provide description
26. Make transit a part of the plan
27. Has quality elements
28. Likes tower
29. Too many round-abouts
30. If increase size of Community Park Pond is it then okay to shrink size of Brunner Reservoir
31. Is there enough parking close to library - especially for families with young kids and elderly
32. What is time line
33. Be practical - show short term opportunities
34. What is time urgency for safety village
35. What is value of land possibly given to Fire District (safety village)

Addendum – 6/26/08 – Civic Center Task Force Responses

1. Thank You
2. Thank You, again
3. Yes _____
4. Master plan provides FLEXIBILITY
5. Parking provided for Park and calming traffic
6. Internal streets directed for pedestrians
7. Des Combes should remain same
8. Agreed on Bakhtiary Property
9. HHS flexible for future needs
10. Dotted line
11. Main Street Townhouses –ok
12. Delay median idea for future study
13. Delay round about ideas
14. Yes for gathering places
15. Flexibility is foundation
16. Yes. Bay expansion
17. Skip use “ String of Peals”
18. Brunner Reservoir under most current plan
19. Land can be sold
20. Bakhtiary land use plan?
21. Business types for retail – gathering places
22. More retail is possible
23. Ice cream shop private, public or both
24. Thanks on water features

25. FLEXABLE

26. Transit to become part of plan – especially bicycles

27. Quality is the goal.

28. Quality is the goal.

29. Delay roundabouts

30. Under study

31. Library parking – short walks # of spaces _____

32. Timeline. TBD

33. Short term opportunities are Phase I

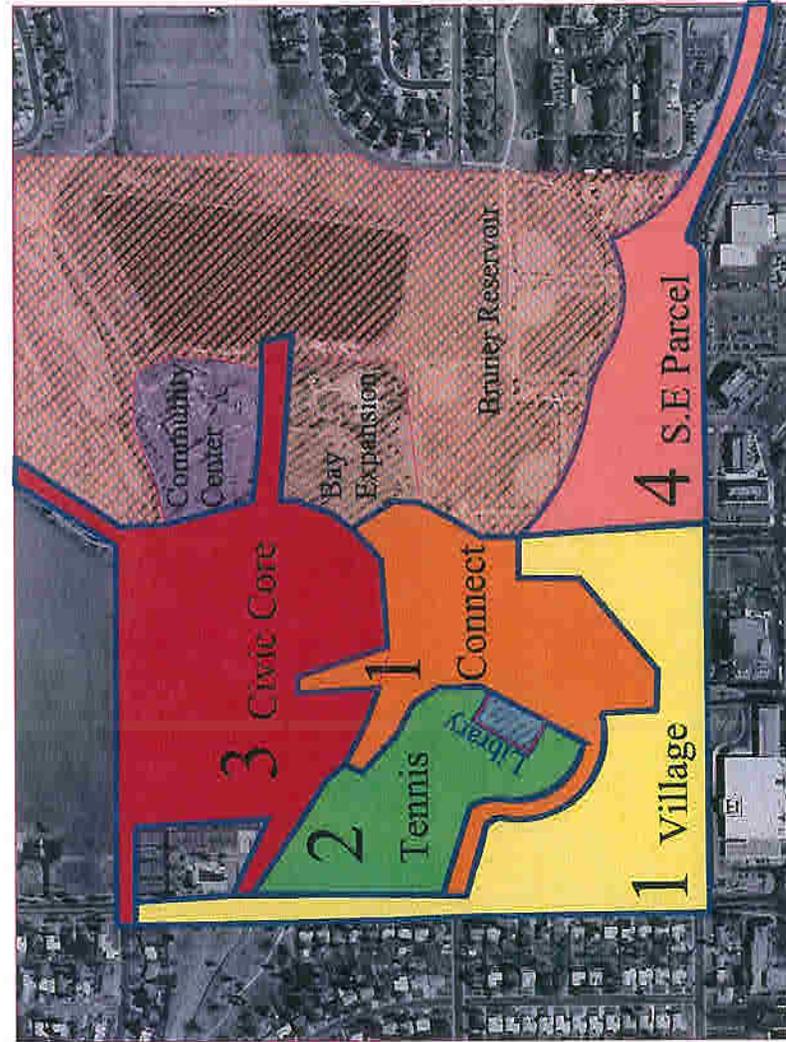
34. Chief wants Safety Village asap and administration building

35. Land values to fire district – gift or sale appraisal Bakhtiary - \$7.50/sq. ft.

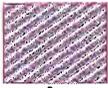
BROOMFIELD TOWN CENTER DEVELOPMENT PHASING & COSTING

DEVELOPMENTS WITHIN TOWN CENTER AREA

- 
1 - Connect
 Library-civic connect (\$11.2m)
 Japanese garden (\$0.5m)
 14.9 acres
- 
1 - Village
 Village below crescent
 (\$11.4), North Main Street
 (\$2.9m)
 18.5 acres
- 
2 - Tennis
 Tennis (\$1.3m), Youth Facility &
 ice cream stoppe (\$6m), Stream
 expansion (\$6xxm) Xeric garden
 (\$0.25)
 10 acres
- 
3 - Civic Core
 Civic Core (\$21.7m)
 24.9 acres
- 
4 - S.E. Parcel
 30-40k sq footprint office (\$0.5m
 CR), Stream expansion (\$xxm),
 Fire access, E. 1st Ave. (\$1.5m)
 11.6 acres



RELATED DEVELOPMENTS BEYOND SCOPE OF THIS DEVELOPMENT

- 
 Location/cost/priority TBD
Health & Human Services Bldg.
- 
 Location/cost/priority TBD
N Metro fire and Rescue
- 
 Location/cost/priority TBD
Library expansion
- 
 Location/cost/priority TBD
Community Center Expansion
- 
 Cost/priority TBD
Bay expansion
- 
 Priority TBD
Bruner Res. & Rec. area (\$2.55m), NE Trail connection, (\$0.6m)

**BROOMFIELD CIVIC CENTER TASK FORCE
SUMMARY OF THE CHARRETTE
MARCH 8, 2007**

Primary Goal:

A more sustainable place overall.

1. Pedestrian Orientation
(De-emphasize the streets)
Circulation: Paths and getting to them.
Connections between areas and through sites. Breakdown the scale of connections.
2. Parking Predominance – Diminish
Especially visually. Need to reorient parking related to uses and destinations.
3. Single purpose uses are hidden within the walls of buildings e.g., library, re-orient door.
4. Need for gathering places.
Both small and large (City, Police Building, Library)
5. Need for “Mixed Use” with retail on site, residential, live/work, (a village feel).
6. Destination for teens, especially place to gather, empower creativity, art, music, poetry.
7. Things for kids and families, museum, emporium, interactive arts.
8. Integrating Bruner Reservoir with mix of uses near it.
9. Recreation Concentration.
10. Topography: use it, create it, maximize views.
11. Rethink size and function of streets.
12. Develop an” identity related” to core values such as green concepts with xeroscape land use plans.
13. Cultivate artistic and other talents within community – music, art, farmers and other markets. Art and artisan in general.
14. Cultivate local businesses, aka Portland Saturday Market, baker, flowers, wine and cheese, books, sausage, food, jewelry.

15. Emphasize "Places" Power of Ten.
16. PLACES to sit.
17. Upgrade transit and enhance ways to get to PLACES.
18. FREE culturally oriented PLACES.
19. Seasonal plan with a series of short term actions.
20. Continue discussions in a PLACE.