



# Neighborü

East Bookend Master Plan

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## **4-5 Introduction**

4 ..... Vision Statement

5 ..... Design Proposal

## **6-7 Design Proposal**

## **8-13 Site Analysis**

8 ..... Vegetation Map

10 ..... Transportation Map

12 ..... Zoning Map

## **14-15 Context Maps**

14 ..... Bubble Diagrams

15 ..... Final Bubble Diagram

## **16-21 Reenvisioned Site Plan**

16 ..... Site Plan

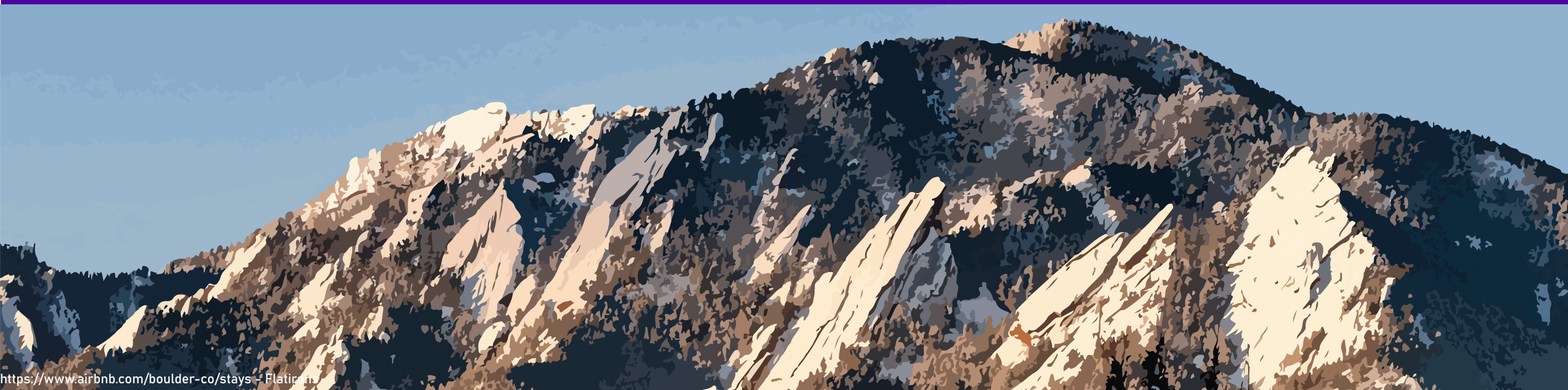
18 ..... Axonometric View

20 ..... Perspective View

## **22 Conclusion**

## **23 Citations**


# Table of Contents



# Introduction & Vision Statement

Both the city of Boulder and the Environmental Design school acknowledge the variety of opportunities on the site by Canyon and 14th street, a component of downtown that has otherwise been greatly neglected by the community. While the site is isolated from the rest of downtown, the park, Boulder High School, and the RTD bus terminal all surround the site.

This unlocks many new unique opportunities to make the block a great space for community and culture while functioning independently of Pearl Street.



**Neighborü's** vision is to create a community center that exemplifies the best aspects of the site through expansion of initial concepts while consolidating parking into independent, concealed structures.

The proposed expansions will include a larger garden behind the teahouse, more dense residential complexes, added cafes, retail, and a public market.



# Design Proposal



## - Persian Gardens and Plazas

The Persian Teahouse is the most prominent building on the site, and, as a gift from our sister city Dushanbe in Tajikistan, it deserves to remain as such. It presents a special style to the site that is unfortunately devalued by the massive concrete plane that surrounds it. To this the city has offered the perfect solution; The addition of the Teahouse Persian Gardens. This garden would replace much of the parking behind the Teahouse and would serve as a center axis for the site as a whole.

While it is important to keep in mind the site is already adjacent to a large public park, the garden would provide more than just the facilities of a recreational green space. In addition to perfecting pedestrian flow, it would provide local fruit, inspire a sense of community, further grow the Persian culture on site, and serve as an expansion to the restaurant. Optimally, it would be built with the ditch in mind, turning the channel from an eyesore to a beautiful natural element.



## - Public Market Hall

Another way the site already succeeds in distinguishing itself is through the farmer's market occasionally held in the lot between the Teahouse and the Atrium building. To complement this, the city has suggested the addition of the Public Market Hall to offer similar services to the farmers market more consistently throughout the year. It is important to note that the market should not replace the farmer's market; its community impact will need to be distinct in order to ensure there is no competition between the two.

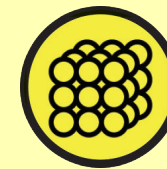
This public market would be a great year-round source of food for local communities. This would further contribute to the unique opportunity the site presents. It would work best in tandem with the Teahouse and the gardens to create a vibrant, resourceful area for people to meet, rest, drink tea, and buy groceries year round. The building could even complement the farmer's market by providing a more prominent spot for the local farmers to set up and advertise their products.



## - Consolidated Parking

Unfortunately, parking is a necessity that cannot be ignored, especially considering that many of the new additions will have an effect on the parking situation. With all the new concepts introduced the parking will need to be both increased and condensed to make way for the new facilities. This requires the need for a structured parking garage, shrinking the mass of pavement into one large but contained area.

For this solution to be effective, it will need easy access to the rest of the site while being concealed from view. Parking garages, while very effective are unappealing and loud, meaning it will need to be placed partially into the site to avoid the ugly facade on the sidewalks by the roads. The entrance to the parking garage will also need to be placed thoughtfully to avoid traffic buildup on busy roads.



## - High Density Housing

One of the most difficult but important potential uses for the site is the inclusion of more residences. Boulder, much like the rest of America, is suffering from a lack of affordable housing, and given the location and the general improvements being made to the site, some additional steps will need to be taken to ensure housing remains within a reasonable budget. These residences would come in the form of small, dense units, though housing will not exceed 2-3 floors in compliance with building code.

One significant hurdle that cannot be overlooked is the privately owned buildings on the south side of the site, one of the best locations for future housing development. Since it is not guaranteed that these parcels will become ours to use, the design must be prepared to incorporate these residences and small businesses in the final design in a worst case scenario. This is why the added residences will expand on the original intention of the site, rather than replace it. The residences will be built with consideration to the buildings around them, as well as the buildings that were there in the first place. Like the parking garage, it will either be offset or tiered from the side of the road to keep it from ruining the single-family residential ideals that are present in the neighborhoods surrounding the site.



## - Cafes and Retail

Finally, small cafes and shops have been proposed to the site that could serve as a barrier between the parking lot and the road. It would also blend well with the proposed residential complexes in order to create a practical mixed-use complex. These would be smaller facilities with few in the site to avoid competing with the shops on Pearl Street. They would, however, still be prominent enough to provide residents and pedestrians with easy access to dining and shopping inside the site.



### Annotations

- Park to west opens up circulation opportunities
- Site built on 100 year floodplain
- Boulder creek runs through the site

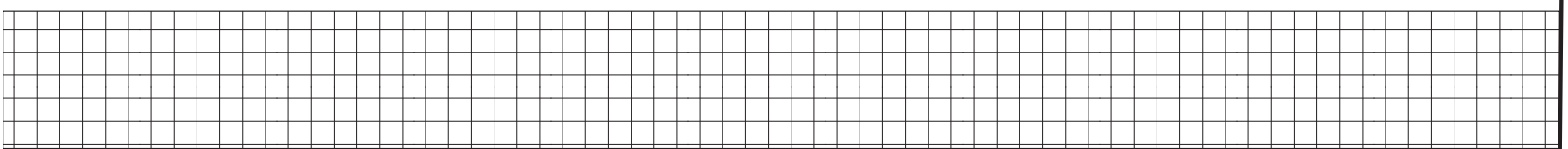
### Tree types on Site:

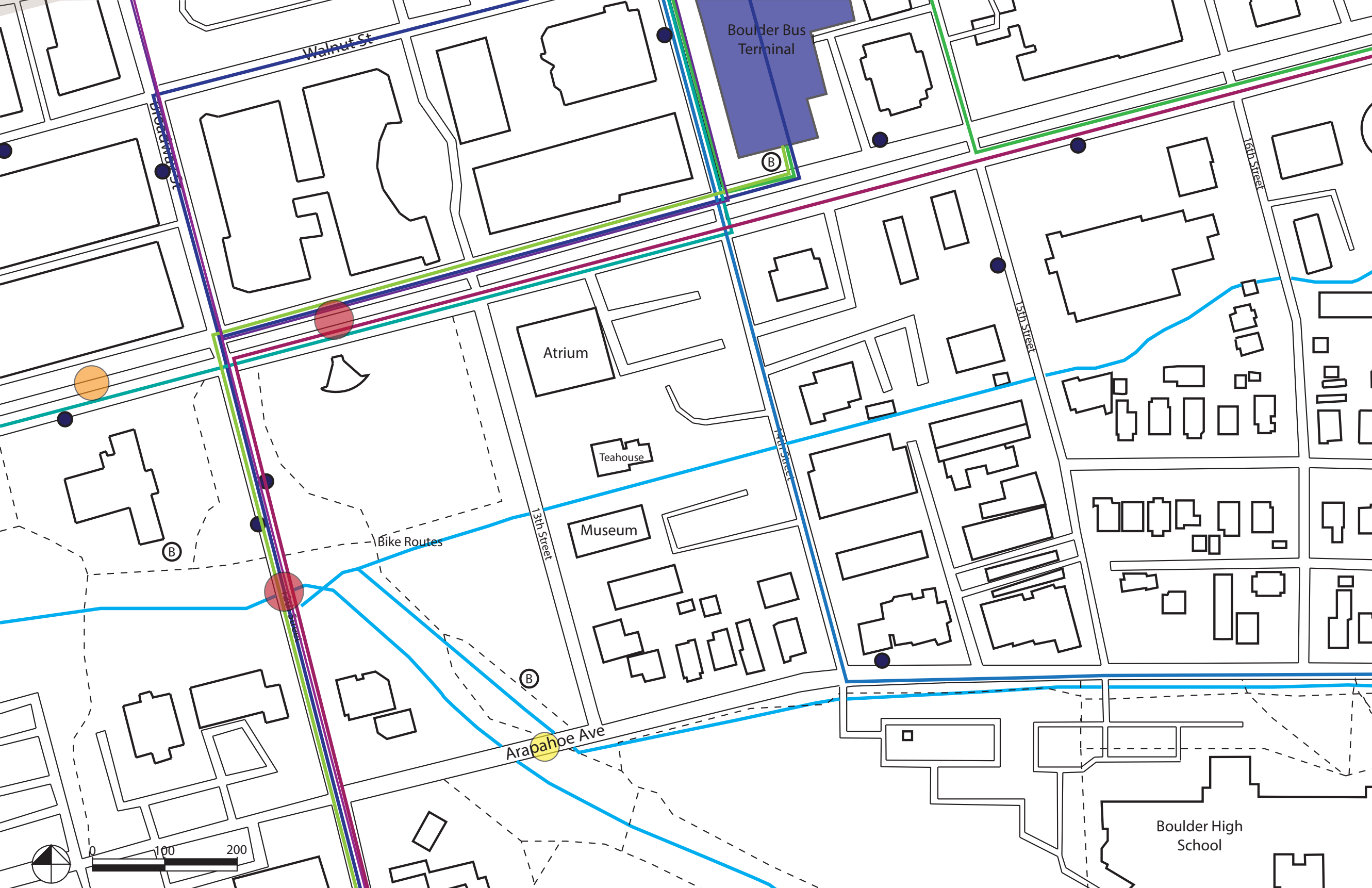
- Honeylocust
- Siberian Elm
- Flowering Pear
- Red Maple
- Silver Maple
- Pin Oak
- Bur Oak
- Cottonwood
- Crabapple
- Black Locust
- Box Elder
- Pinyon Pine

### Key

- - Deciduous Tree
- - Evergreen Tree
- - 100 Year Floodplain
- - Creek
- - - - Bike Lane

# Map #1 - Vegetation



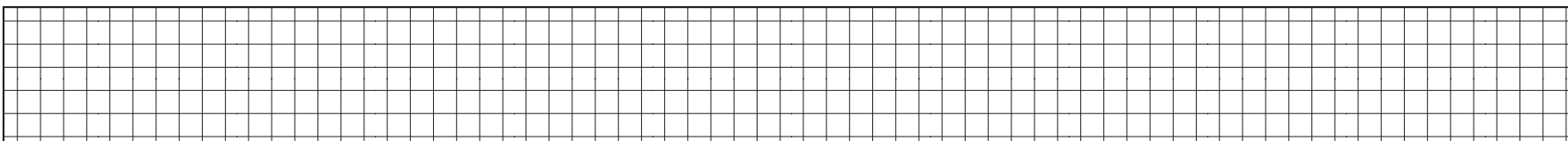


### Annotations

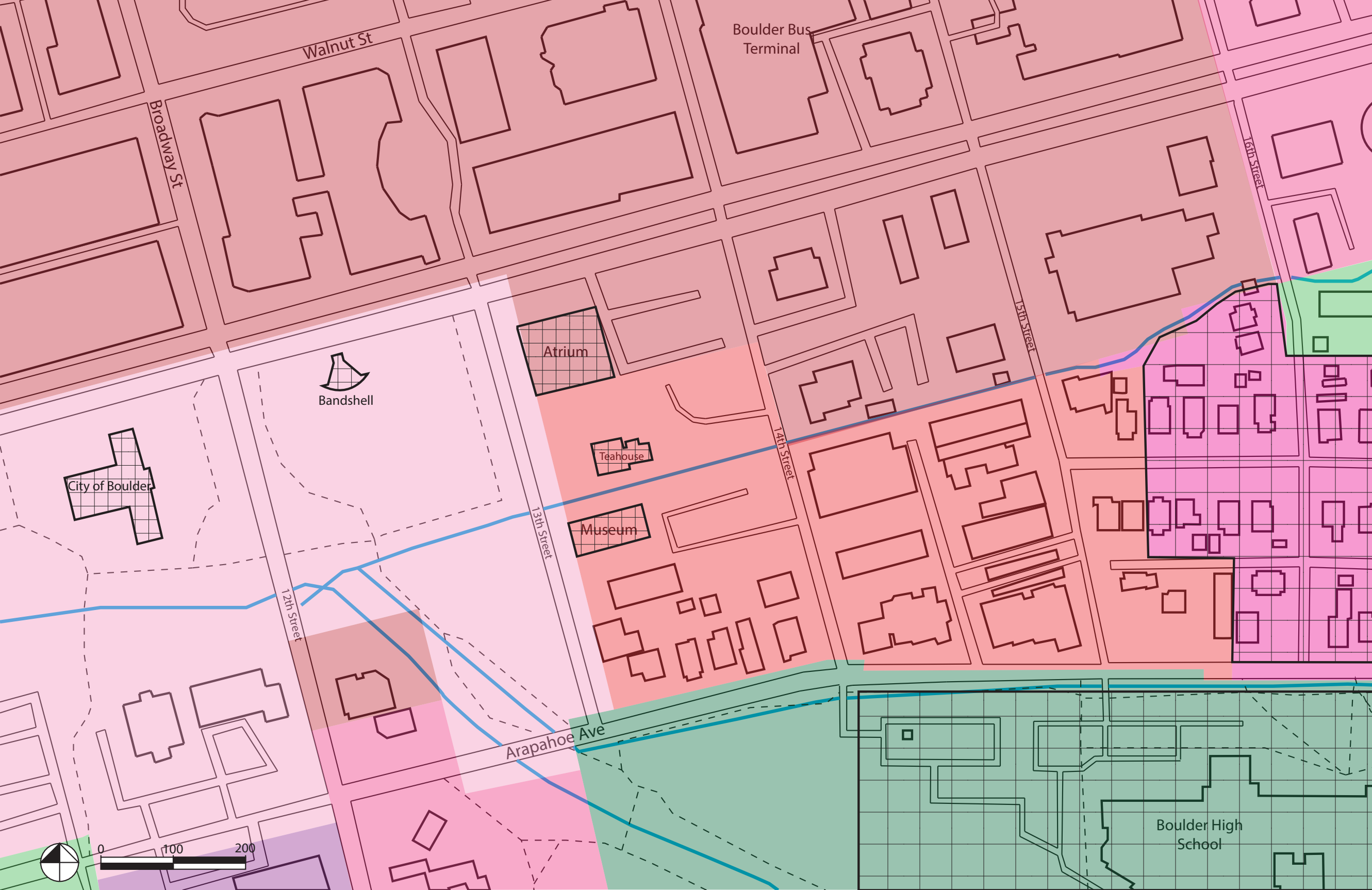
- Boulder Bus terminal is just to the northeast of the site
- Many bus routes run through canyon, but none run through 13th
- Multiple nearby B-cycle stations to encourage biking
- Canyon and Arapahoe are both relatively busy streets. 13th, and 14th are quiet.

# Map #2 - Transportation

Key		Bus Routes	
●	- Bus Stop	■	- Jump
Ⓟ	- B Cycle	■	- NB
●	- Traffic Count (14k)	■	- Bolt/205
●	- Traffic Count (20k)	■	- AB
●	- Traffic Count (24k)	■	- FF
		■	- 208
		■	- Skip
		■	- 204











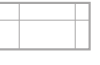




### Annotations

- Three story buildings may be built on north side of site. Everywhere else must stay as two story
- Atrium, Boulder Teahouse, and BMoCA are all considered historical
- South side of the site is primarily residential
- Residential neighborhood to the east

# Map #3 - Zoning

Key	
	- Downtown-5
	- Downtown-1
	- Public
	- Business Transitional 2
	- Business Community
	- Residential Mixed
	- Residential High-1
	- Residential High-2
	- Historic Building/District

# Context Maps

## Map #1

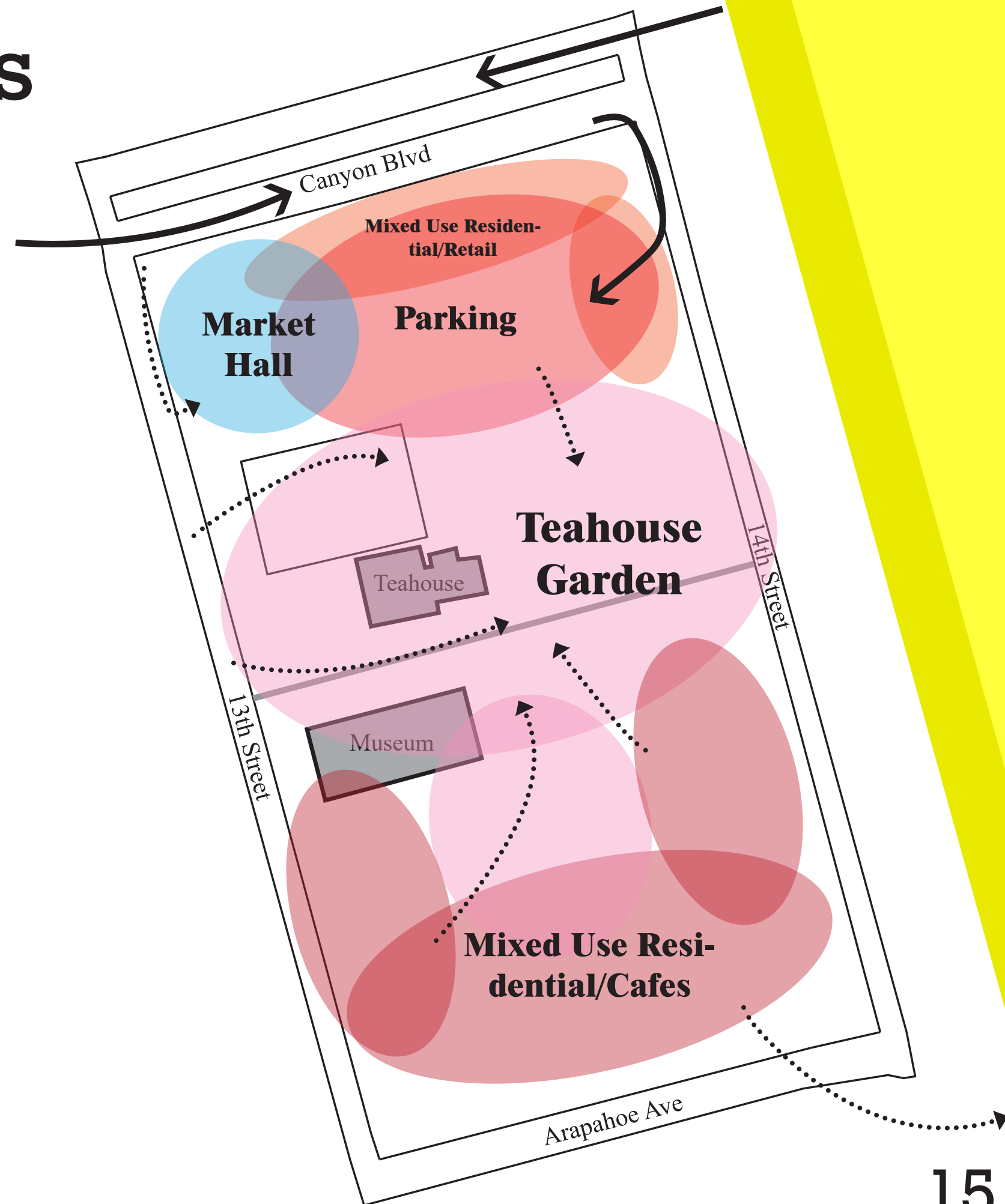
- Dining opportunities on Canyon providing a barrier to the parking garage and easy access.
- Parking garage offset inside the site barring it from Canyon while keeping it close to every facility
- Market hall will exist as part of the garden and will provide a substitute to the farmer's market on off-days.
- Dining opportunities as part of residential buildings.

## Map #2

- Removed Atrium building to be replaced with parking and market hall
- Large central garden has easy access from all sides
- Many residences surround garden and BMOCA creating easy street access with a desirable community backyard

## Map #3

- Removed Atrium building to be replaced with parking and an expanded Teahouse Garden
- Expansive gardens with plenty of room for increased circulation
- Housing surrounding an internal central plaza
- The final bubble design incorporates previous ideas from the three maps into a final, coherent plan. Main additions include concealed parking, a centralized garden space, the market hall serving as an alternative use for the Atrium, and high density residential to the south.





# Reenvisioned Site Plan

1. Parking condensed into one large garage on the south side and a smaller garage concealed by the residential building on the north side
2. Large residential complex wrapping the site. There are cafes on the west side to allow easy access for food
3. The new Persian Gardens separate the residential from the commercial buildings. It works with the ditch to create an inclusive, relaxing space at the center of the site
4. The Atrium has been repurposed into a market hall and a bus stop has been added next to it for buses to drop residents off of Canyon
5. An awning has been added between the Teahouse and the Atrium for a more aesthetic and sheltered farmer's market
6. A plaza centers the residential area equipped with garden space and bike racks.



<https://earth.google.com/web/> - Satellite Views

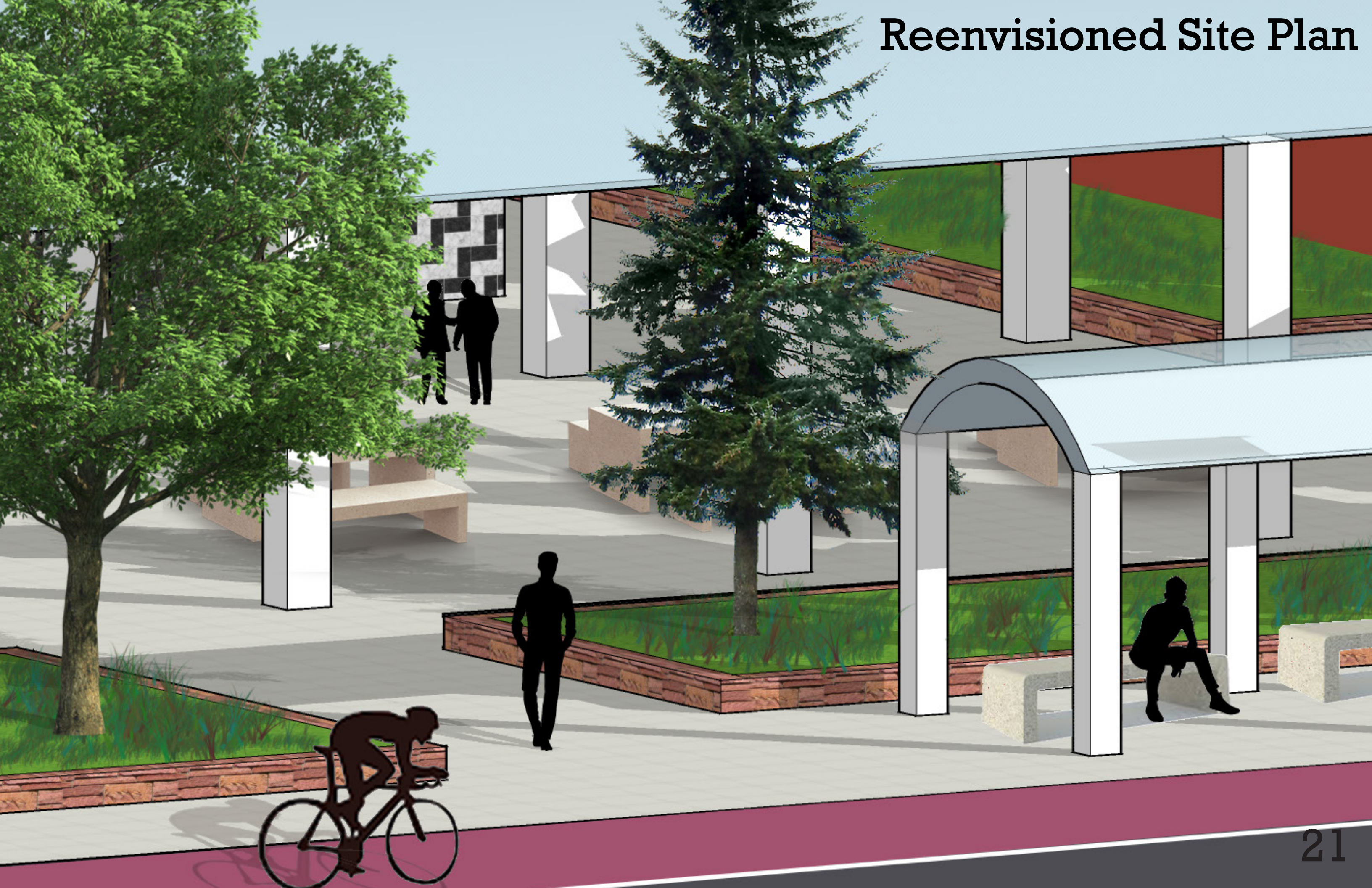


# Reenvisioned Site Plan





# Reenvisioned Site Plan





# Addressing Parking

Use	Square Footage	Parking Spaces
Residential	56,472 (700sqf per unit)	80
Atrium (Market Hall)	11,300	33
Restaurants	8,977	26
Retail	7,585	22
BMoCA	5,838	17
Cafes	4,397	13
Boulder Dushanbe Teahouse	2,894	8
<b>Total</b>	<b>97,463</b>	<b>199</b>
Parking Garage	73,894 (3 floors)	246
<b>Alternative Parking Garage</b>	<b>96,408 (4 floors)</b>	<b>321</b>

To the left is a graph depicting the minimum amount of parking required for the site, a number the currently proposed parking garage easily accommodates. However, the site already has 214 parking spaces set aside for BMoCA, The Boulder Dushanbe Teahouse, and the Atrium (as opposed to the 58 set aside for the minimum calculations). Combining this with the additional parking needed for the proposed site leads to an absurdly high number of spaces needed for a single block's worth of space (355 total). While adding a fourth floor to the parking garage would allow for many more spaces, the site would still fall short of the amount of parking required given this limit.

The proposed design instead argues that a three to four story floor parking structure will be enough to accommodate those in the site. If we consider the current parking situation to also apply to the existing residential buildings on the south side of the site and not just the three historical buildings, then the four story parking garage, highlighted in **gold**, would be enough to accommodate the proposed site, despite the high number of spots already on site. The current design's garage will remain as three stories given current square footage calculations, but if the city requires more parking, Neighborü is ready to accommodate a fourth floor to the proposed garage to ensure each resident the necessary amount of space to live comfortably.

# Conclusion

Neighborü will expand on the site's original intentions to create a diverse community based around the unique culture of the persian teahouse. It will be an additive expansion, excluding no part of the original plan but instead building upon it. The final redesign will envision an intimate world contained between the active streets of Boulder.



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# Citations



**“By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities”**

**- Socrates**

