WORKac: North Boulder Branch Library

Library Commission Presentation, May 2019
SITE SELECTION
- First Community Engagement
- Site Selection Report
- Library Commission Presentation

PLANNING PROCESS
- Pre Application Submission
- Pre Application Meeting
- Concept Plan Review Submission
- Site Review Submission
- Site Review Comments/Responses
- Site Review Approval

SCHEMATIC DESIGN
- Second Community Engagement
- Planning Board Presentation
- Library Commission Presentation
- Final Community Engagement
- SD Submission

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS

CONSTRUCTION STARTS

SCHEDULE
LIBRARY CONCEPT
BOULDER: A CITY IN NATURE
SITE ANALYSIS
PROGRAM ADJACENCIES
FIRST + SECOND

LEVEL 2

STAFF
COMMUNITY
QUIET (ADULT)
BOULDER READS

LEVEL 1

QUIET (ADULT)
STAFF
KIDS
MAKERS
GARDEN
OUTDOOR
PLAYGROUND
TOPOGRAPHY
“MORE CLOSED” VS “MORE OPEN”
BOULDER: A CITY IN NATURE
BOULDER: COMMUNITIES
SITE LOCATION
PROGRAM ADJACENCIES
CONTRAST + DUALITIES
“MORE CLOSED” VS “MORE OPEN”
1. **QUIET SPACE**
   Reading area with views to the mountains and access to nature.

2. **COMMUNITY SPACE**
   Community room central to the library with after-hours access.

3. **CHILDREN’S SPACE**
   Kids area with sightlines, storytime seating, and access to playground.

4. **MAKERSPACE**
   Large makerspace with dedicated outdoor work area and access to community garden.

5. **OUTDOOR SPACE**
   Outdoor amenities such as a community garden, children’s playground, and large public plaza.

**INITIAL COMMUNITY ENGAGEMENT RESPONSE, AUGUST-DECEMBER 2018**
SCHEMATIC DESIGN CHANGES

1. PLANNING BOARD COMMENTS AND SITE SURVEY
2. DESIGN CHANGES
3. SECOND COMMUNITY ENGAGEMENT  
   (Site, Kids, Maker Space, Community)
4. STAFF COMMENTS AND REVIEW
PLANNING BOARD COMMENTS AND SITE SURVEY
NEW SURVEY WITH CORRECTED SETBACKS, EASEMENTS, ZONING, FLOODING

ZONING AND EASEMENTS

- Property Lines
- Zoning MU-2
- Zoning RM-2
- Zoning BMS

EASEMENTS & SETBACKS
- 25' Utility Easement
- Drainage Easement
- 0' Front Yard Setback (FYS)
- 0-5' Side Yard Setback (SYS)
- 10' Rear Yard Setback (RYS)

CITY WETLAND BUFFERS
- Outer Buffer
- Inner Buffer

FEMA FLOOD ZONE
- FEMA Conveyance Zone
- FEMA 100-Year Zone
- FEMA 500-Year Zone

OVERALL SITE AREA: 120,466 SF

MU - 2 ZONING REQUIREMENTS:
- Max. Height: 35'
- Max. No of Stories: 2
- Max. FAR: 0.6:1
- Max. Floor Area: 15,000 SF
- Min. Open Space: 15%

50% of lot frontage must contain building
Primary building entrance location to face street
SITE PLAN  Concept Plan Review Application
BUILDING FOOTPRINT RELOCATED AWAY FROM CREEK, PER SITE SURVEY
REVISED PARKING LAYOUT

WOONERF DESIGN EXTENDED TO 14TH ST

INTEGRATES FUTURE EXTENSION OF 14TH ST
NEW MULTI-USE PATHS TO IMPROVE SITE CIRCULATION

EXISTING TRAIL NARROWED TO 5' TO ENCOURAGE PEDESTRIAN CIRCULATION

NEW MULTI-USE PATH CONNECTS TO WOONERF STREET
INTEGRATED MULTI-USE RAMP (ADA ACCESSIBLE)

10' WIDE RAMP ACCOMODATES PEDESTRIANS AND BIKES
DESIGN CHANGES
REDUCED BUILDING HEIGHT (-4’)
COMMUNITY SPACE

13TH STREET

ADULT AREA

SOUTH ENTRANCE

GREENHOUSE

CHILDREN'S AREA

REFINED SOUTH FAÇADE DESIGN PER INTERIOR PROGRAM AND MEP REVIEW
SOUTH FAÇADE ELEVATION   New Design
FAÇADE SECTION IDEAS

- Adult Area
- Quiet Reading
- Community Room
- Kids Area
SOUTH FAÇADE
SECOND COMMUNITY ENGAGEMENT AND STAFF REVIEW

SITE AND EXTERIOR
MARCH COMMUNITY ENGAGEMENT EVENTS
SEPARATED PLAYGROUNDS
NEW TREES TO SHADE PLAYGROUND AREAS
REDUCED PLAZA AREA TO CREATE ADDITIONAL OPEN GREEN SPACE
NEW CONNECTION TO BOULDER MEADOWS (COORDINATED WITH OWNER)
NEW AWNING TO MARK LIBRARY ENTRANCE
NORTH FAÇADE
REFINED NORTH FAÇADE DESIGN – INTEGRATED WINDOWS AND PLANTERS
NORTH FAÇADE
SECOND COMMUNITY ENGAGEMENT AND STAFF REVIEW

INTERIOR
RE-ORGANIZED CORE, SUPPORT SPACES

MECHANICAL SPACE

COURTYARD

IT ROOM

ELECTRICAL ROOM

RE-ORGANIZED STAIR AND ELEVATOR LOBBY
MAKER KITCHEN
MAKER KITCHEN
1,220 SF

OUTDOOR MAKER SPACE AREA
1,000 SF
OUTDOOR MAKER SPACE AREA
ADULT AREA
ADULT AREA

- Storage: 245 SF
- Meeting Room: 380 SF
- Cafe: 150 SF
- Patron Holds & Self-Check Kiosks
- Reading Area
- Study Tables
- Lounge

Adult Area: 2,025 SF
FIRST FLOOR PLAN

LEGEND

1. Main Entrance
2. Lobby/Digital Display
3. Courtyard
4. Main Stair
5. Circulation Desk
6. Adult Area + Seating Area
7. Cafe
8. Meeting Room
9. Storage
10. Children’s Area
11. Greenhouse
12. Automated Materials Handler
13. Private Workspace
14. Staff Restroom
15. IF Room
16. Staff Storage
17. Manager’s Office
18. Public Restrooms
19. Maker space
20. Exterior Stair
21. Mechanical Room

Interior Ground Floor Area: 8,700 SF
SECOND FLOOR
SECOND FLOOR PLAN	Concept Plan Review Application
2ND FLOOR DESIGN CHANGES

- Enlarged Community Lobby
- Separate Boulder Reads Classroom
- Flexible Curtain

OPEN TO BELOW
COMMUNITY SPACE

- COMMUNITY ROOM: 1,050 SF
- WET BAR
- STORAGE
- COMMUNITY LOBBY: 235 SF
- FLEXIBLE MEETING SPACE: 235 SF
- BALCONY
- STORAGE
SECOND FLOOR PLAN

LEGEND

1. After-hours Entrance
2. Main Stair
3. Community Lobby
4. Community Room
5. Flexible Meeting Space
6. Balcony
7. Study Rooms
8. Restroom
9. Staff Break Room
10. Boulder Reads Tutor Room
11. Boulder Reads Office
12. Boulder Reads Classroom
13. Storage
14. Exterior Stair

Interior Second Floor Area: 3,300 SF