

# WORKac: North Boulder Branch Library

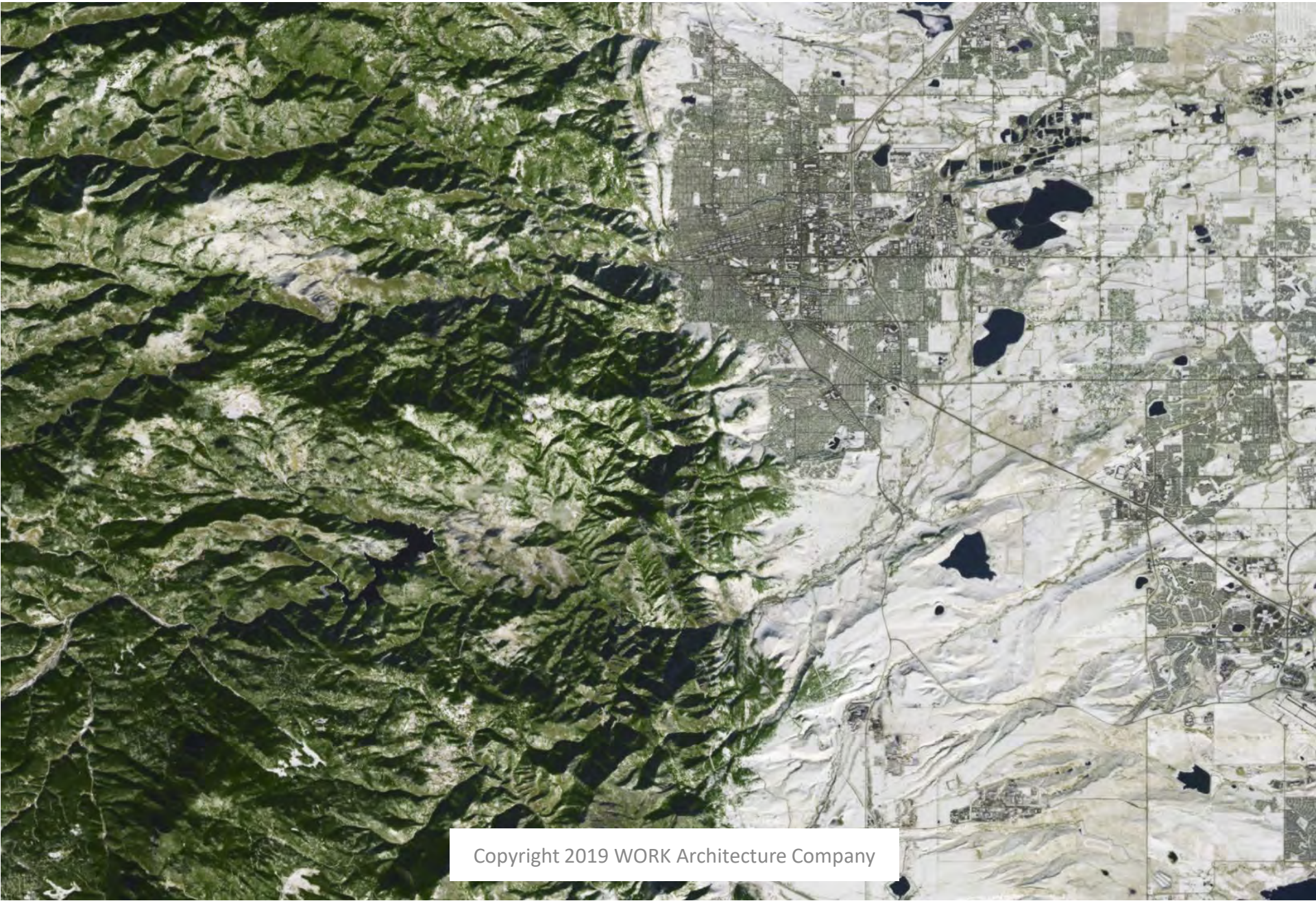
Library Commission Presentation, January 2019



**READING BOULDER**  
***A CITY IN NATURE***

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# DUALITY / CONTRAST



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# MOUNTAIN VIEWS / PANORAMA



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# GEOLOGY



Generalized Cross-Section East-West Across the Boulder Area

# CELEBRATION OF WATER



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# ALL SEASON OUTDOOR ACTIVITIES



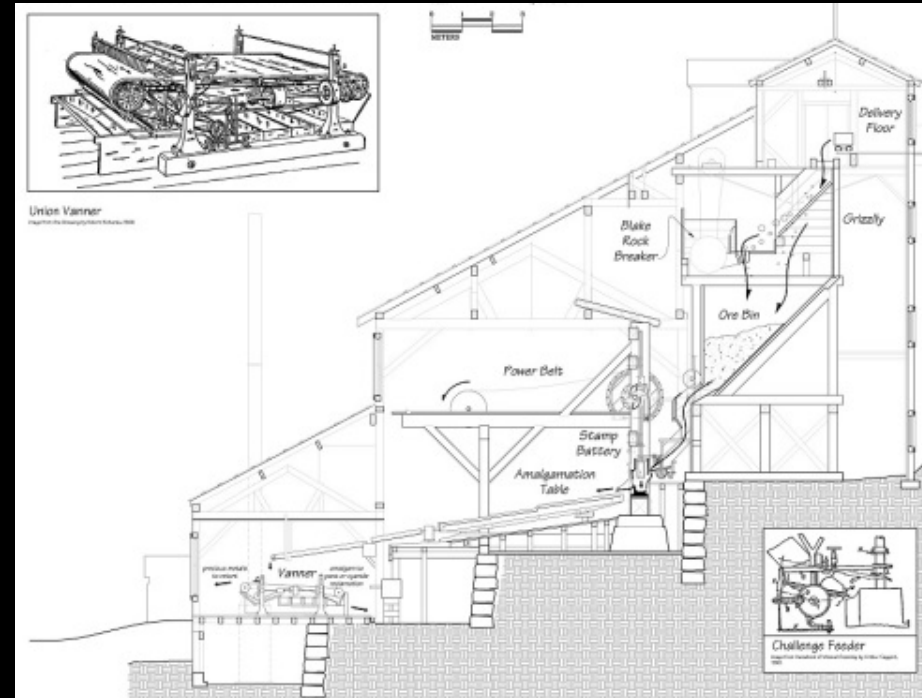
# VERNACULAR: NATURAL STONE + RUGGEDNESS



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# TOPOGRAPHY + SYSTEMS

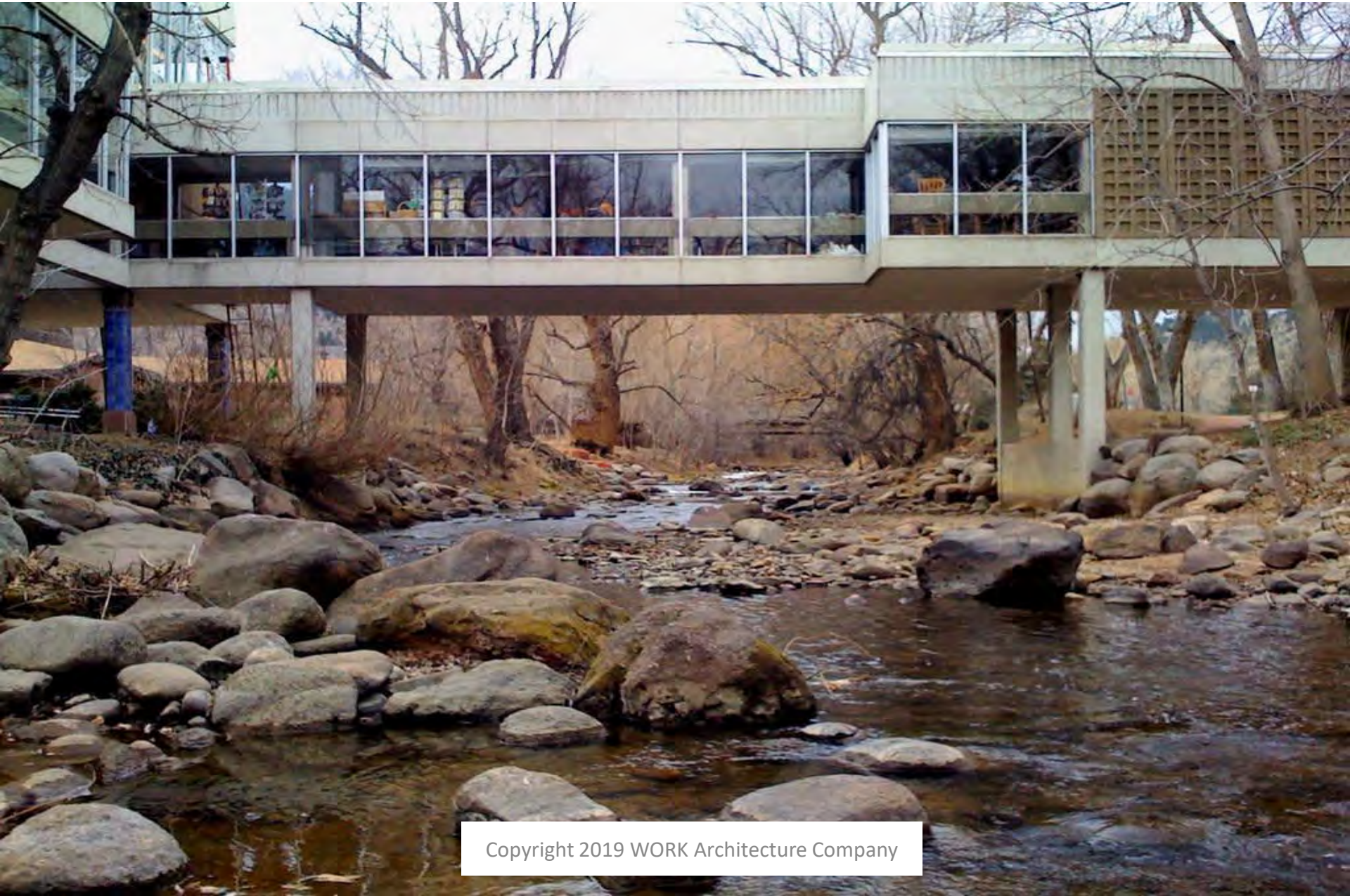


# AGGREGATION



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# INSIDE + OUTSIDE



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# DUALITY / CONTRAST



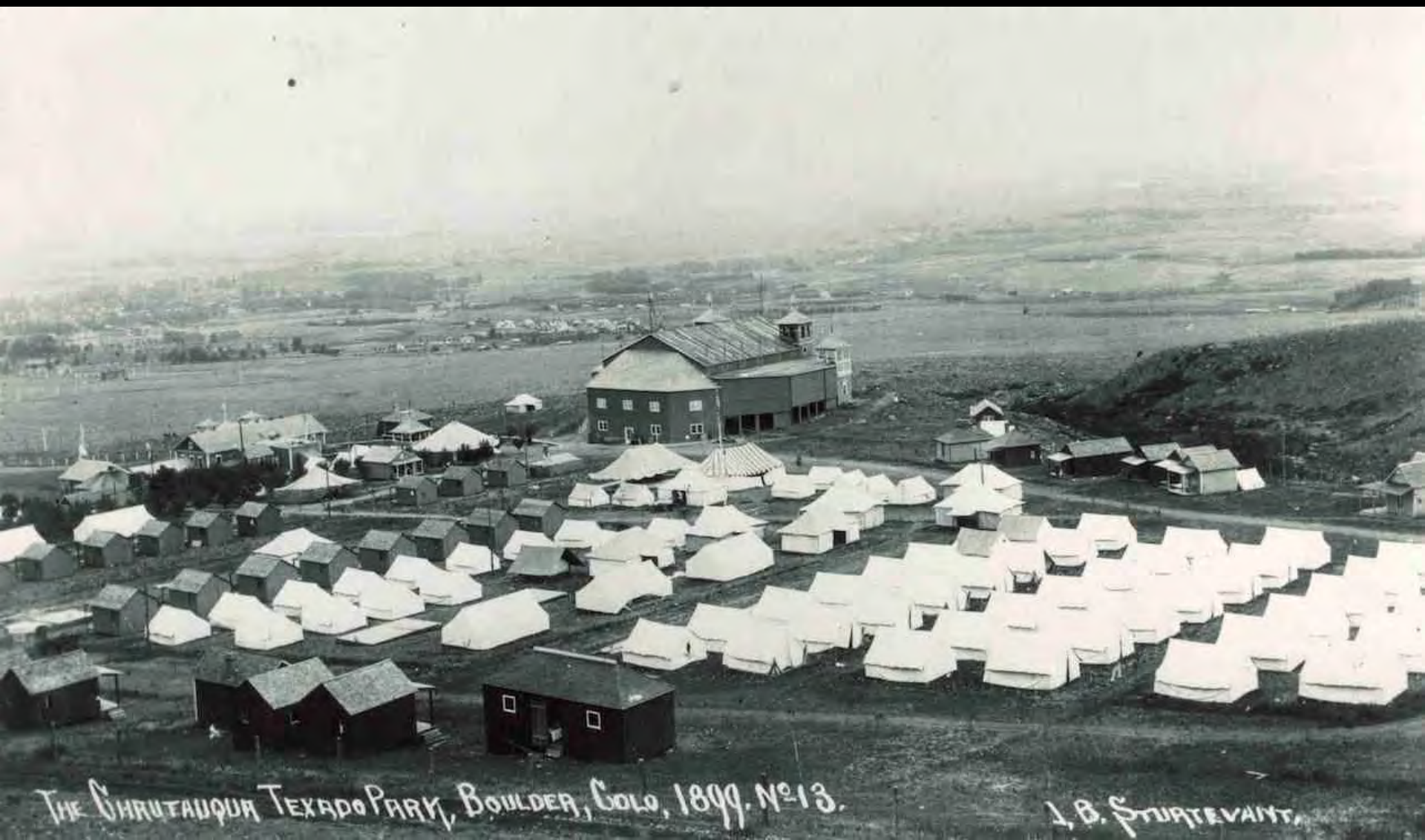
# SYSTEMS



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# READING BOULDER *COMMUNITIES*

# PIONEERING COMMUNITIES



# BUILDING COMMUNITIES





# UTOPIAN COMMUNITIES



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# ENGAGED COMMUNITIES



# QUOTES

## QUIET

“I would like to have study space that is quiet and has good light.”

- *Kathleen*

## OUTDOORS

“It is important that it is colorful, has lots of trees, plants, and grass. And a lot of flowers, lunch area, benches, and a lot of fun!”

- *Eleanor*

## MAKERSPACE

“I would love to see a [makerspace]. This is a place where artists can work, and where people can learn how to make their invention come to reality.”

- *Calder*

## GARDEN

“I would love to see a library site that is well integrated into the existing landscape and that allows for the inclusion of an adjacent community garden.”

- *Sidney*

## KIDS

“The kids will continue to take out books. They would stay longer if there was more opportunity for physical activity. I (parent) would come more and stay longer.”

- *Schwartz Family*

## PLAYGROUND

“It would be great for our children to have an outdoor space [...] for kids to play in.”

- *Christine*

## COMMUNITY

“The library needs an indoor space for communities to meet and host workshops. It needs to inspire the community.”

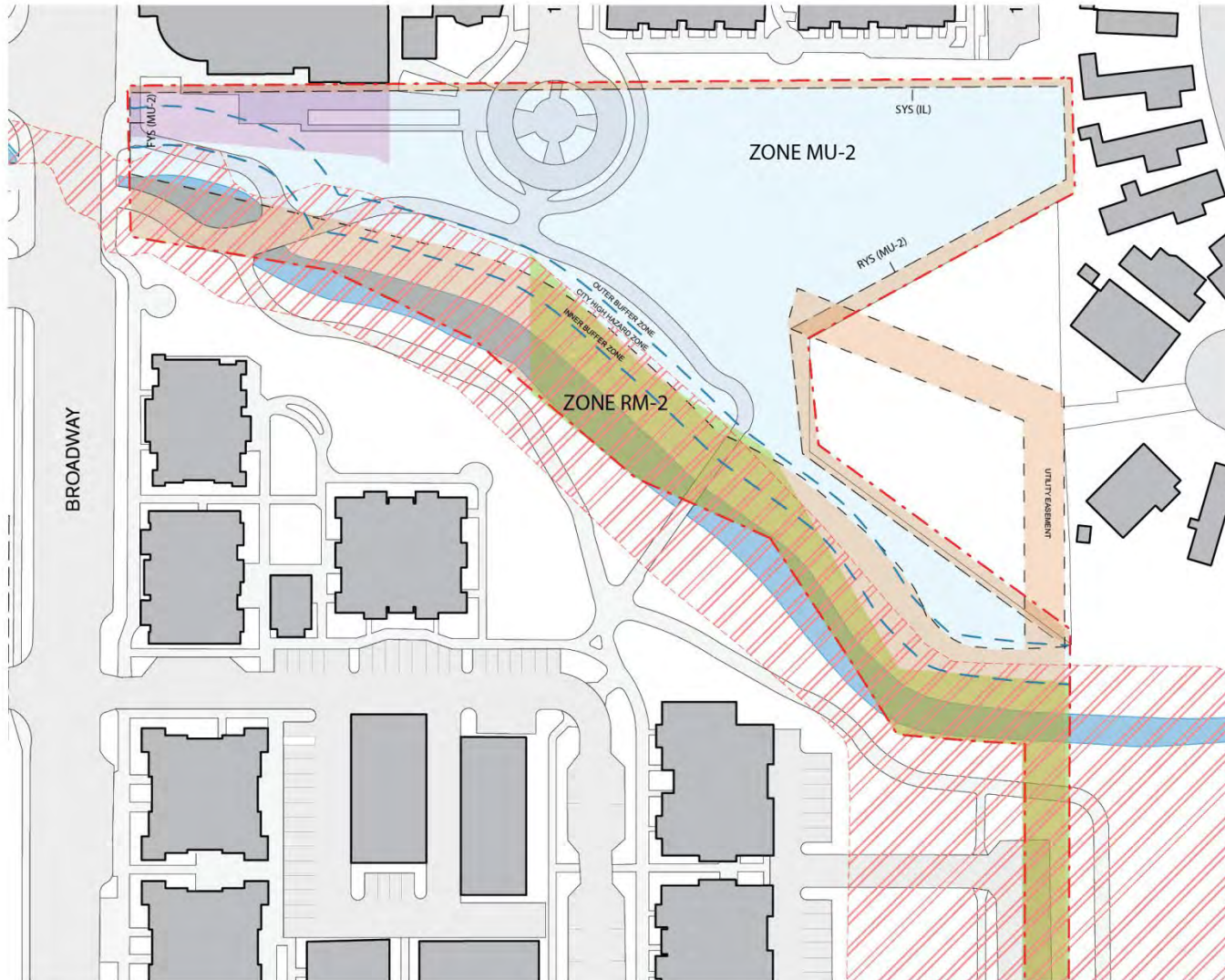
- *Alex*

# LIBRARY VISION CONCEPT



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# Site 2 Setbacks, Easements, Zoning, Floodplain



## ZONING AND EASEMENTS

- - - PROPERTY LINE
- 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 - FOR EVERY 1 SF OF STRUCTURE INSIDE BUFFER, REPLACE WITH 1 SF OF WETLAND ELSEWHERE ON SITE.
  - INNER BUFFER - FOR EVERY 1 SF OF STRUCTURE INSIDE BUFFER, REPLACE WITH 2 SF OF WETLAND ELSEWHERE ON SITE.
  
- CITY HIGH HAZARD FLOODPLAIN ZONE
  - NO NEW PARKING LOTS ALLOWED
  - NO NEW STRUCTURE INTENDED FOR HUMAN OCCUPANCY

**OVERALL SITE AREA:** 120,000 SF

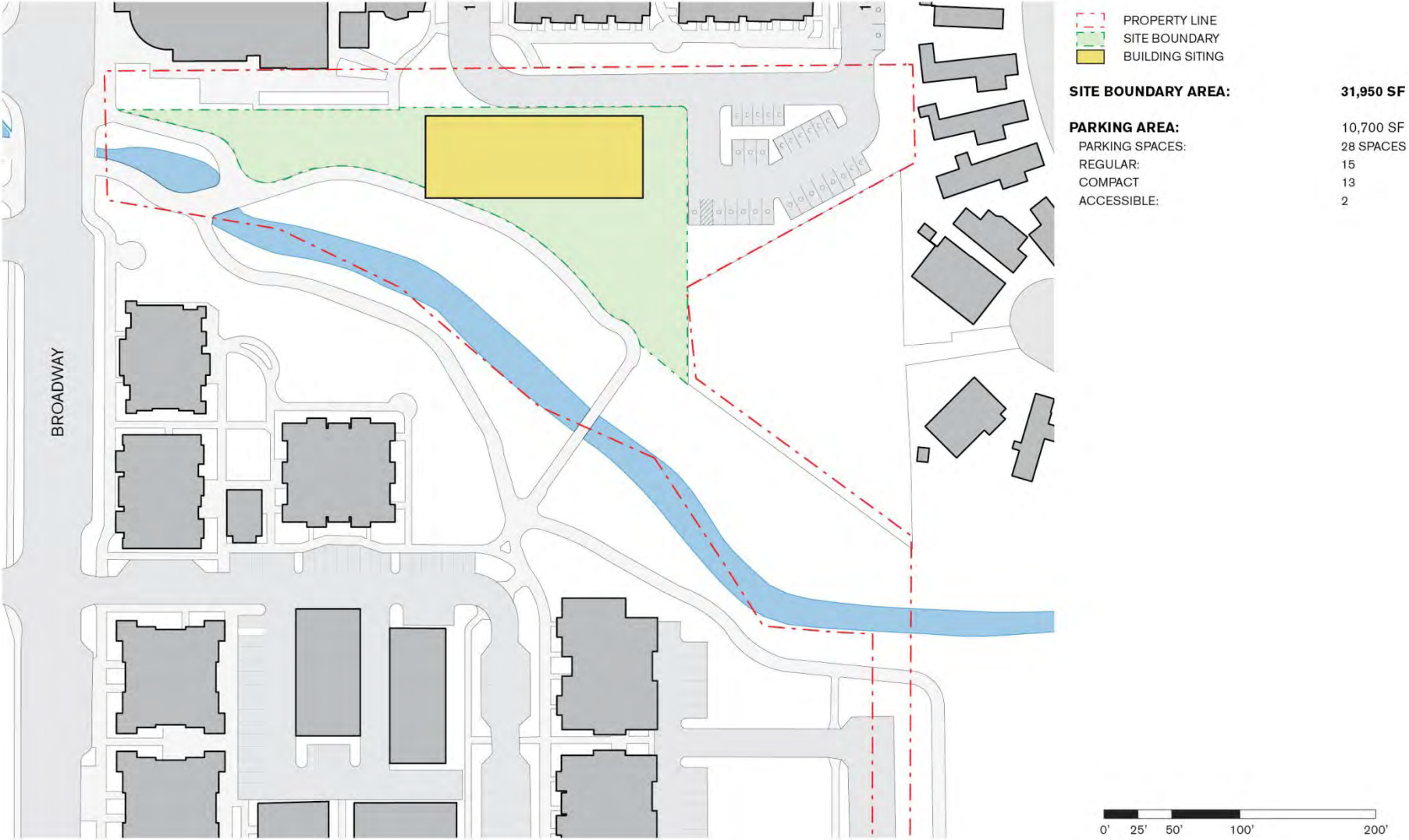
### MU-2 ZONING REQUIREMENTS\*:

MAX. HEIGHT:	35'
MAX. NO OF STORIES:	2
MAX. FAR:	0.6:1
MAX. FLOOR AREA:	15,000 SQ. FT
MIN. OPEN SPACE:	15%

50% OF LOT FRONTAGE MUST CONTAIN BUILDING  
PRIMARY BUILDING ENTRANCE LOCATION TO FACE  
STREET

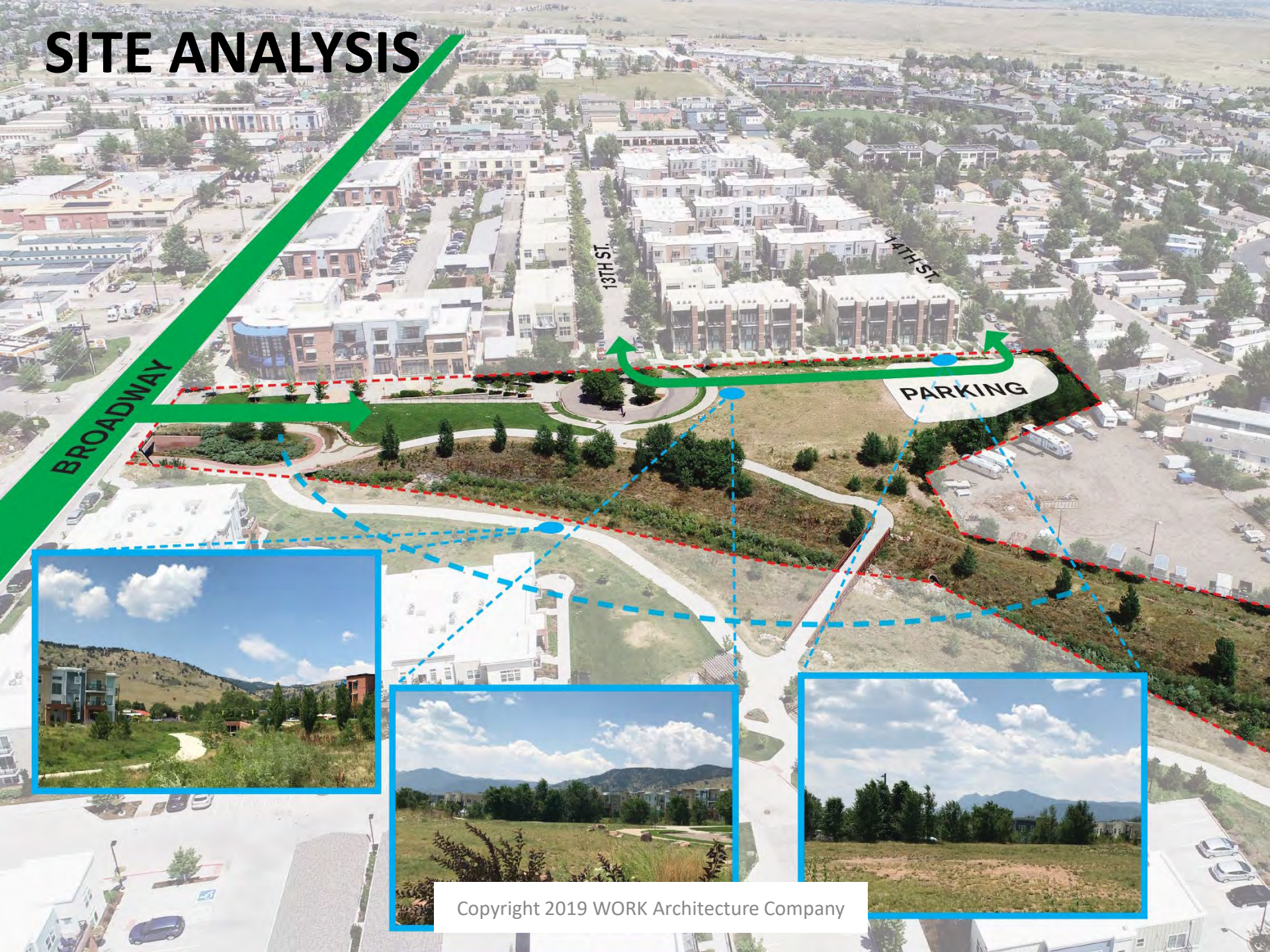


# Site 2 Proposed Parking and Access





# SITE ANALYSIS

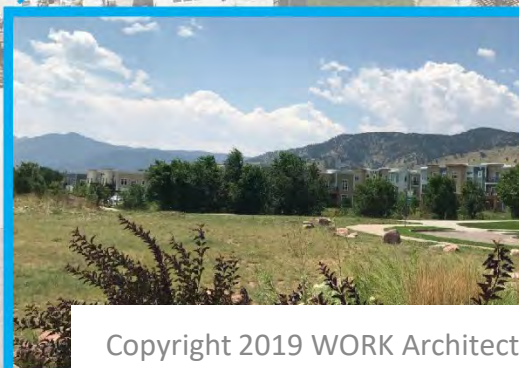


BROADWAY

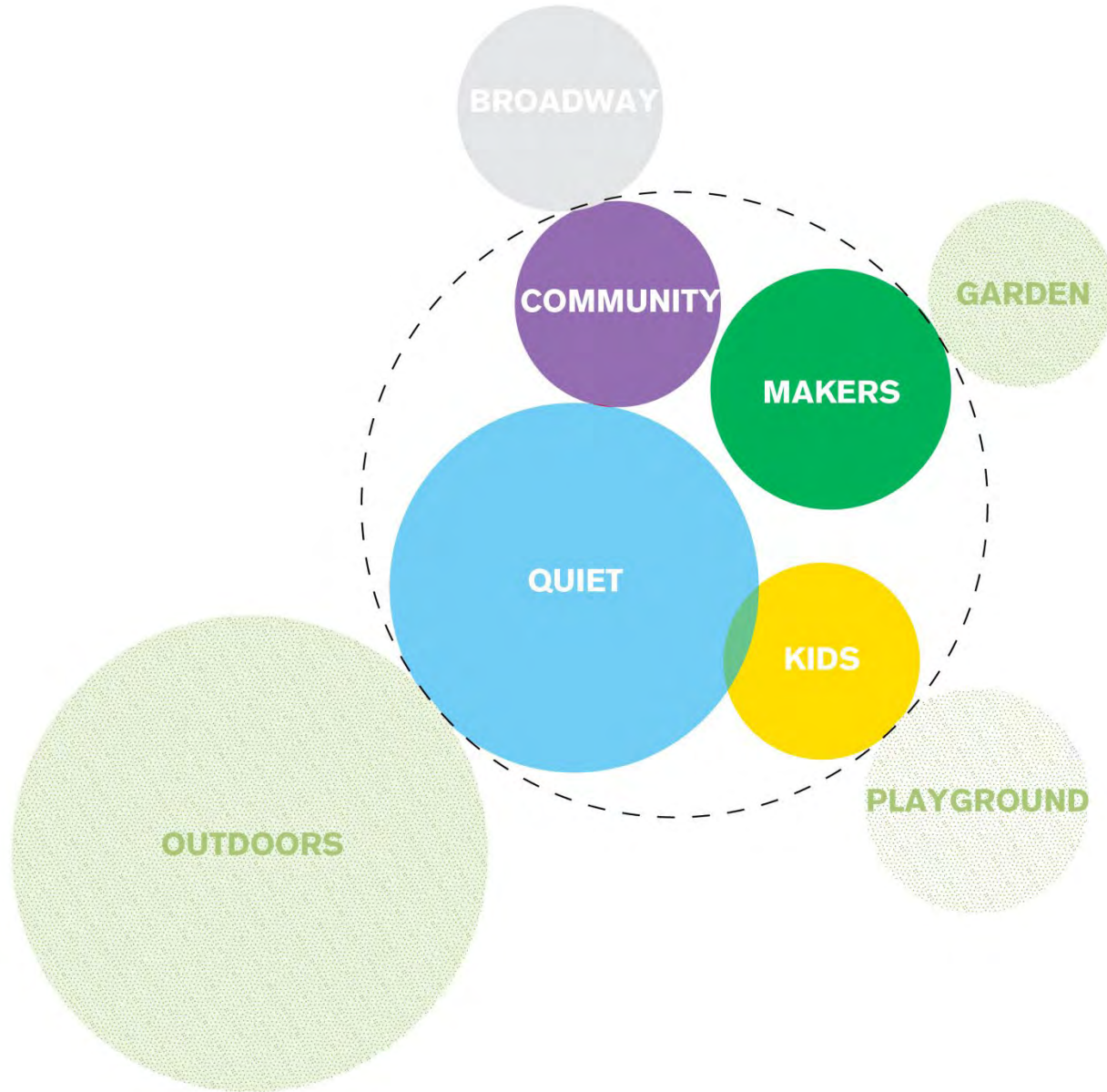
13TH ST.

14TH ST.

PARKING



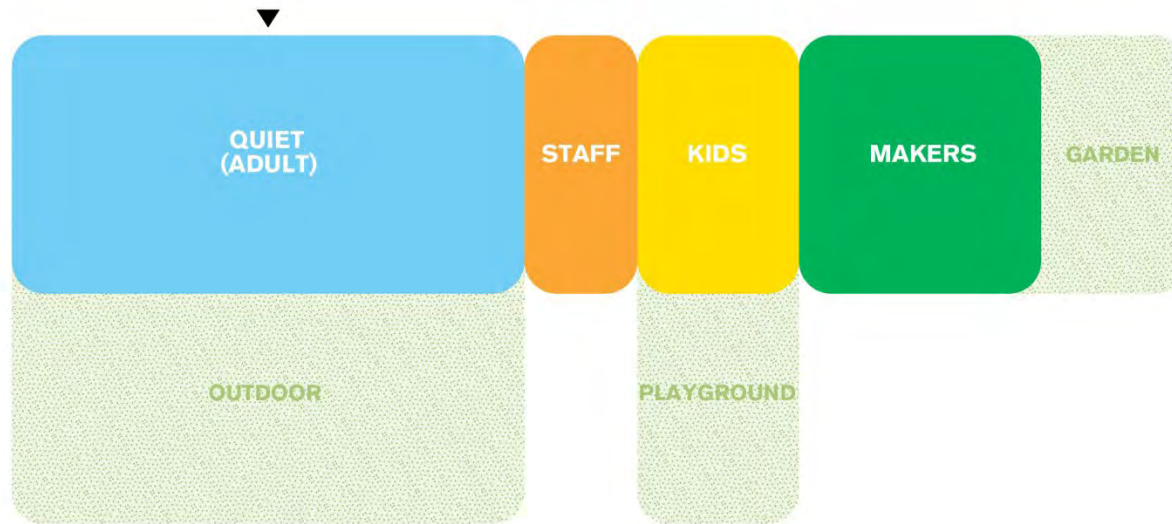
# PROGRAM ADJACENCIES



# FIRST + SECOND

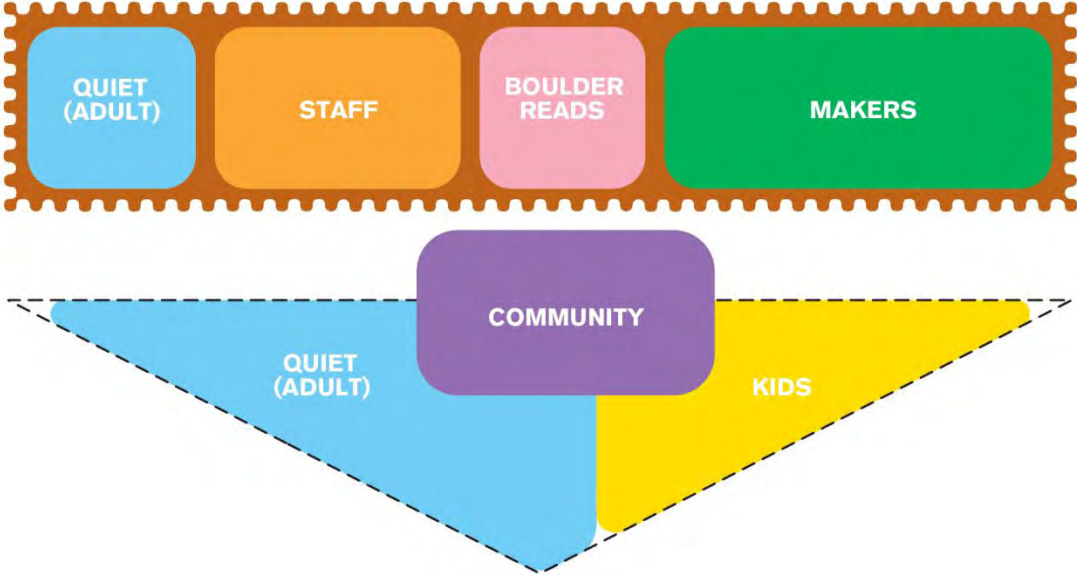


**LEVEL 2**

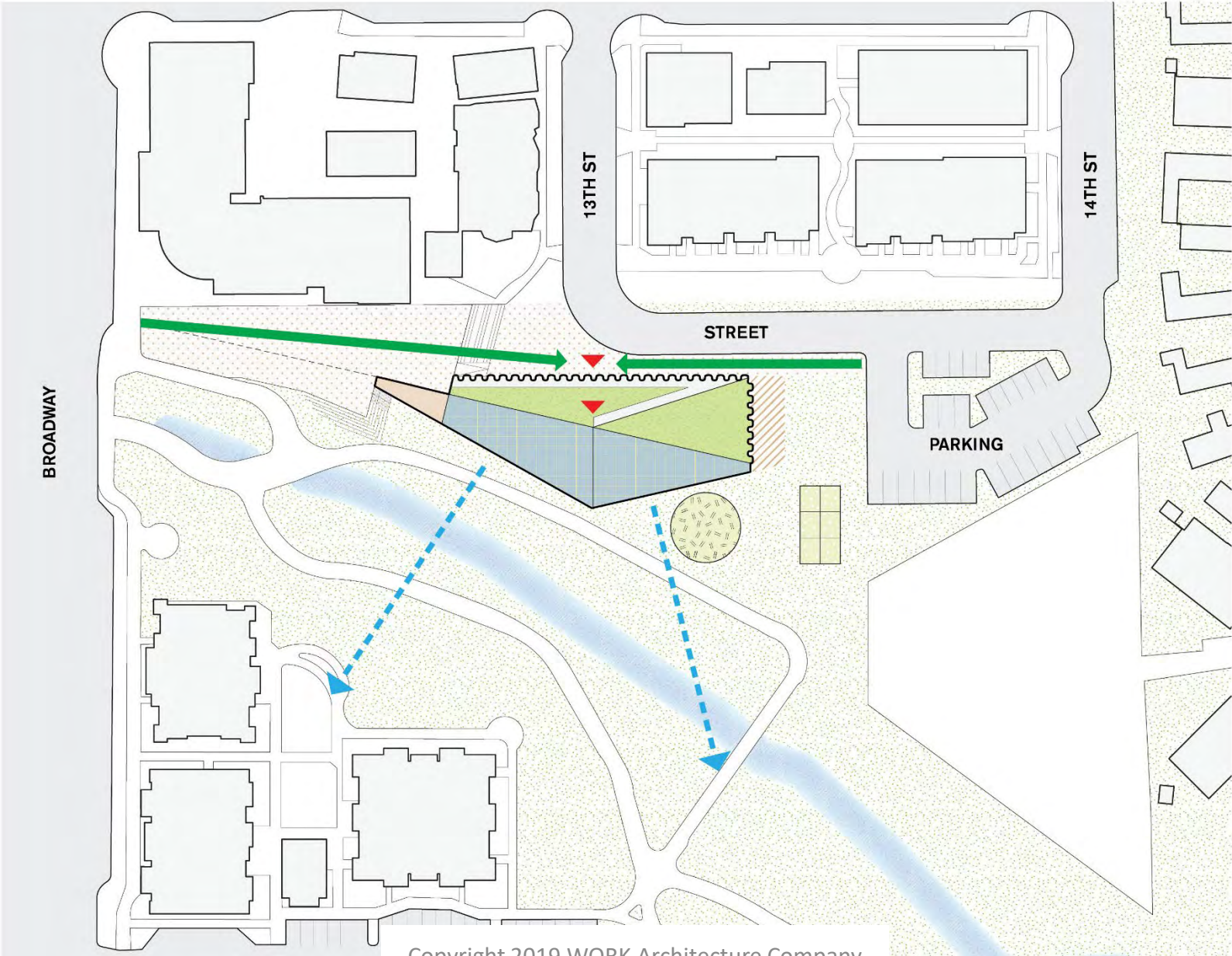


**LEVEL 1**

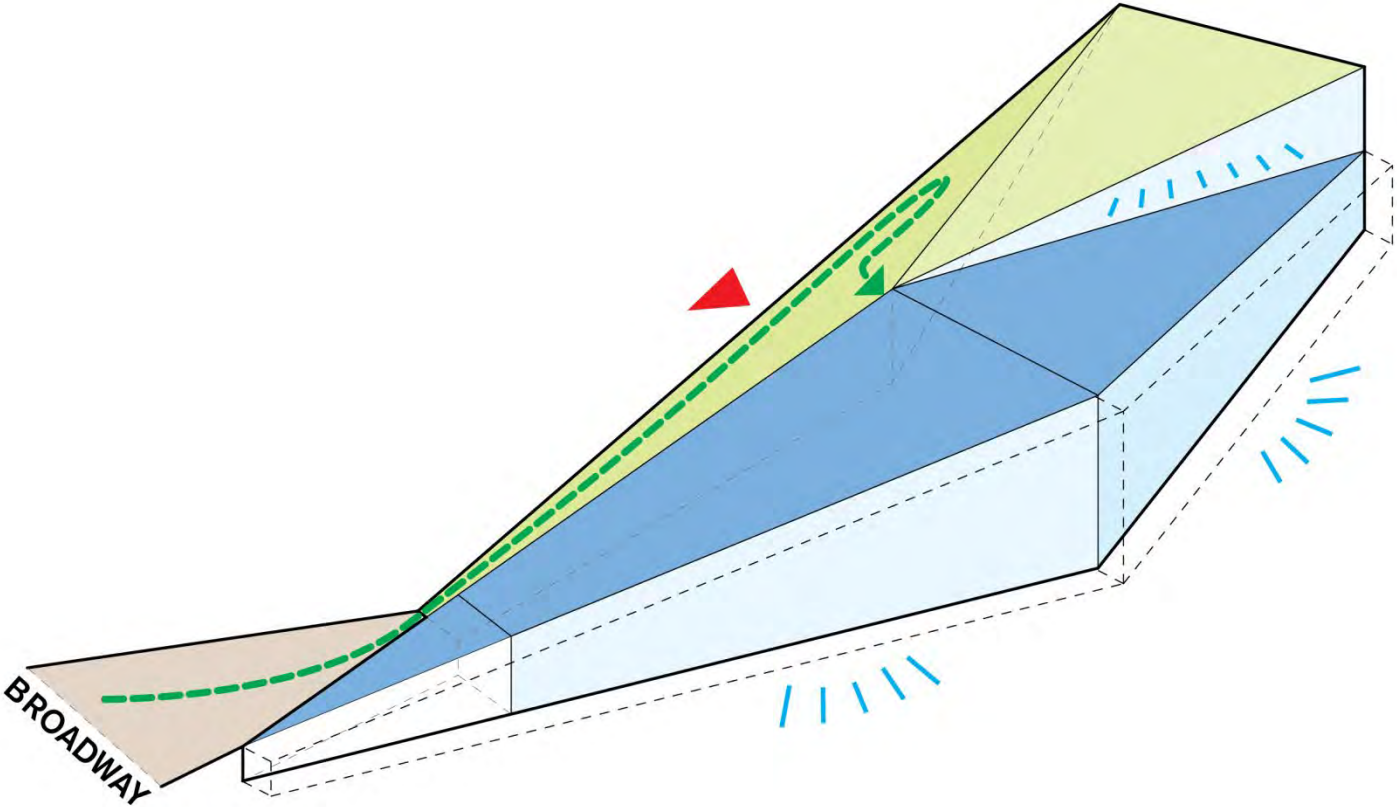
# CONSTRAST + DUALITIES



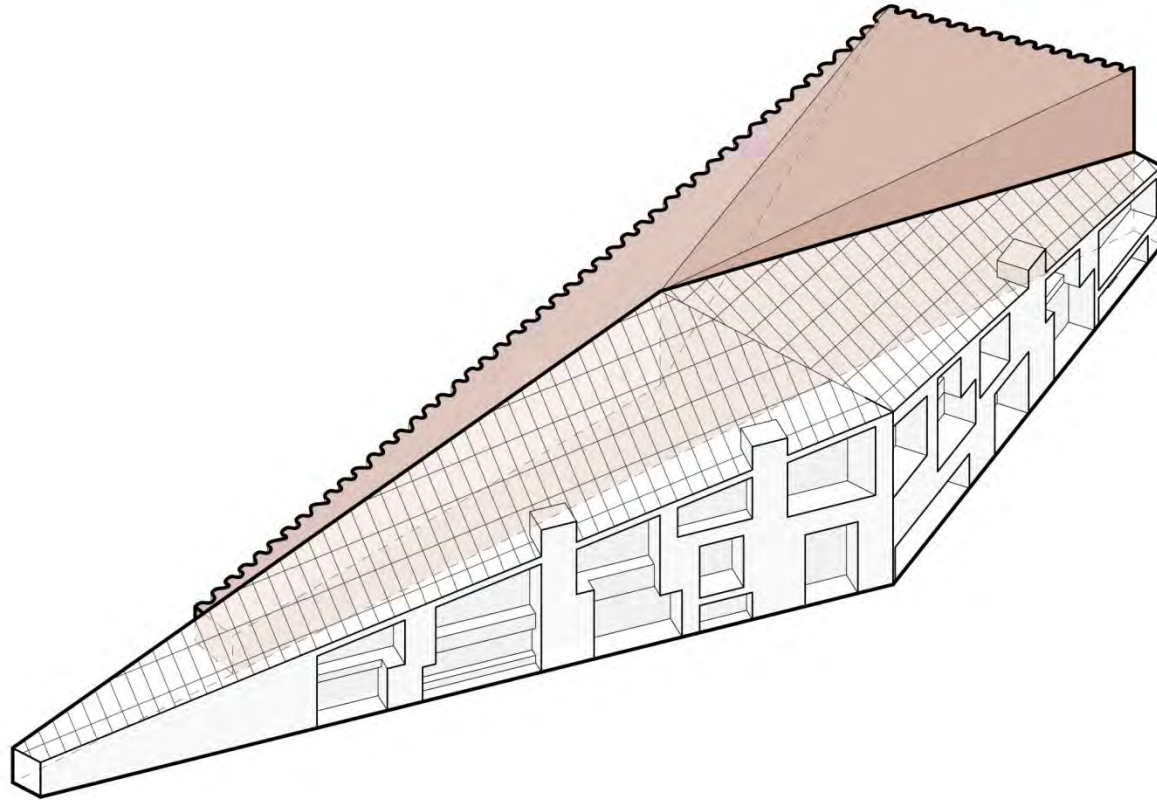
# SITE PLAN



# TOPOGRAPHY



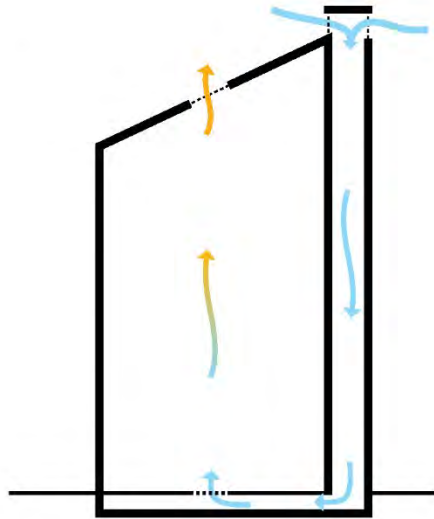
# STONE + ENVELOPE



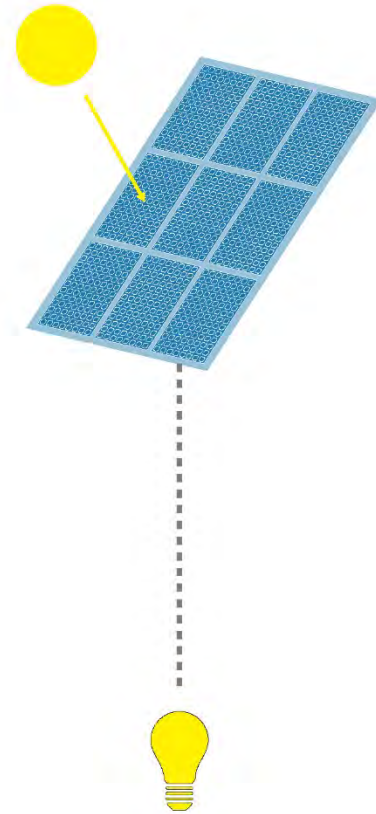
# ICONIC SYSTEMS



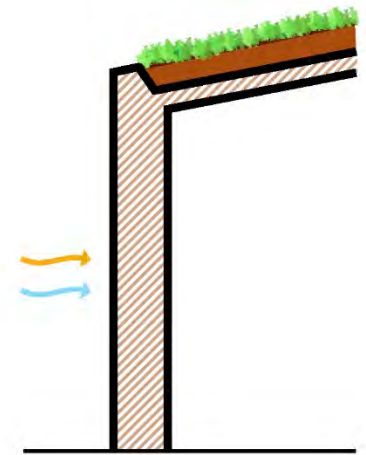
**WATER**  
RECIRCULATE



**WIND**  
VENTILATE



**SUN**  
ENERGY



**EARTH**  
THERMAL MASS &  
GREEN ROOF

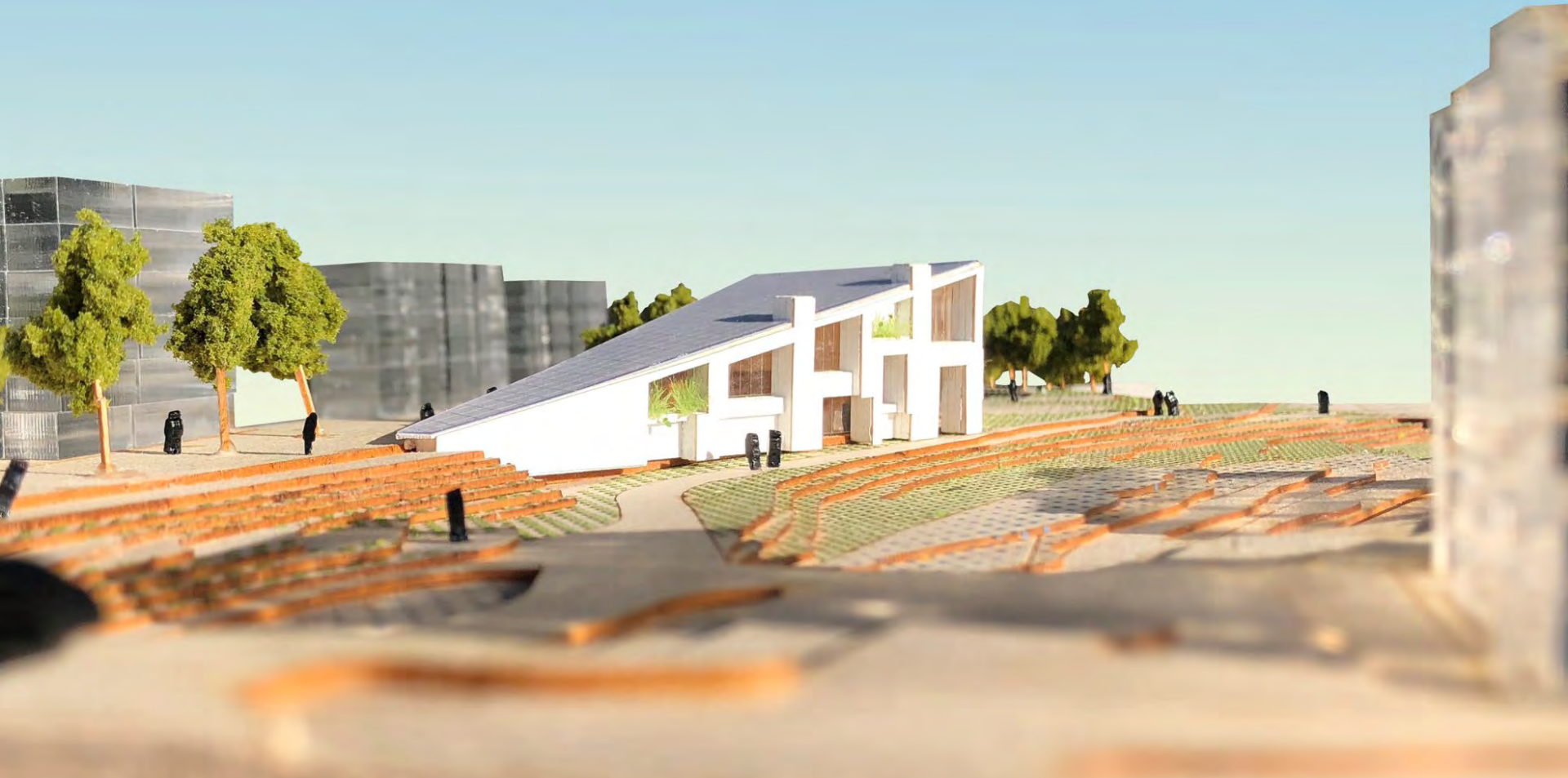


# ICONIC PRESENCE - BROADWAY



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# VIEW FROM BROADWAY

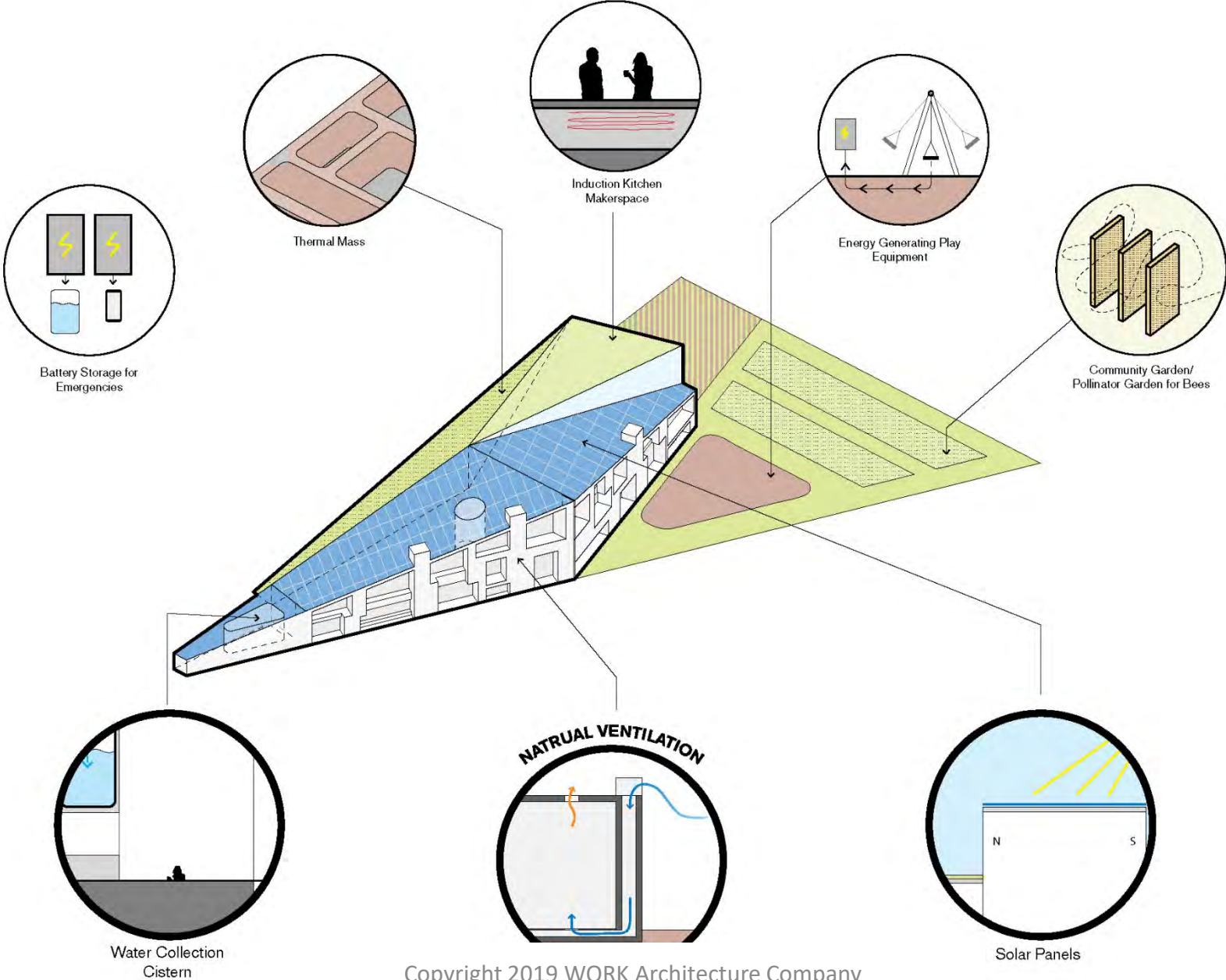


# ICONIC PRESENCE – 13<sup>TH</sup> STREET



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# SUSTAINABLE SYSTEMS



# SITE PLAN



### LEGEND

- 1 NOBO LIBRARY 11,050 SF
- 2 URBAN PLAZA/EVENT SPACE 5,530 SF
- 3 MAKERSPACE OUTDOOR 860 SF
- 4 PLAYGROUND 1,300 SF
- 5 COMMUNITY GARDEN 1,000 SF
- 6 PARKING 28 SPACES

# COMMUNITY RESPONSE DESIGN

## 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

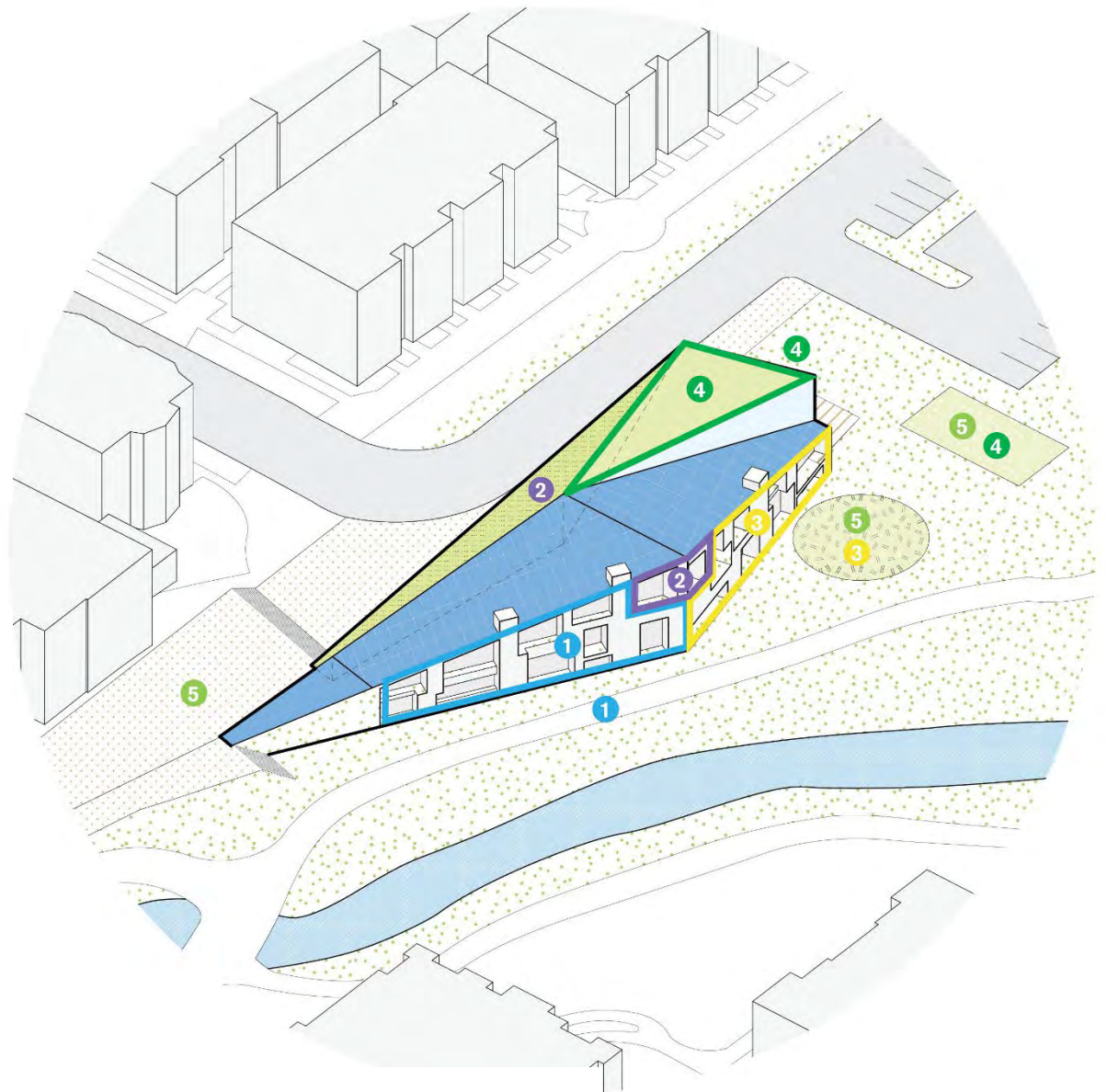
KIDS AREA WITH SIGHTLINES, STORYTIME SEATING, AND ACCESS TO PLAYGROUND

## 4 MAKERSPACE

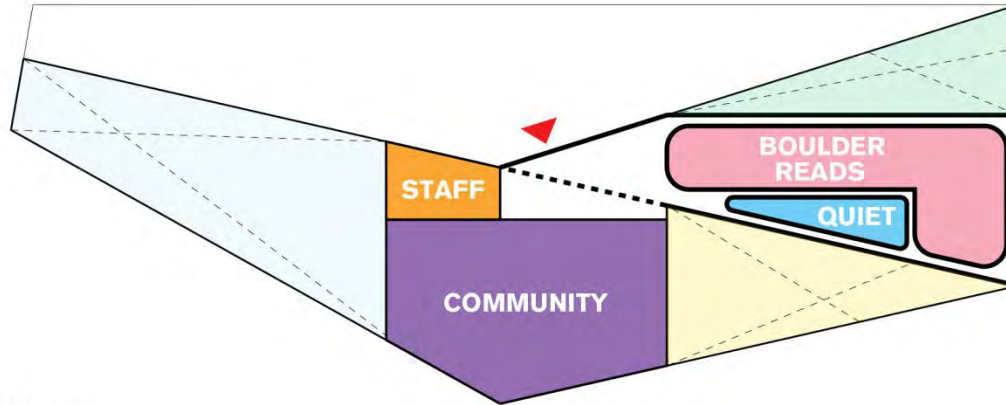
LARGE MAKERSPACE WITH DEDICATED OUTDOOR WORK AREA AND ACCESS TO COMMUNITY GARDEN

## 5 OUTDOOR SPACE

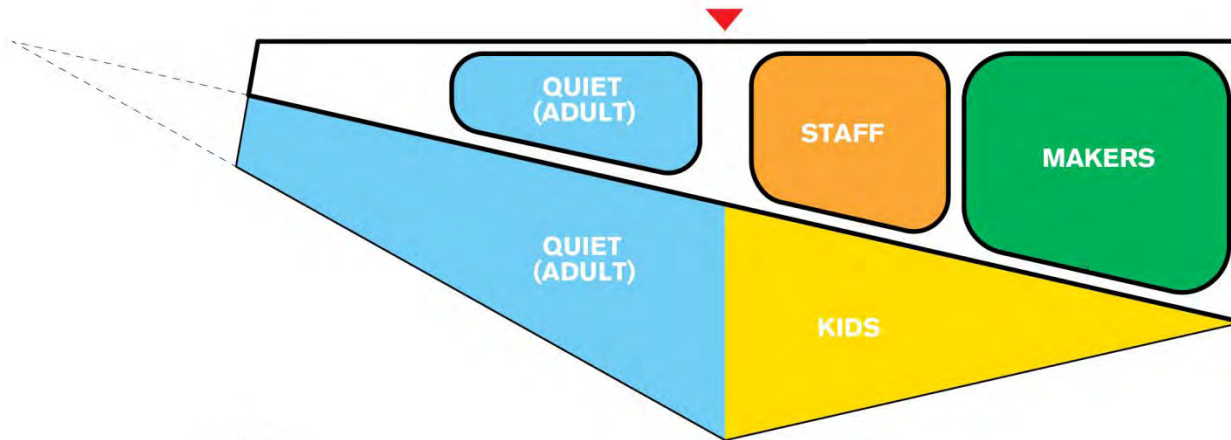
OUTDOOR AMENITIES SUCH AS A COMMUNITY GARDEN, CHILDREN'S PLAYGROUND, AND LARGE PUBLIC PLAZA



# PROGRAM

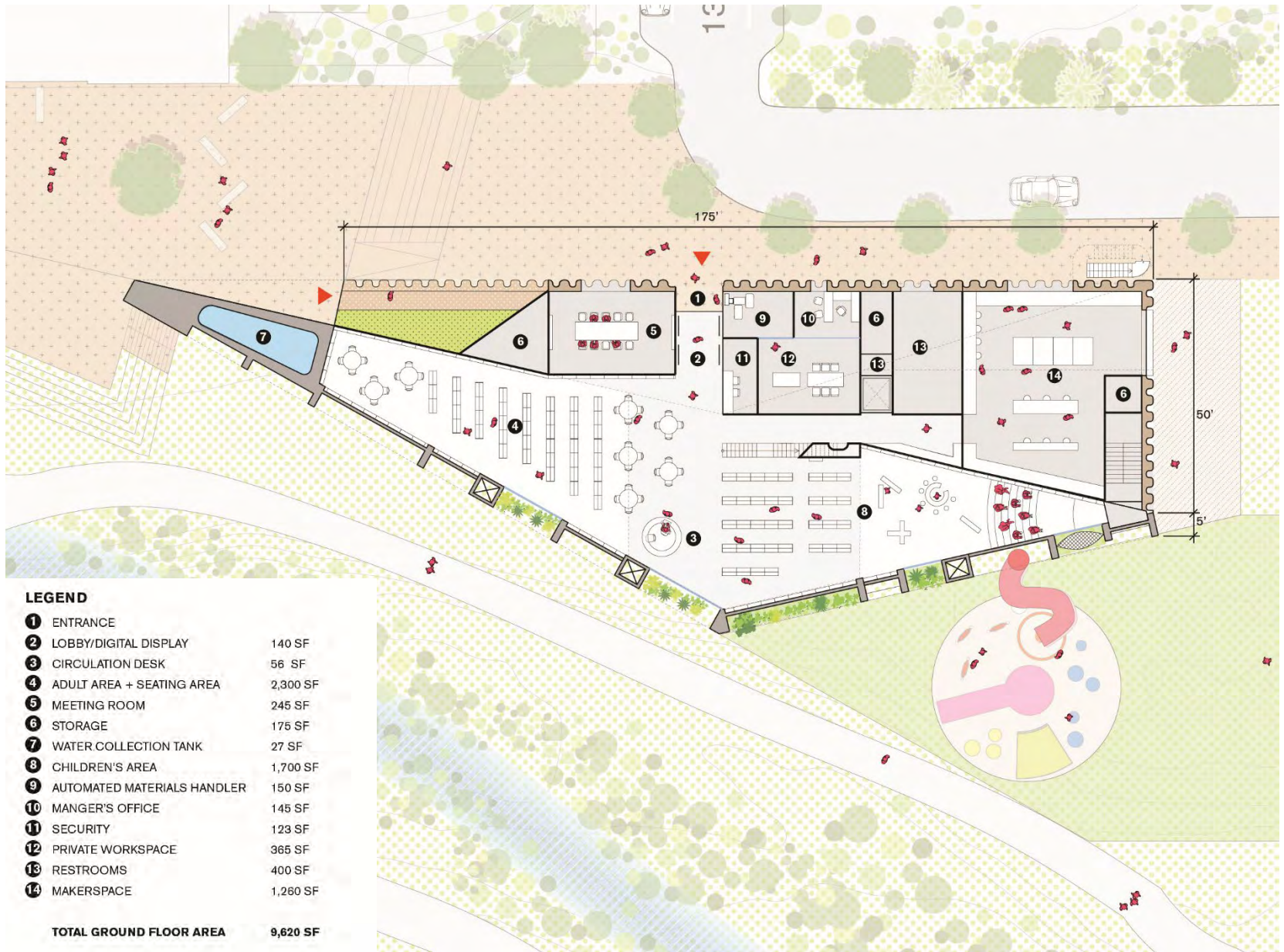


**LEVEL 2**



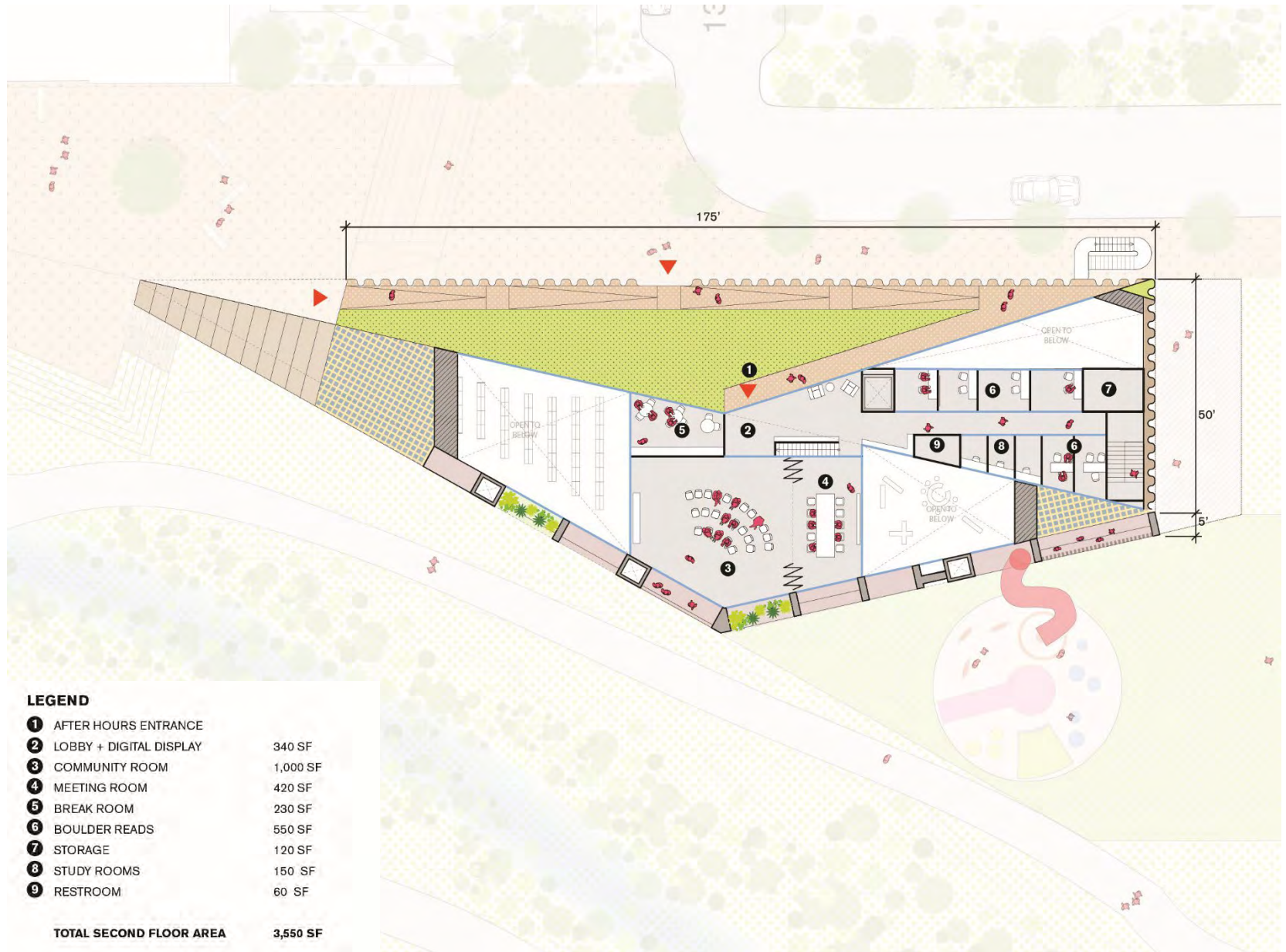
**LEVEL 1**

# PLAN 1





# PLAN 2



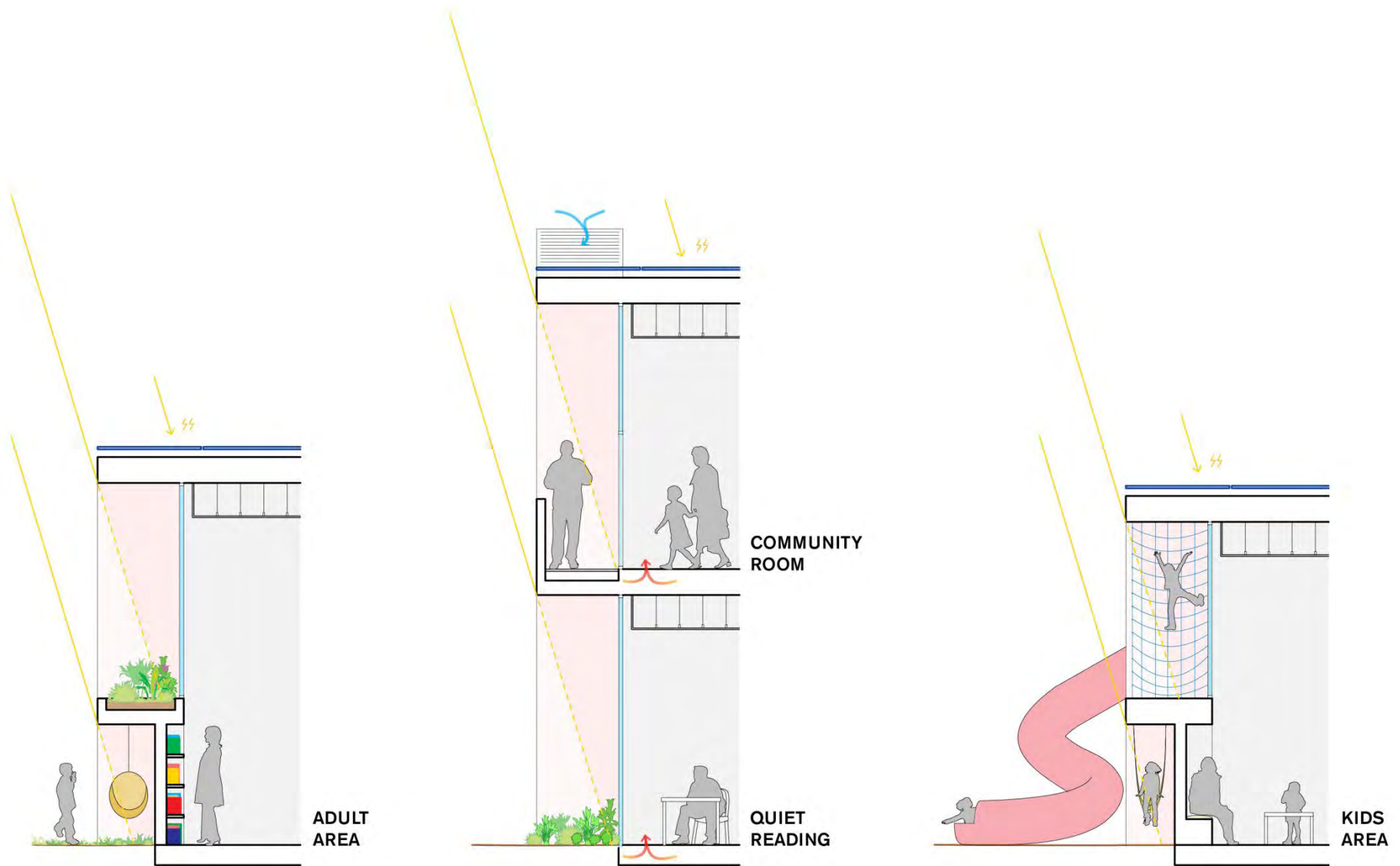
# PRELIMINARY ELEVATION



# VIEW FROM CREEK



# FAÇADE SECTION IDEAS



# TOP VIEW



# RESIDENT RESPONSE DESIGN

## 1 TRAFFIC DESIGN

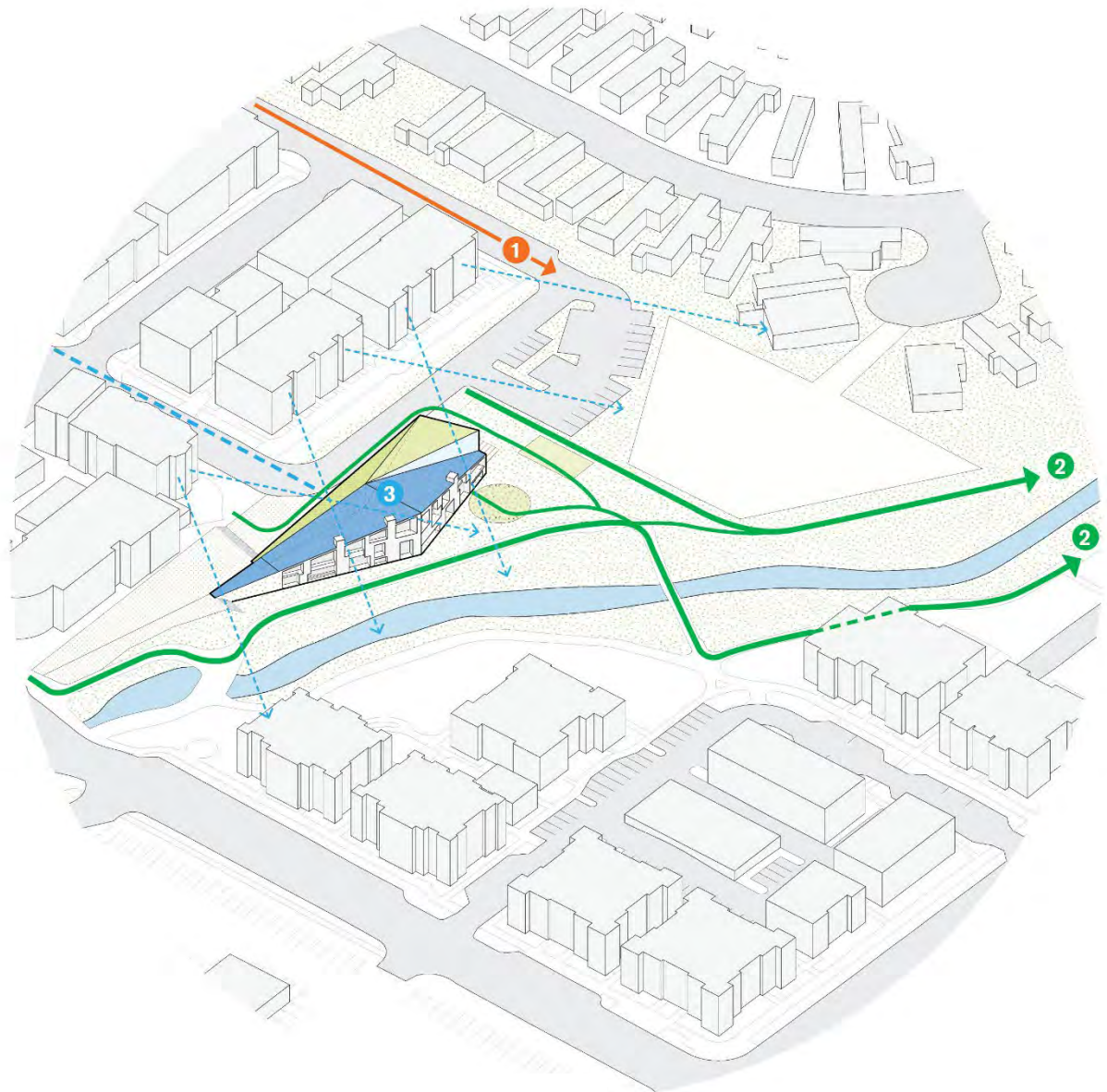
TRAFFIC AND PARKING DESIGNED TO DESIGNATE 14TH ST AS MAIN ACCESS TO LIBRARY

## 2 CONNECTION TO PARK

MULTIPLE CONNECTIONS TO LIBRARY, OUTDOOR AMENITIES, AND VIOLET PARK

## 3 SHIFTED MASSING

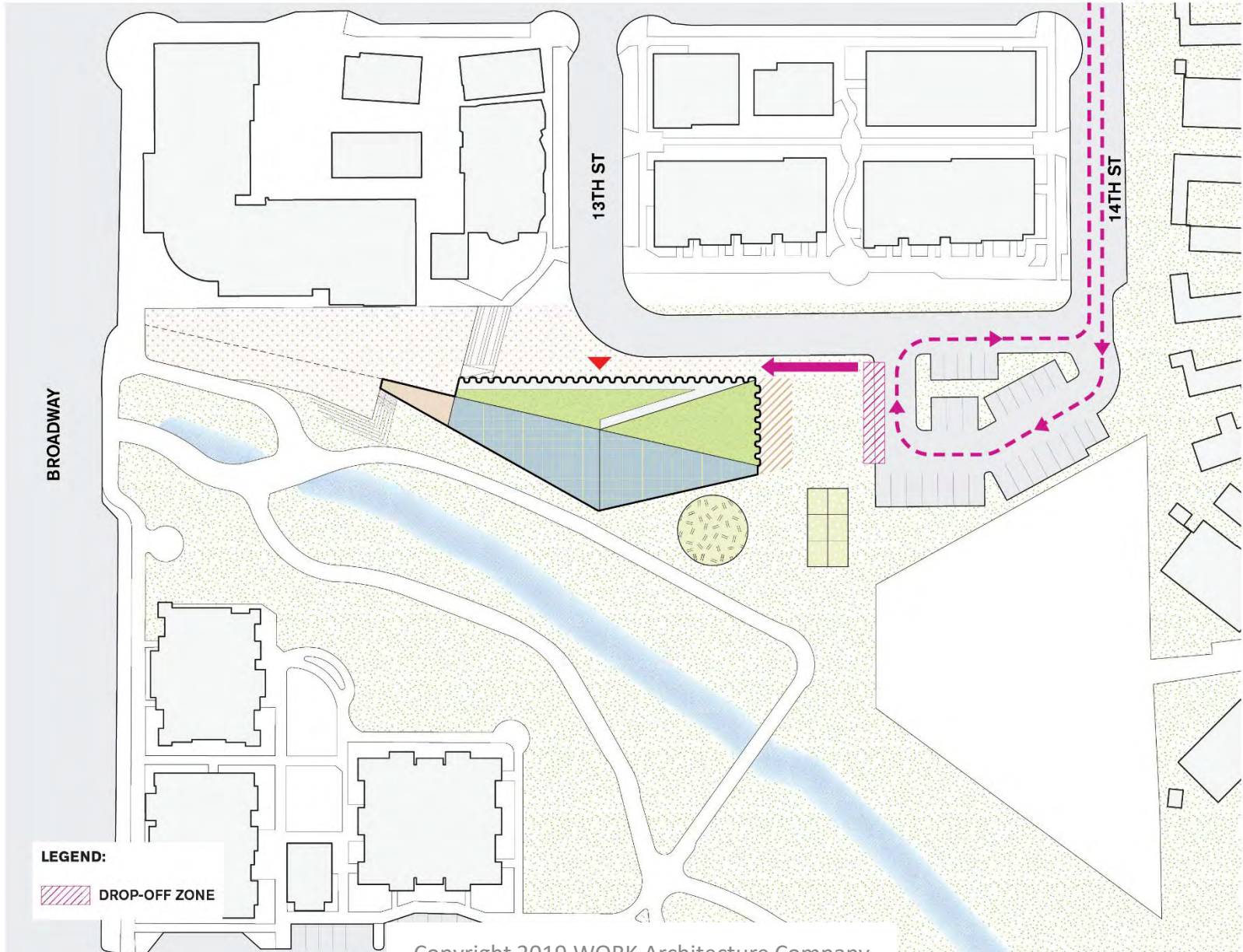
STRATEGICALLY LOCATED BUILDING TO MINIMIZE EFFECT ON RESIDENTS



# TRAFFIC



# DROP-OFF





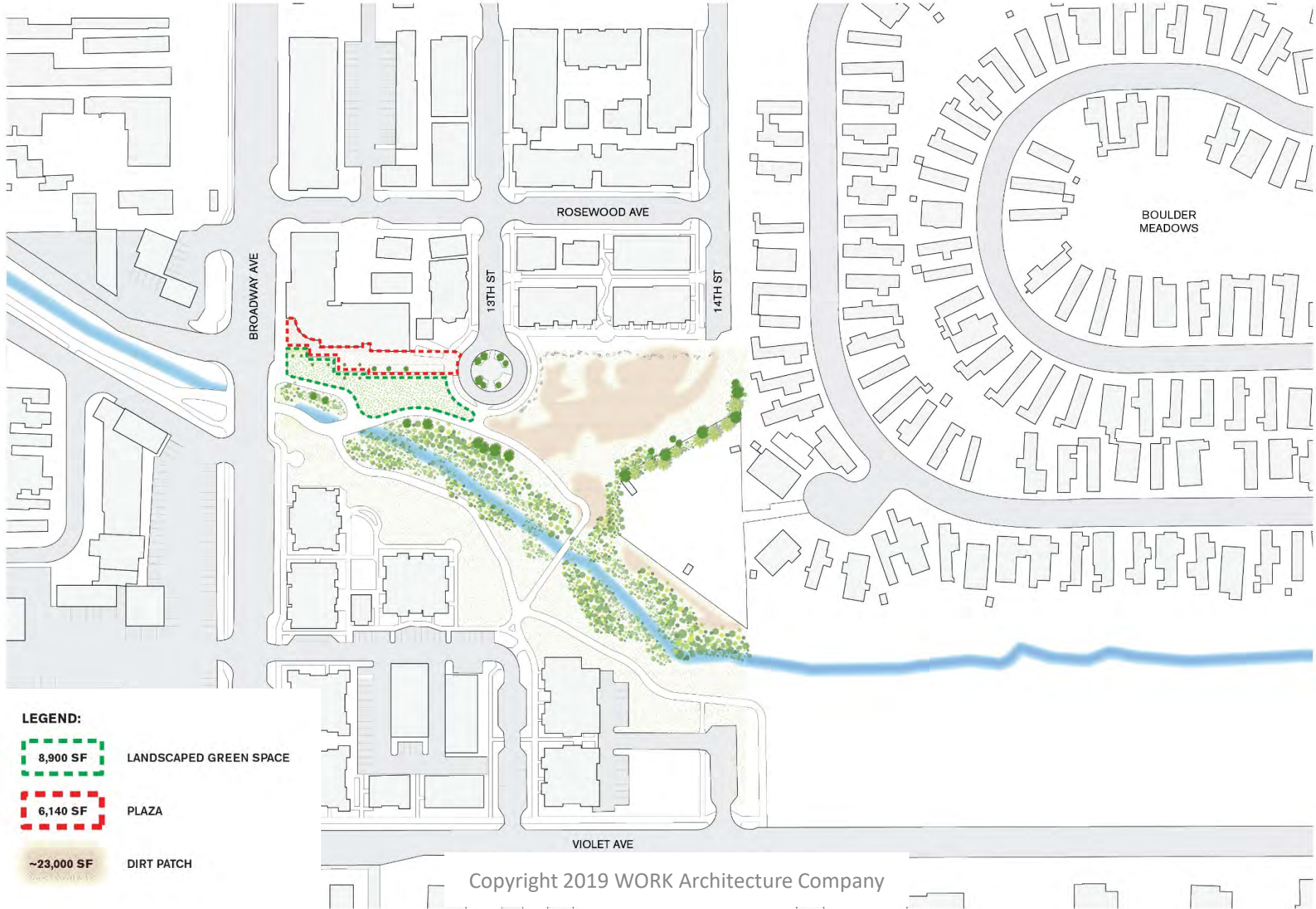
# OPEN SPACE (EXISTING)



**LIBRARY SITE**

**VIOLET PARK**

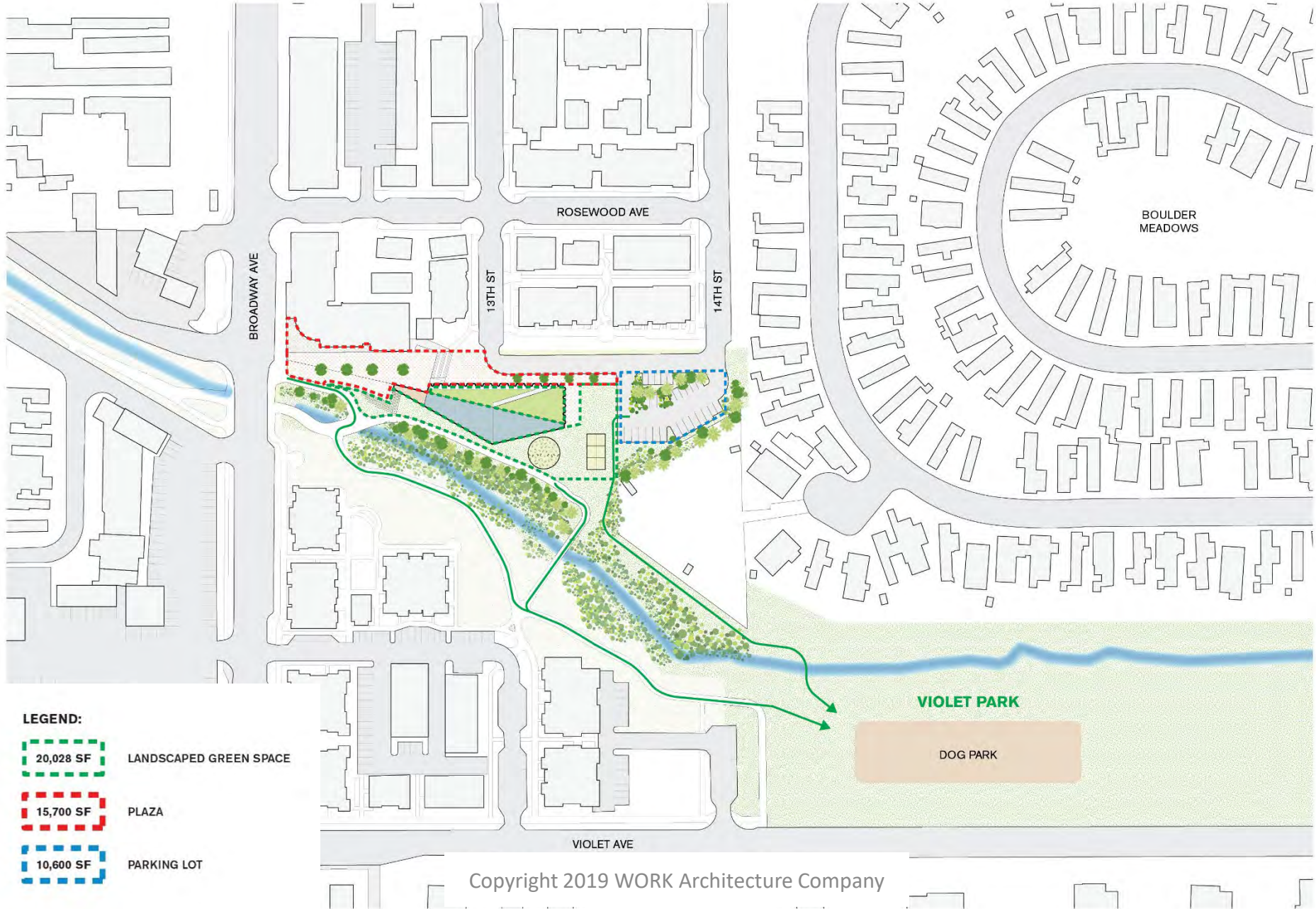
# OPEN SPACE (EXISTING)



## LEGEND:

-  8,900 SF LANDSCAPED GREEN SPACE
-  6,140 SF PLAZA
-  ~23,000 SF DIRT PATCH

# OPEN SPACE (PROPOSED)



## LEGEND:

-  20,028 SF LANDSCAPED GREEN SPACE
-  15,700 SF PLAZA
-  10,600 SF PARKING LOT

# ELEVATION



# ELEVATION DIAGRAM

**18 TOTAL UNITS**

14 UNITS WITH  
SITE VIEWS

**2 UNITS**

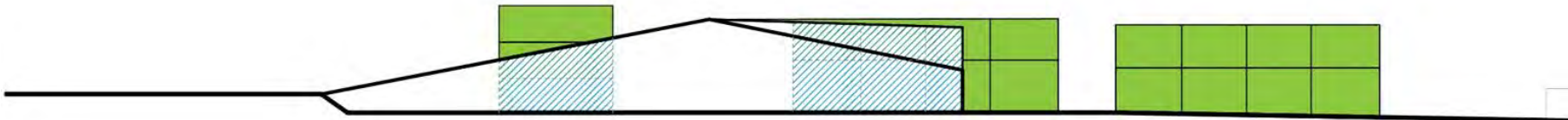
1 SITE VIEW  
1 SITE/STREET VIEW

**8 UNITS**

2 SITE VIEWS  
2 SITE/STREET VIEWS  
4 STREET VIEWS

**8 UNITS**

8 SITE VIEWS



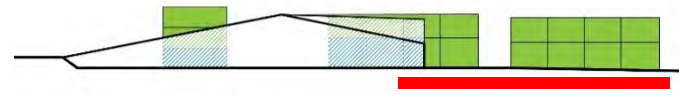
# SECTION



# SECTION

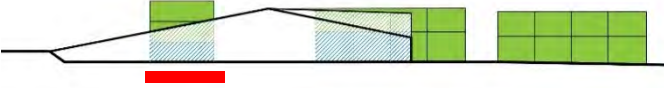


# SITE/STREET VIEW 12/18 UNITS

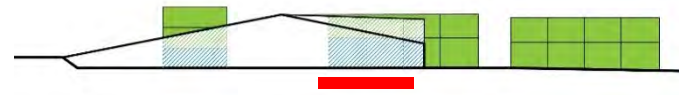




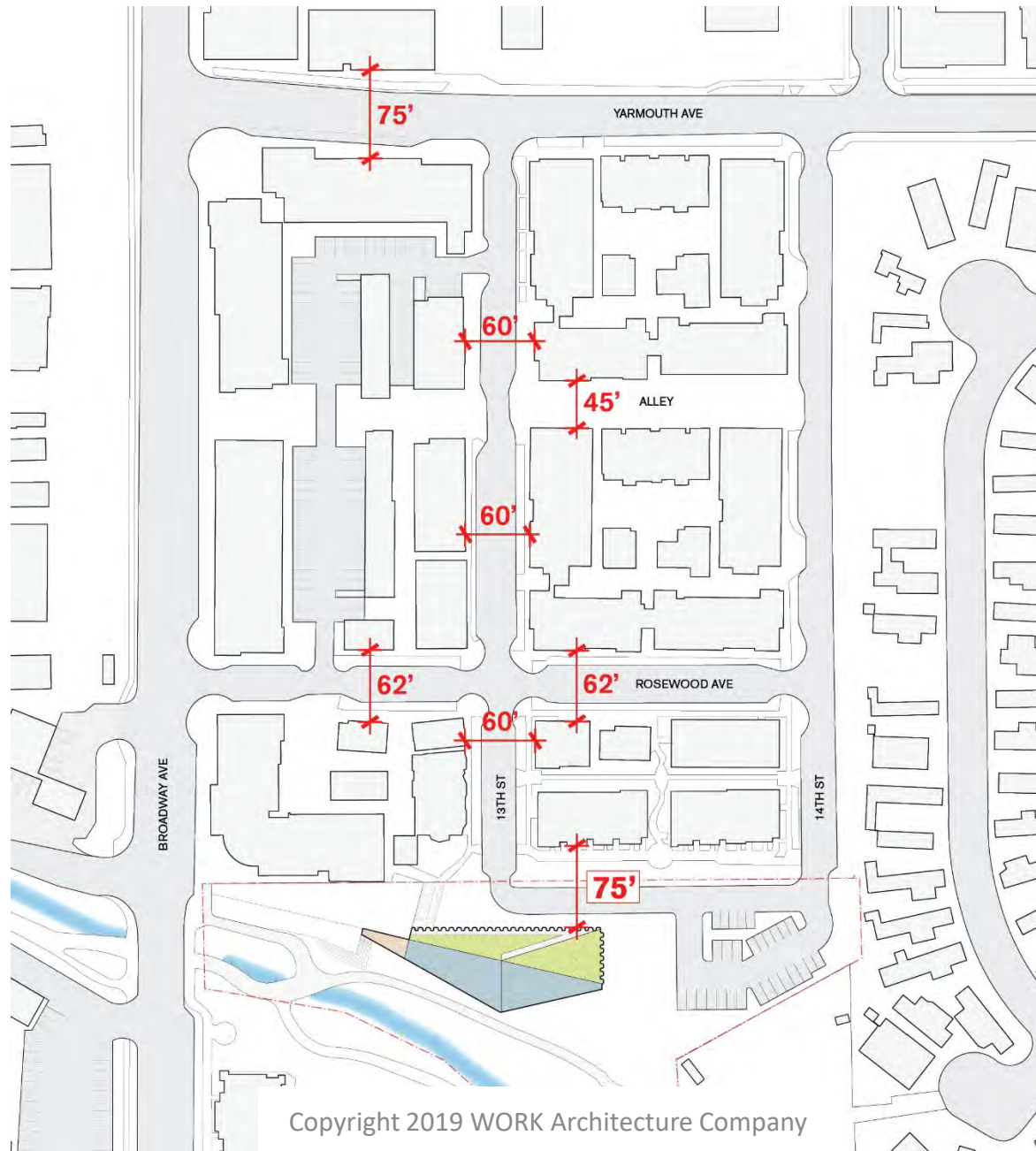
# STREET/SITE VIEW – 2/18 UNITS



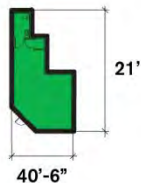
# STREET VIEW (4/18 UNITS)



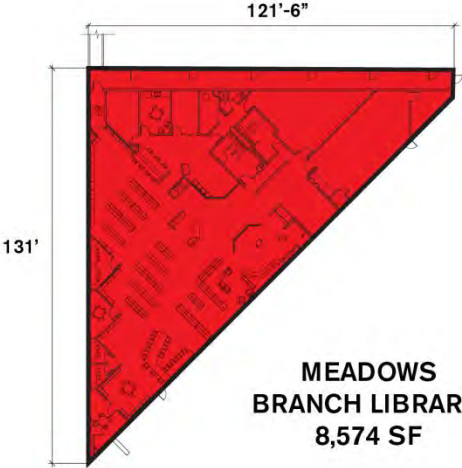
# BUILDING-TO-BUILDING DISTANCE



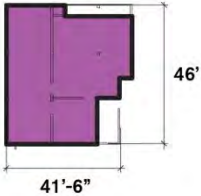
# SCALE COMPARISON



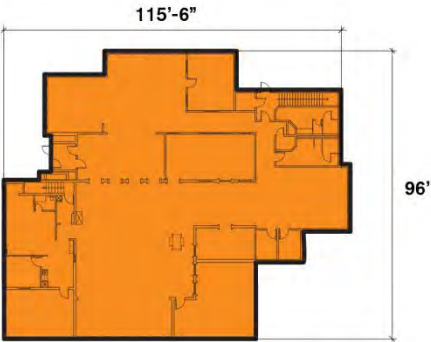
**NOBO CORNER LIBRARY:**  
585 SF



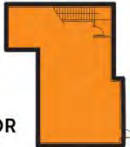
**MEADOWS BRANCH LIBRARY:**  
8,574 SF



**BOULDER PUBLIC LIBRARY (MAKERSPACE):**  
1,500 SF

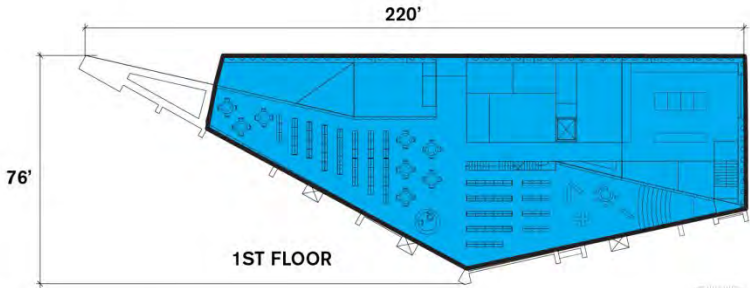


1ST FLOOR

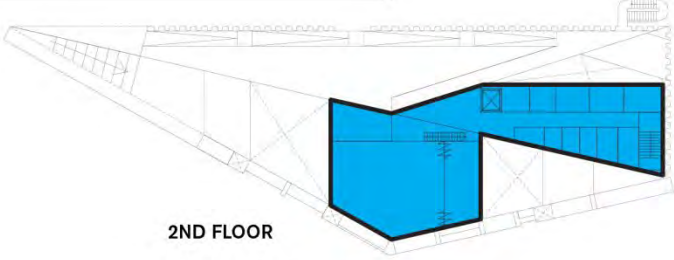


2ND FLOOR

**REYNOLDS BRANCH LIBRARY:**  
10,239 SF



1ST FLOOR



2ND FLOOR

**NEW NORTH BOULDER ANCH LIBRARY:**  
12,800 SF