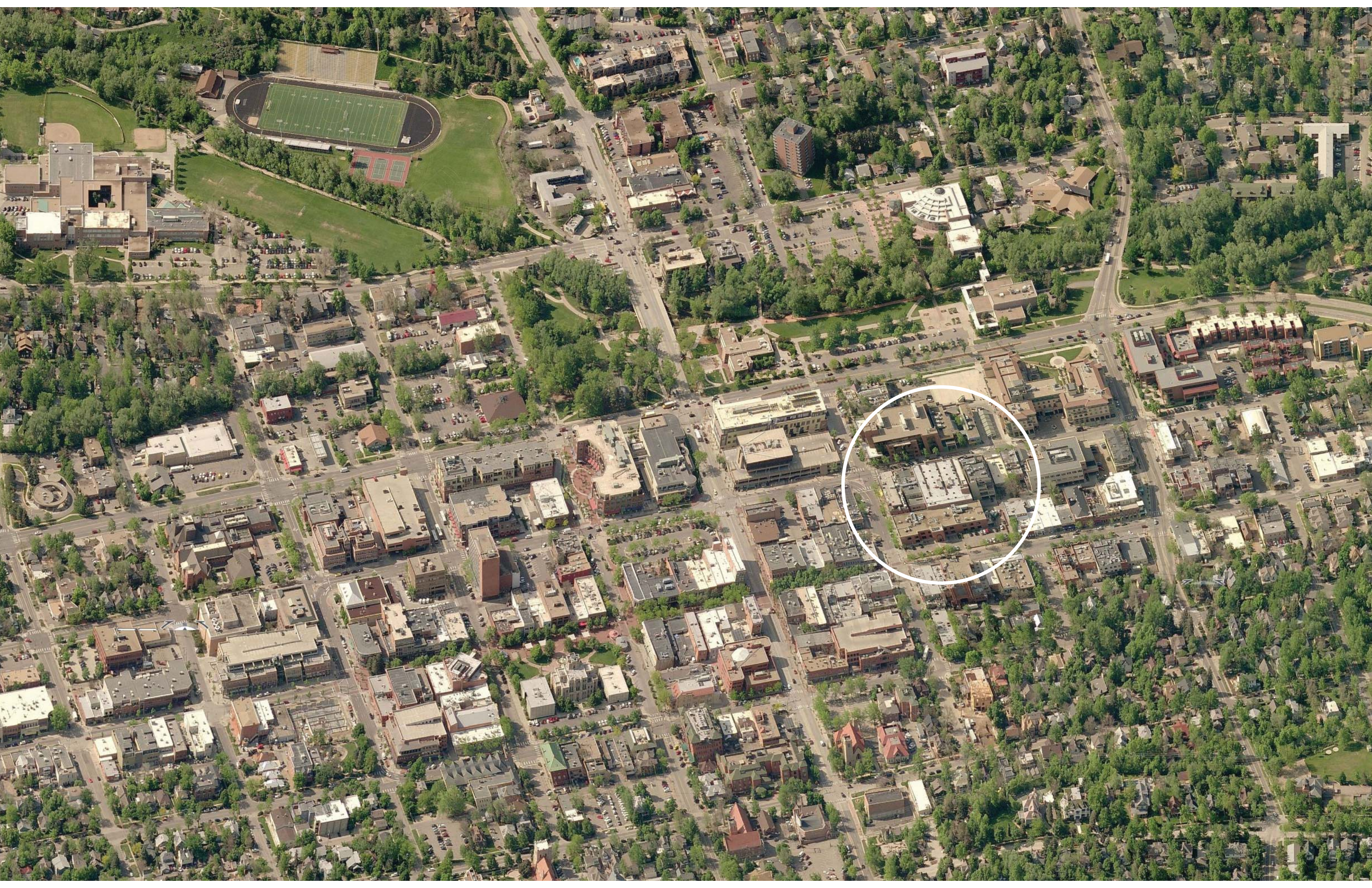


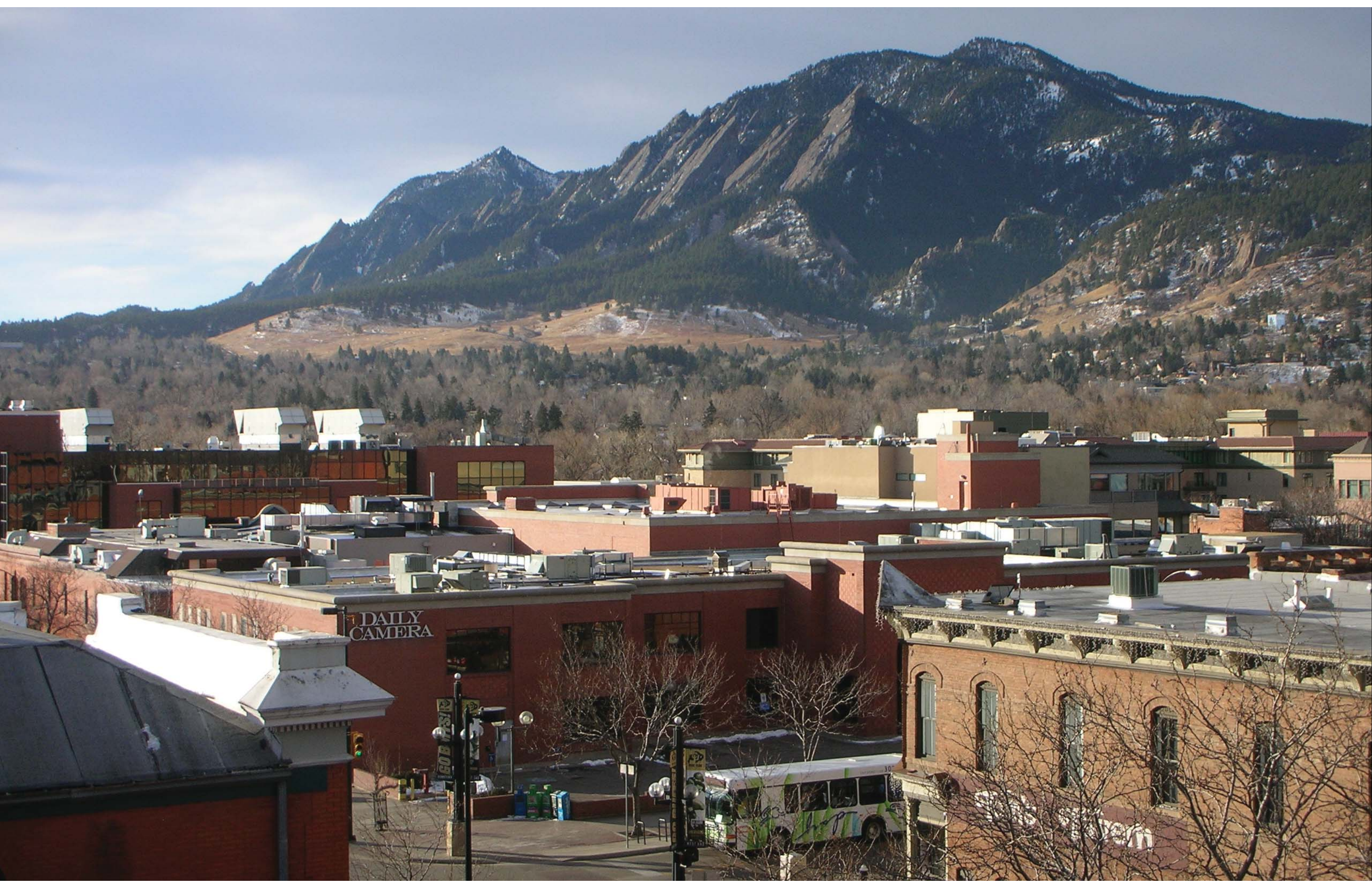
Eleventh & Pearl Wilderness City

All societies are born of wilderness. Some remain in this raw state; others conquer nature in the name of industrialism, progress and civilization itself. They evolve, according to a predictable development cycle. But many communities in today's most advanced societies are reversing this cycle. They are restoring their wilderness origins, reconnecting their local cultures and economies to their native ecology, as it was and might be again. These are "Wilderness Cities," where the totally wild meets the thoroughly urbanized, globalized and cosmopolitan, where skyscrapers, smart cars and high-tech companies meet towering forests, raging rivers and soaring peaks. They are centers of commerce and culture and amenity destinations, places to live, work and play all in one. They are the cities of long ago, and of the future.

William Shutkin, Boulder resident







Community Objectives

- Innovative
- Extraordinary
- A Destination
- Providing public space
- Transparent
- Integrity
- Flexibility
- Contemporary
- High performance/Green
- Transformational



Community Input on Use:

- Theater/ performance/ conference/ entertainment/ film
- Office/ large floor plates
- Retail/ Pearl, Walnut and 11th/ Boutique
- Farmer's market/ grocery/ hardware
- Incubator space
- Civic uses/ museum
- No expensive condominiums
- Affordable housing
- Below grade parking
- Tourist oriented
- Food
- Children oriented
- Bicycle station
- Day and night activity
- Anchor/ destination



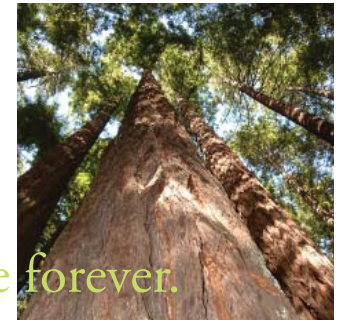
Community Concerns:

- Big box/ national chain
- City process/ good design and great ideas will be compromised, dumb down
- Unaffordable
- Incompatible
- Dated design/ quickly dated fashion statement
- Similar to recent projects/same old thing
- Culturally incompatible
- Loss of views
- Height, scale
- Shading effects



*“Create the news instead of
printing the news.”*

Lynn Segal 02.26.11 Outreach Meeting

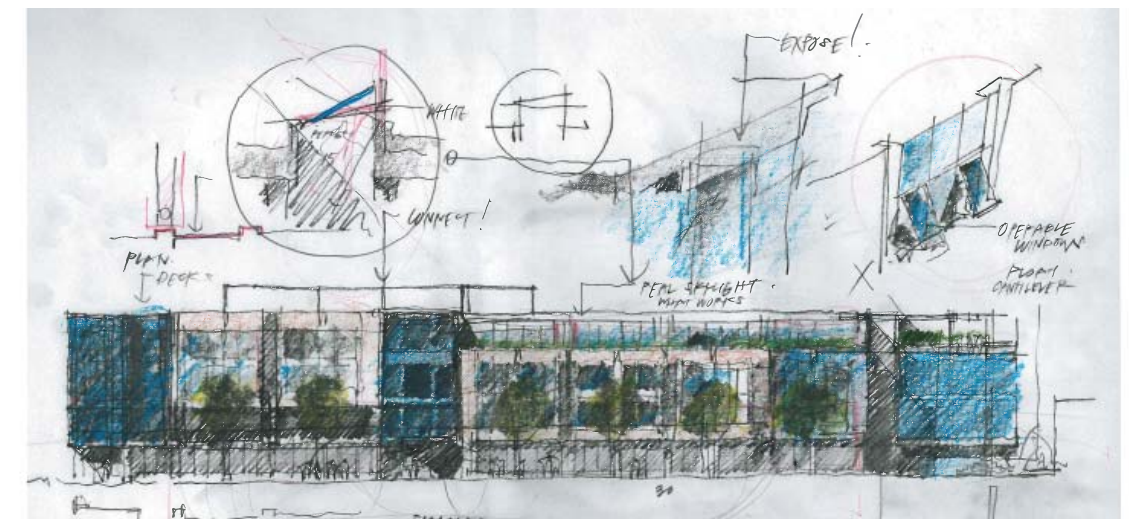
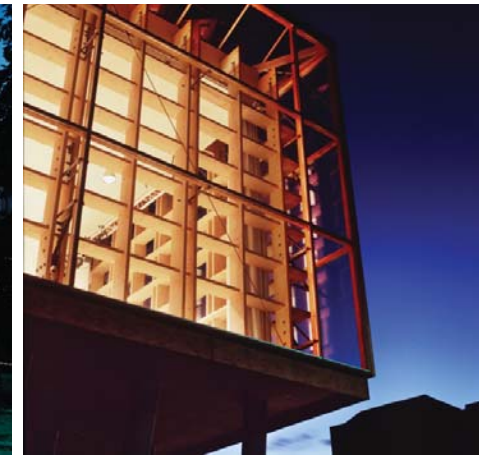


Project Objectives

What is once well done is done forever.

- 1) To **engage** and listen to the community.
- 2) To acknowledge Boulder as a **wilderness city**.
- 3) To create a sense of **place** that embodies and enhances the culture of Boulder.
- 4) To give back to the **community**.
- 5) To be ecologically and economically **sustainable**.





“This shouldn’t be a gap between fun (Pearl St.) and fun (West End) like it currently is. Try to continue the energy of the mall as much as possible.”

02.17.11 Outreach Meeting



The Cross Block Connection/ The Daily Camera Walkway

The cross block connection between Walnut and Pearl Streets has become a popular pedestrian corridor between Walnut and Pearl. This corridor connects the Civic Center and Boulder Creek on the south with 10th Street and Mapleton Hill on the north. This development concept maintains and reinforces this connection with the placement of a public space, the Wilderness Plaza, at its termination at Pearl.

The Wilderness Plaza

This public plaza terminates the cross block connection as a transition to Pearl Street, provides a foreground to the transparent Wilderness Place, and provides outdoor space for sitting, dining, gathering, entertainment, and art. This appropriately scaled space also creates a void and natural transition to the smaller grain buildings that make up the balance of the block and is consistent with the pattern and random placement of different types of public spaces in downtown. This becomes a great urban space and popular destination.

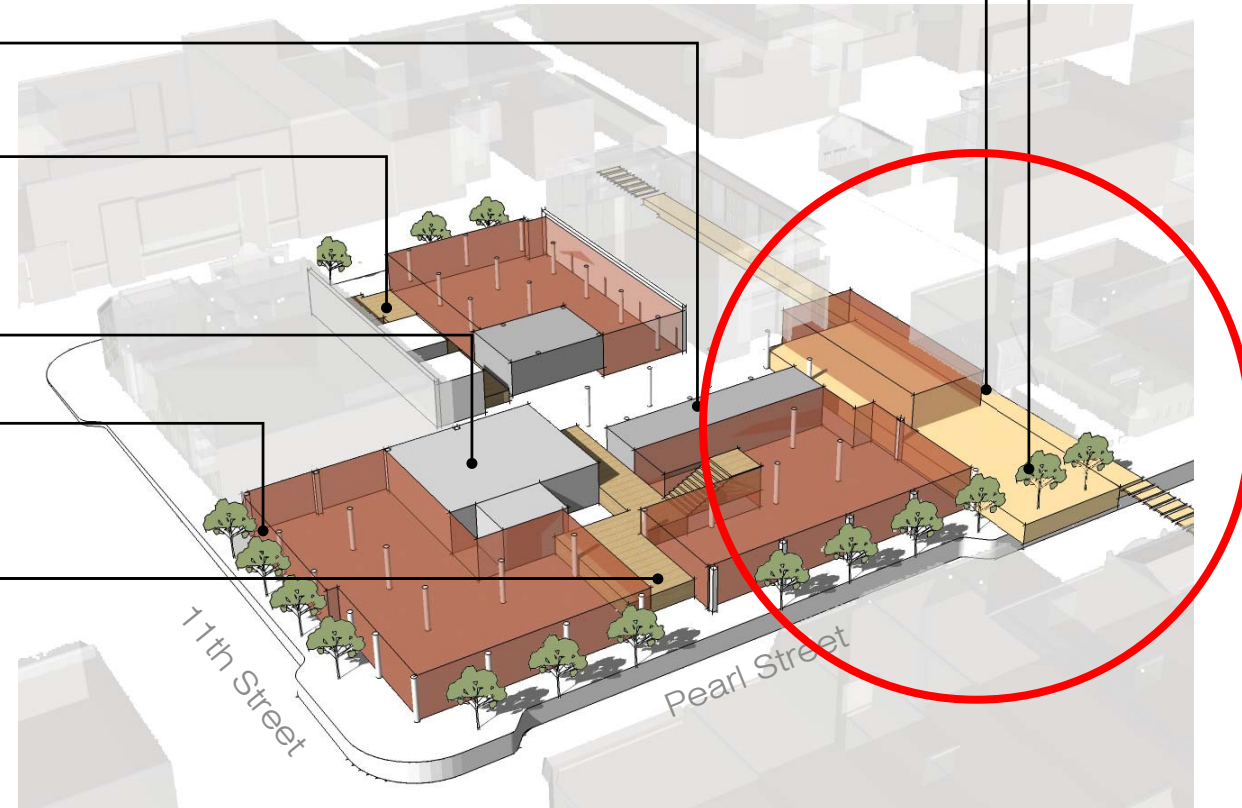
Automated Parking Entry
Zone

Walnut Street Entry

Service Zone

Active Retail Base

Building Lobby



2) Ground Floor Uses





CUSTOM BUS SHELTER - USE PLAZA MATERIALS



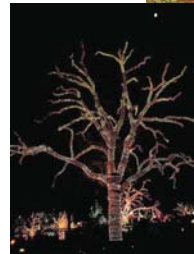
COMBINATION OF SMOOTH AND RUSTICATED PAVING



MOVABLE FURNITURE THROUGHOUT PLAZA



SPECIMAN PLAZA TREE IN PAVING



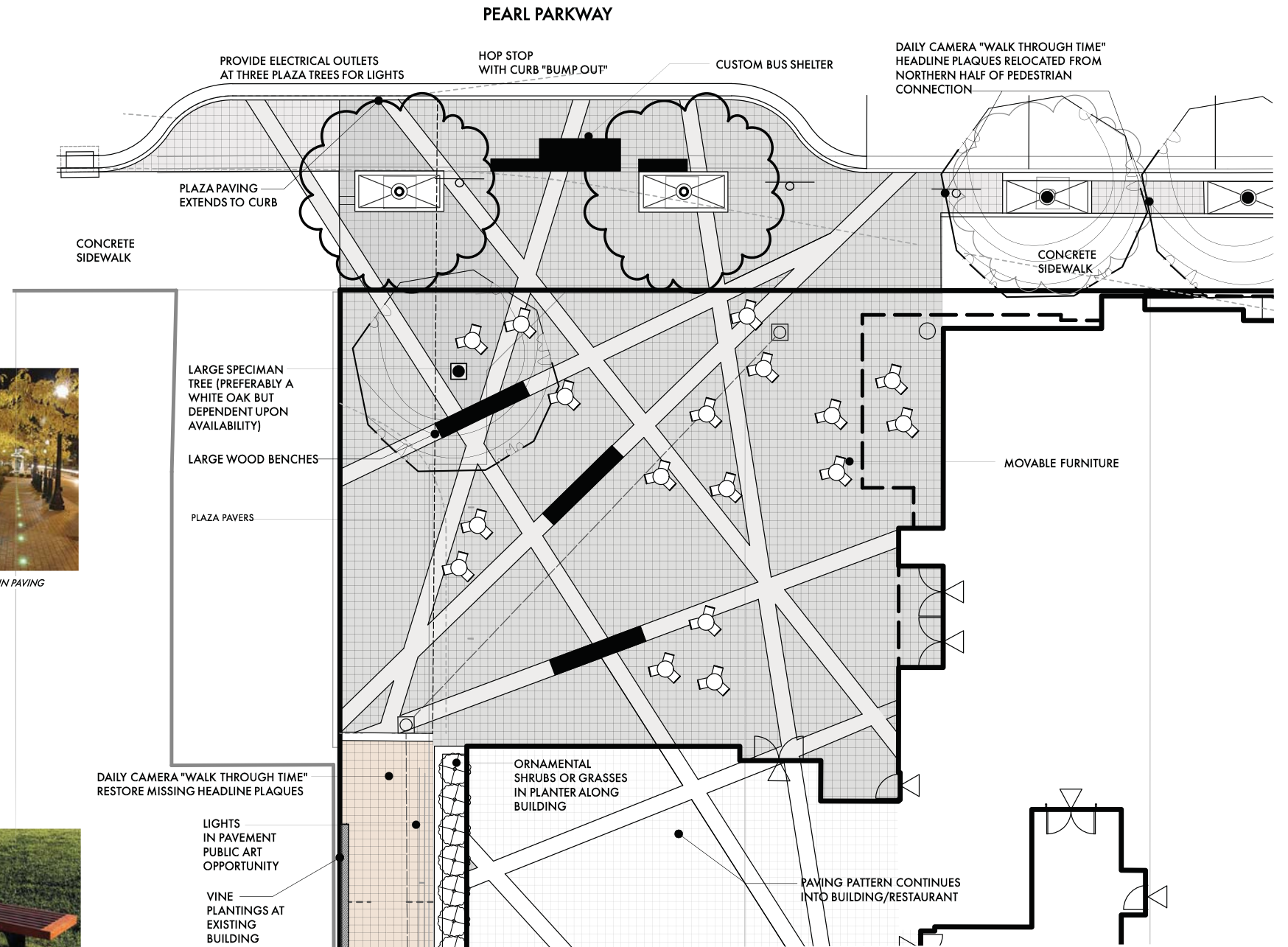
LARGE SPECIMAN TREE IN PLAZA WITH WINTER LIGHTS PREFERABLY RED MAPLE



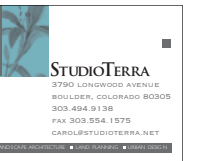
LARGE WOOD BENCHES - SURFACE MOUNT TO PLAZA



LIGHTS IN PAVING



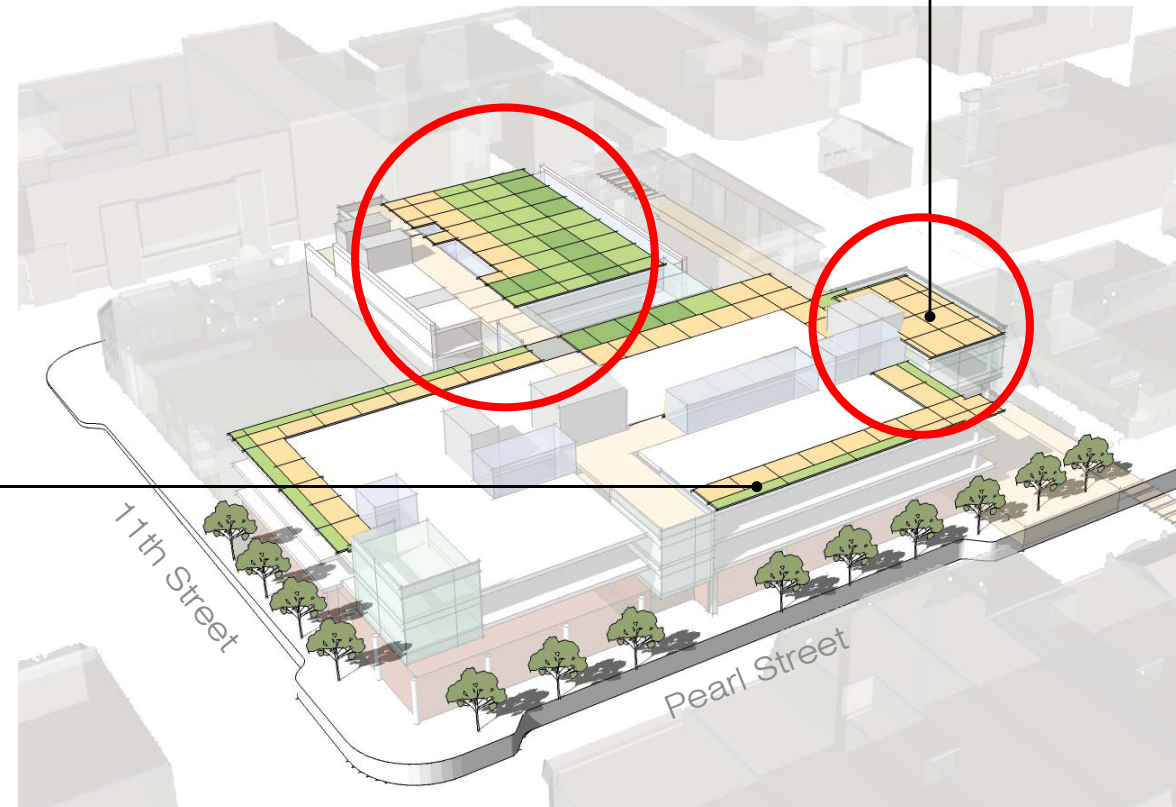
SCALE: 1/8" = 1'-0"





“A rooftop garden for public use is needed.”

02.23.11 Outreach Meeting



Active Roof

Roof areas, decked and green, become active spaces for occupants and, above the Wilderness Space, a public observation area. All roof areas will be adequately shaded.

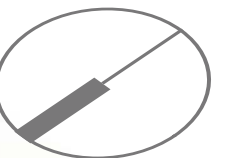


7 Terraces



Cross Block
Connection

By significantly setting the building back at the crossblock connection, and providing transparency at this corner, views from Pearl street to the southwest are restored. In addition, a public observation deck at the top of the “wilderness space” makes these views even more accessible and will become yet another of the Pearl Street Mall’s unique experiences.



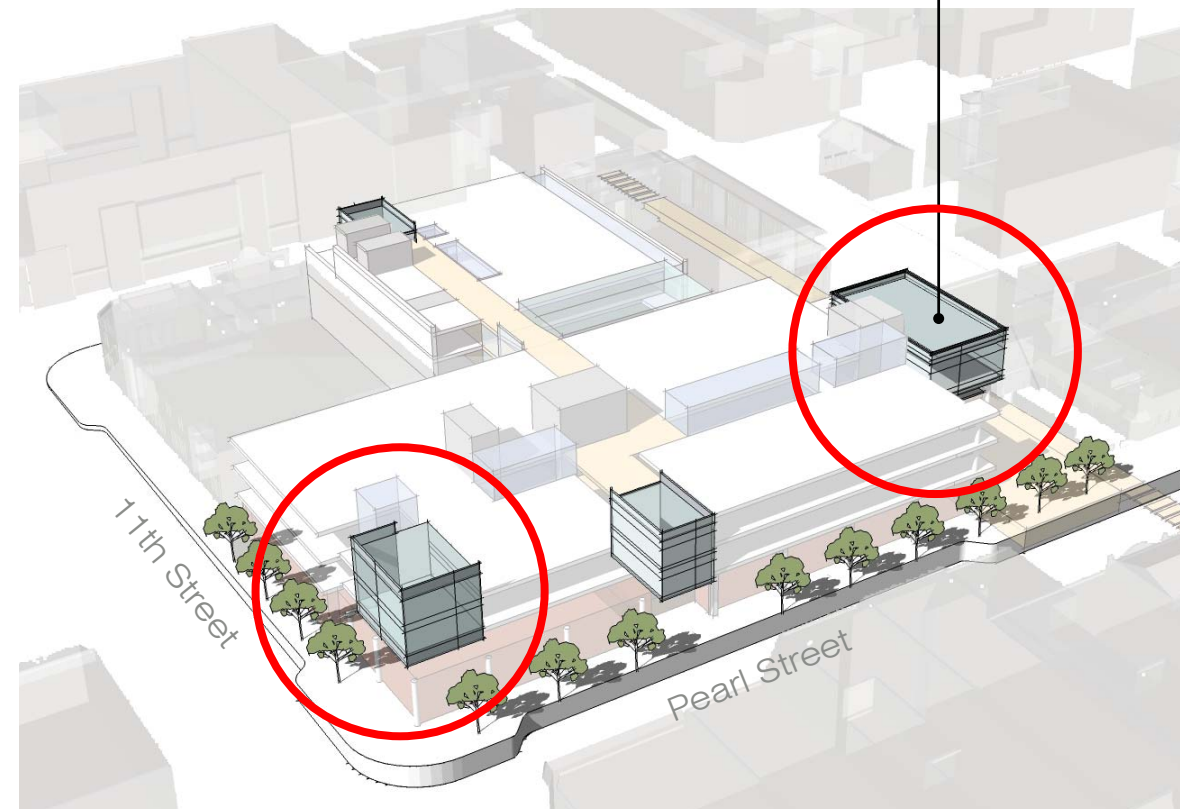






“Roof restaurant/bar space. A lot was lost with the change at West End Tavern.”

02.08.11 Outreach Meeting



The Wilderness Space

Imagine a transparent tree house. The volume forms the southern edge of the Wilderness Plaza. On the plaza it is a coffee shop/restaurant/bar use activating the plaza from 7 AM - 2 AM; above a multi-use space with 180 degree views of Boulder's spectacular backdrop; on top a public roof deck allowing observation and connecting the urban viewer with the wilderness beyond.



“Don't do anything that shuts down at 5pm”

02.17.11 Outreach Meeting



6) Glass Boxes







