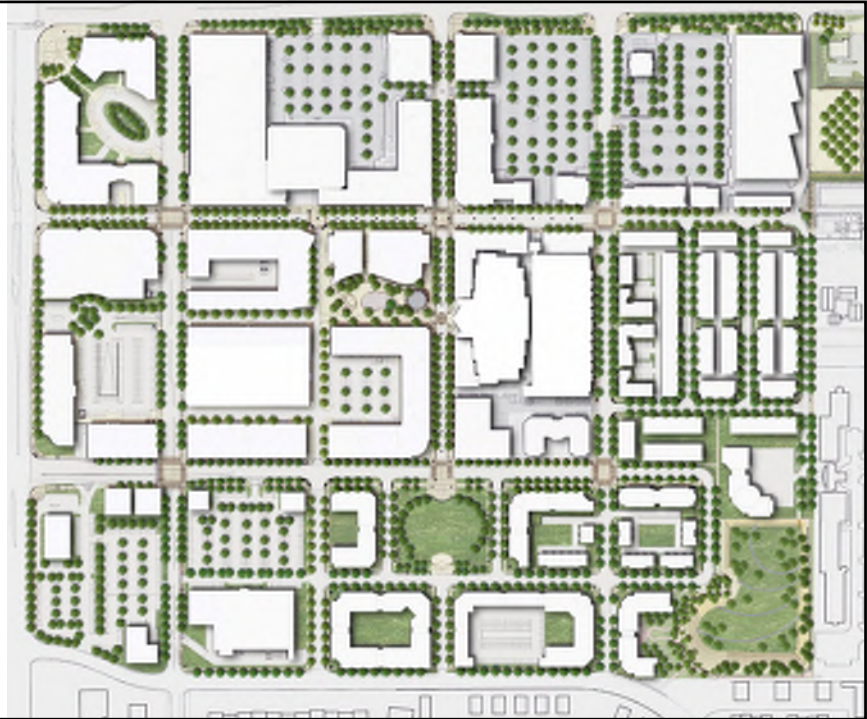
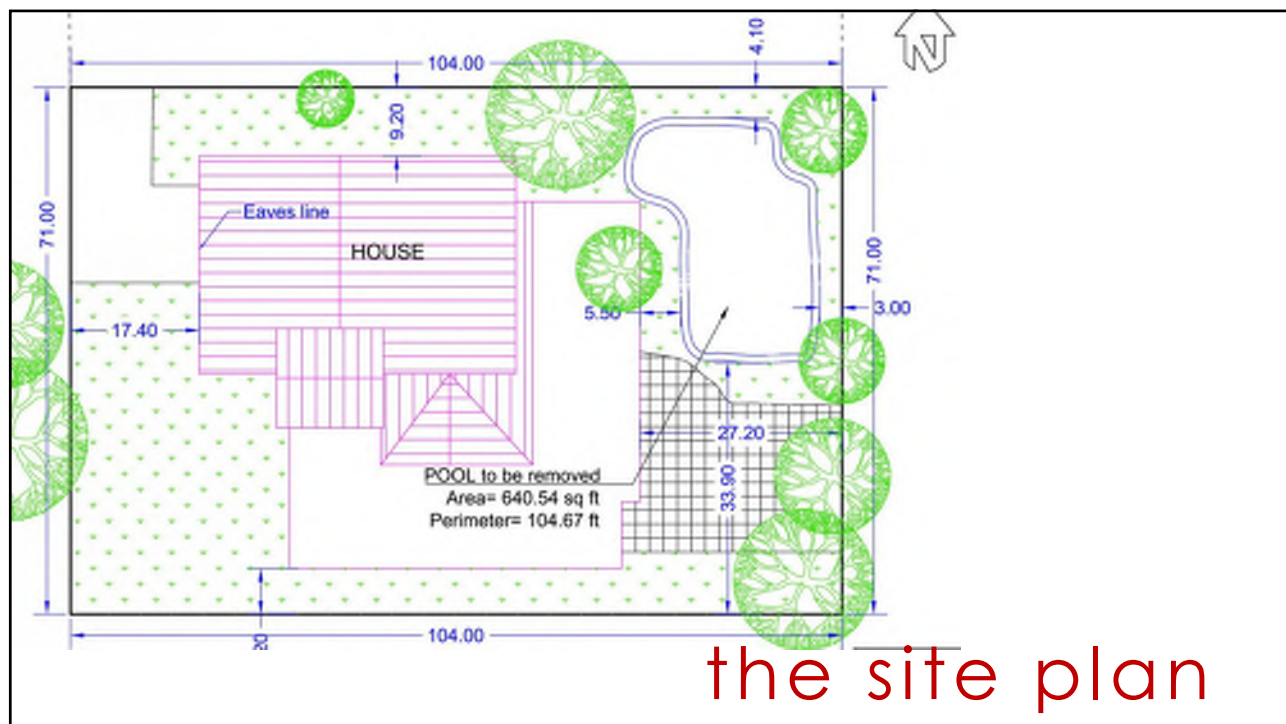


civitas



Arranging the furniture



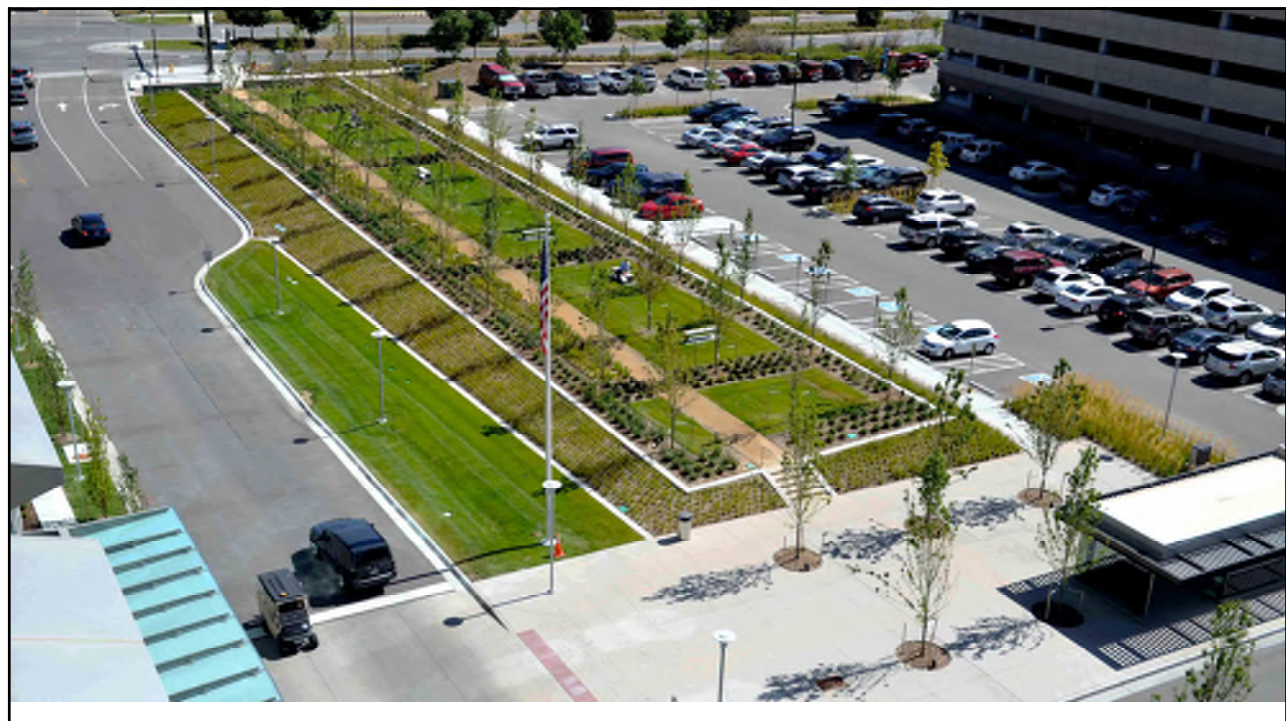


































## AUTHENTIC PLACE



## GATHER AND LINGER













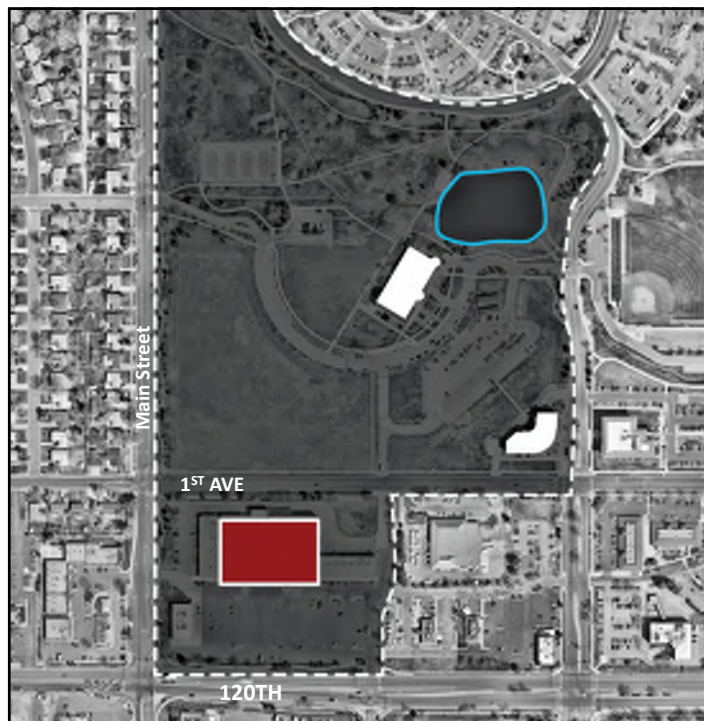






## URBAN DESIGN FRAMEWORKS

Existing Site



## URBAN DESIGN FRAMEWORKS

Central Market

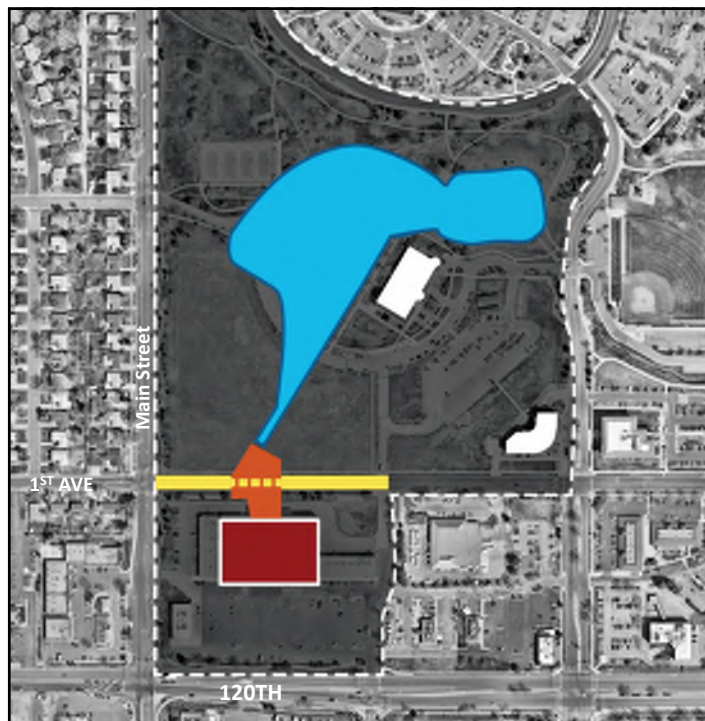
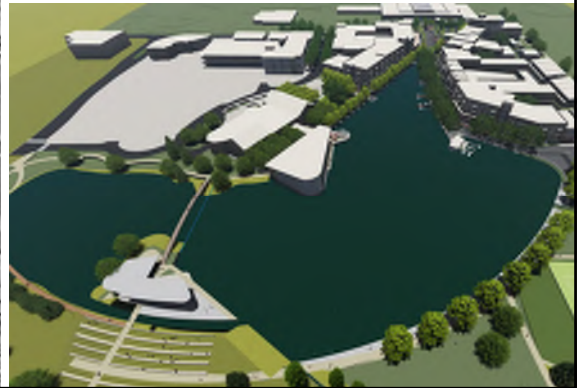






### URBAN DESIGN FRAMEWORKS

Expand Lake  
Create Compression

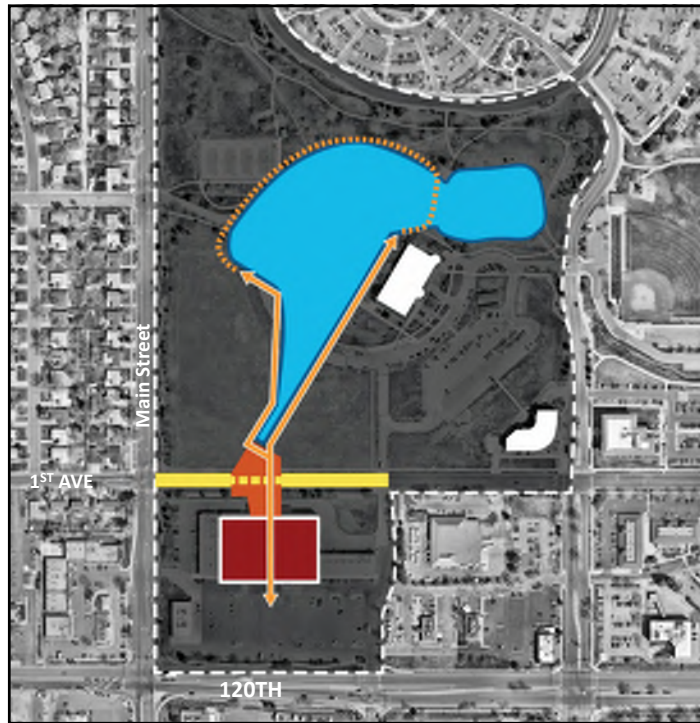


### URBAN DESIGN FRAMEWORKS

Central Plaza  
Narrow Streets  
The Grand Stair







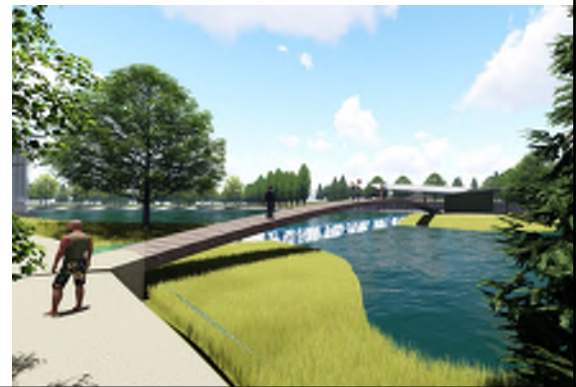
## URBAN DESIGN FRAMEWORKS

Lakeside Promenade

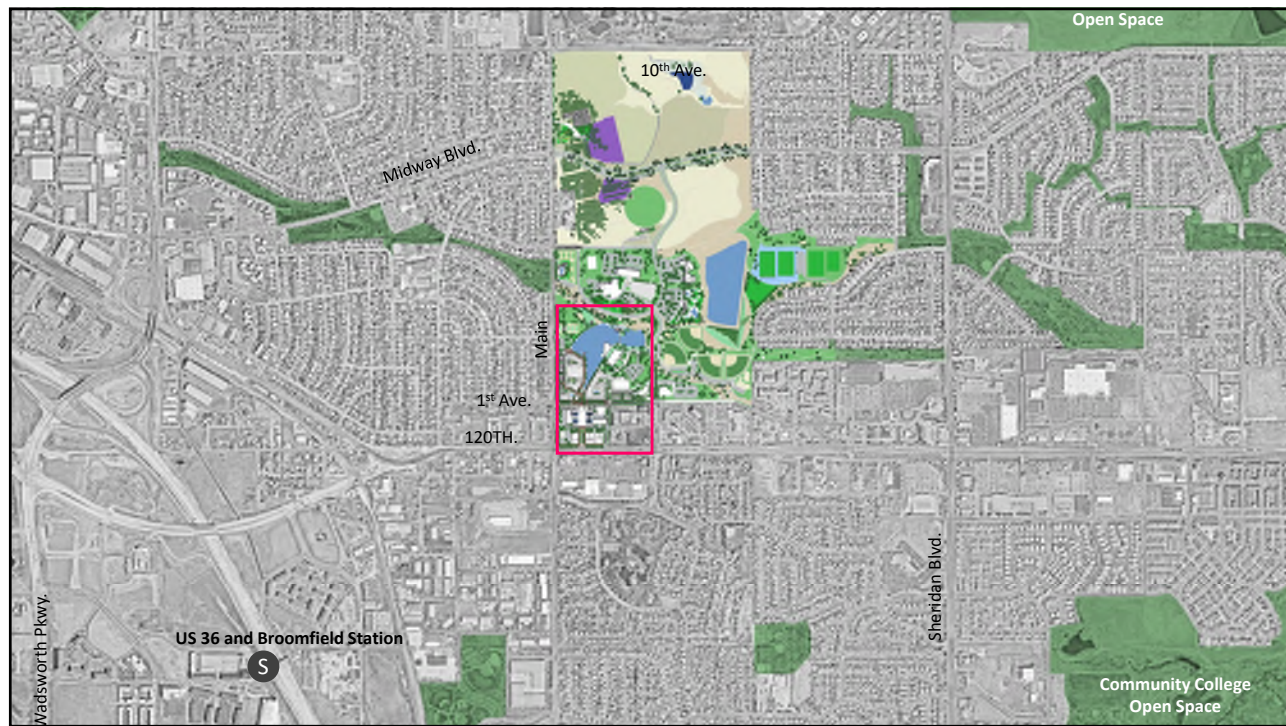


## URBAN DESIGN FRAMEWORKS

Connect to Community







## URBAN DESIGN FRAMEWORKS

Distinct Places and Spaces

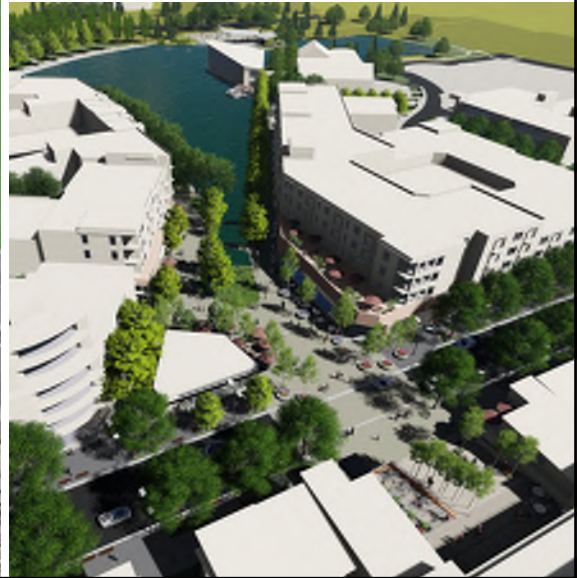






## URBAN DESIGN FRAMEWORKS

Architecture Frames Lake

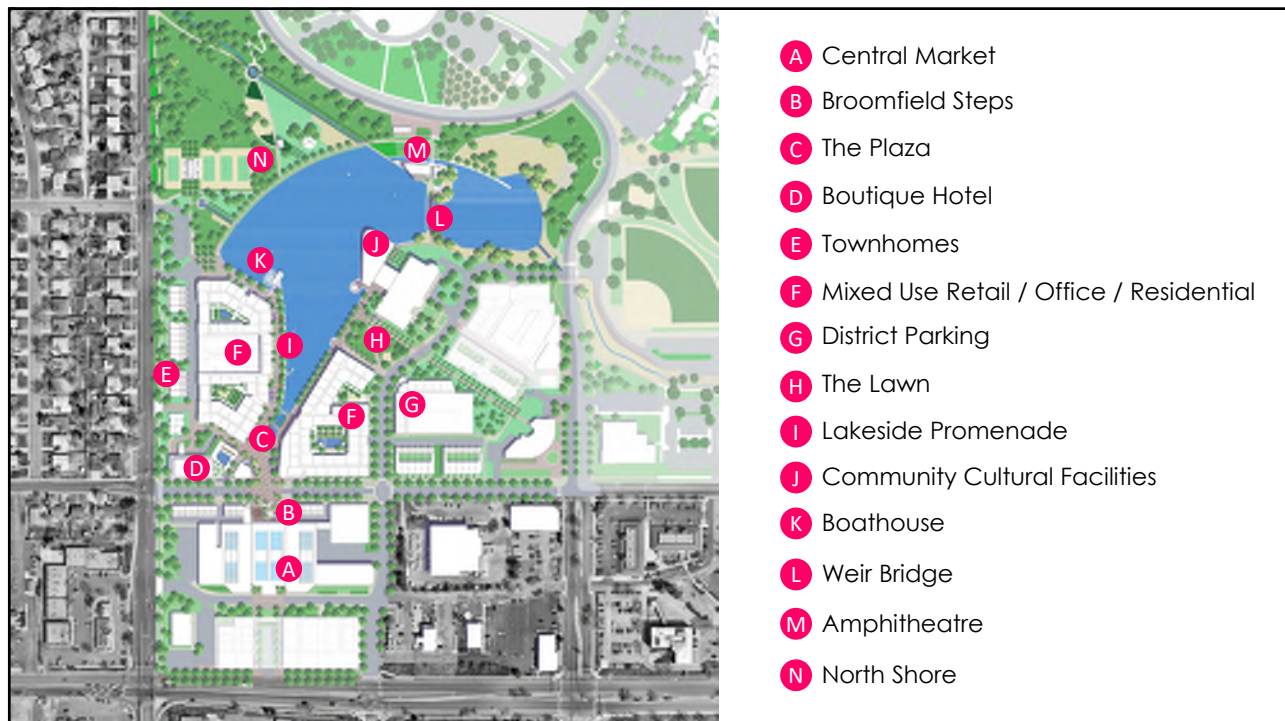
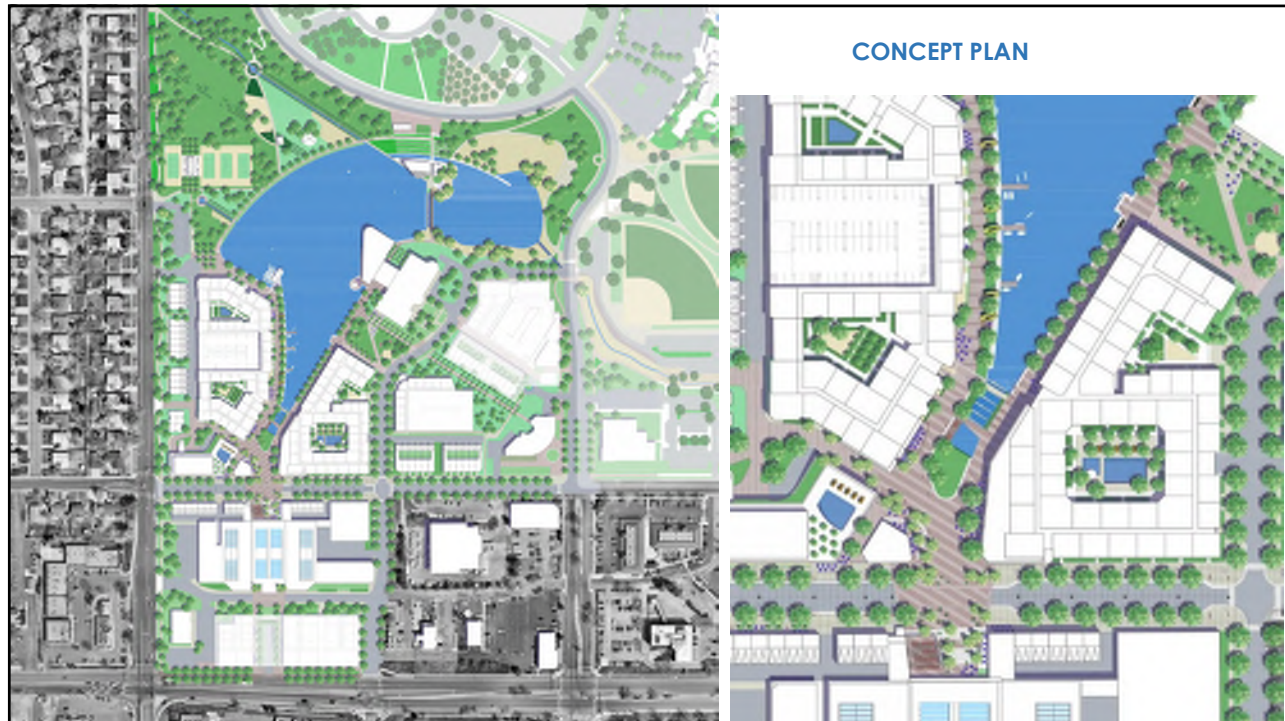


## URBAN DESIGN FRAMEWORKS

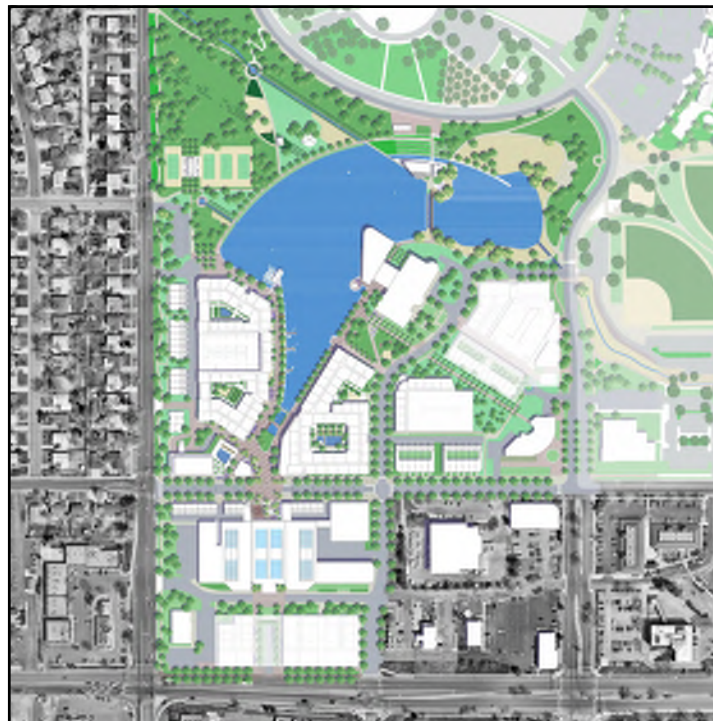
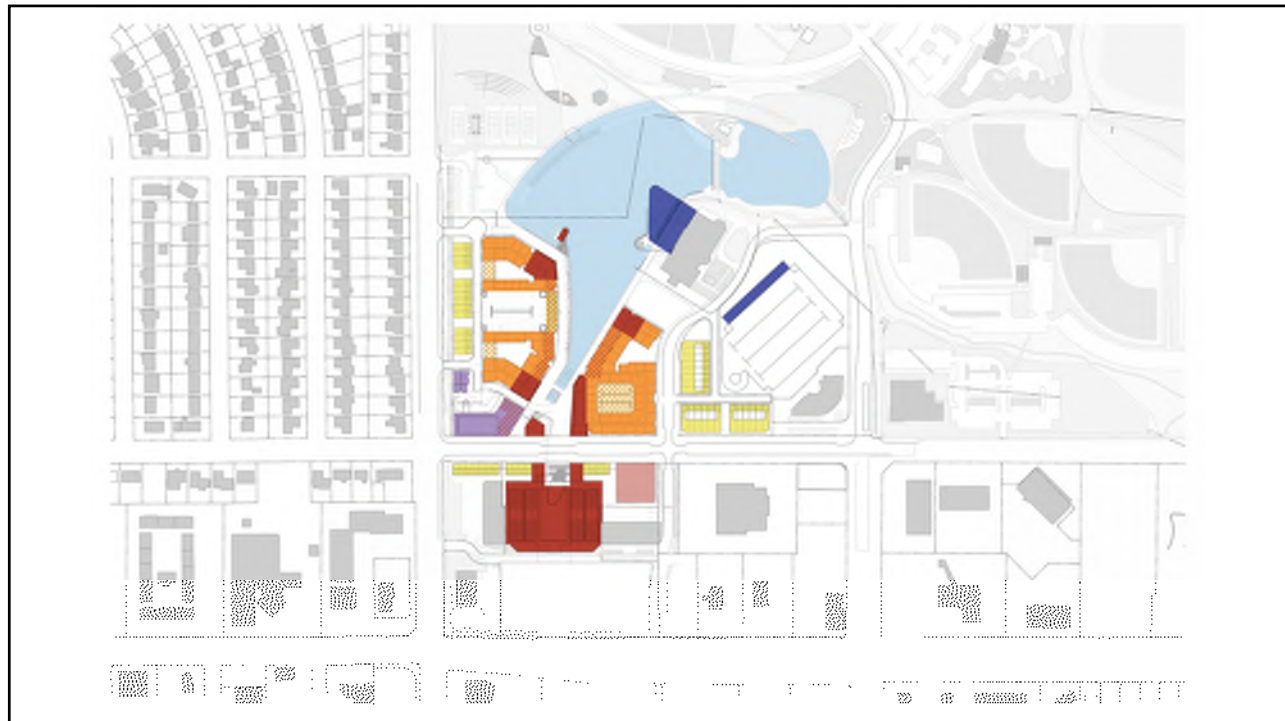
Activate Edges











#### CONCEPT PLAN YIELDS

Cultural Building	20,000 sf
Hotel	70 rooms
Residential Townhome	36 du
Residential Multifamily	370 du
Commercial / Retail	25,000 sf
Market Place	
Co-Work	15,000 sf
Community	10,000 sf
Retail	25,000 sf
Common Area	10,000 sf



# appendix

## COMMUNITY FOCUS GROUPS GUIDING PRINCIPLES

- Vibrant Community Gathering Place
- Provide unmet need for Retail and Restaurants
- Prioritize Pedestrians
- Broomfield's Heart and Social Center
- Principles of Sustainability
- Public Parks and Plazas
- Calm Traffic Flow
- Balance of Uses (residential, retail, commercial)
- Incorporates Public Art
- Very High Quality Design and Materials

## DESIGN PRINCIPLES

- Public Gathering Spaces
- Pedestrian Friendly
- Places to Linger, Eat and Drink
- Creative use of Materials
- Sustainability
- Interesting, High Quality Architecture
- Outdoor Café Space
- Interactive Public Art
- Venues for Public Events/Music
- Variety of Shapes, Styles, Colors and Material
- High Quality Landscape
- 'Contained' Plazas
- Appropriately Scaled Buildings
- Acknowledge History
- Pedestrian Oriented Design
- Encourage Linger and Strolling



The community's natural gathering place, The HEART of BROOMFIELD.  
Pedestrian oriented; buildings, spaces, uses and objects (fountains, art, fire pits, etc.) that are welcoming, interesting and encourage lingering and social interaction

