



BROOMFIELD TOWN SQUARE

MEET THE TEAM



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★ ★ ★



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★ ★ ★



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[*City Street Investors*]

★ ★ ★

Urban NeighborhoodS
Real Estate_{LLC}
♦ Commercial ♦ Residential ♦
HISTORIC DISTRICTS





PROJECT OVERVIEW

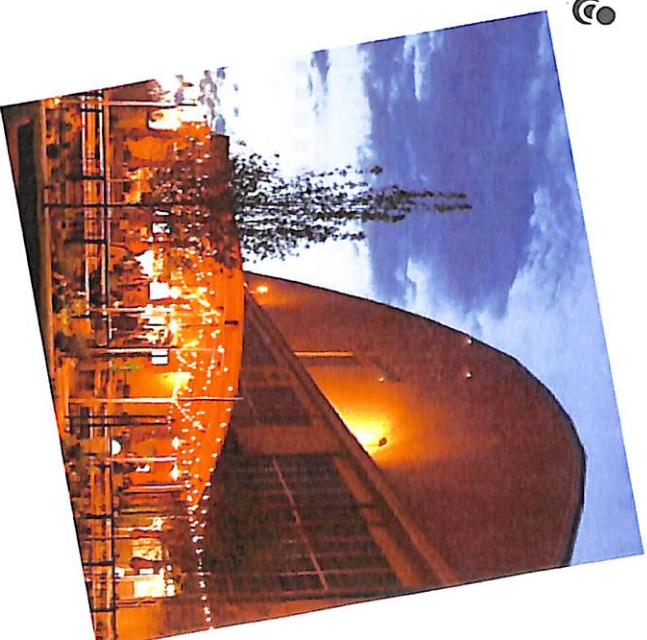
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PURPOSE OF THE PROJECT
design and develop a
town center for Broomfield

“CUSTOM CRAFTING”

Approach to Development



- Deep dive into community needs and desires prior to starting any design.
- Ensures the completed project is not only what the community actually wants, but helps ensure financial success.





COMMUNITY ENGAGEMENT

How we "Custom Craft"



Series of focus groups comprised
of diverse participants from the
community

FOCUS GROUP WORK SESSIONS

PART 1

Guiding Principles

From sustainability to culture to creating economic opportunity, what are the guiding principles that should provide the foundation for developing this project?

PART 2

Retail, Commercial and Residential Uses

What are the preferences of the community? What is needed and desired?

PART 3

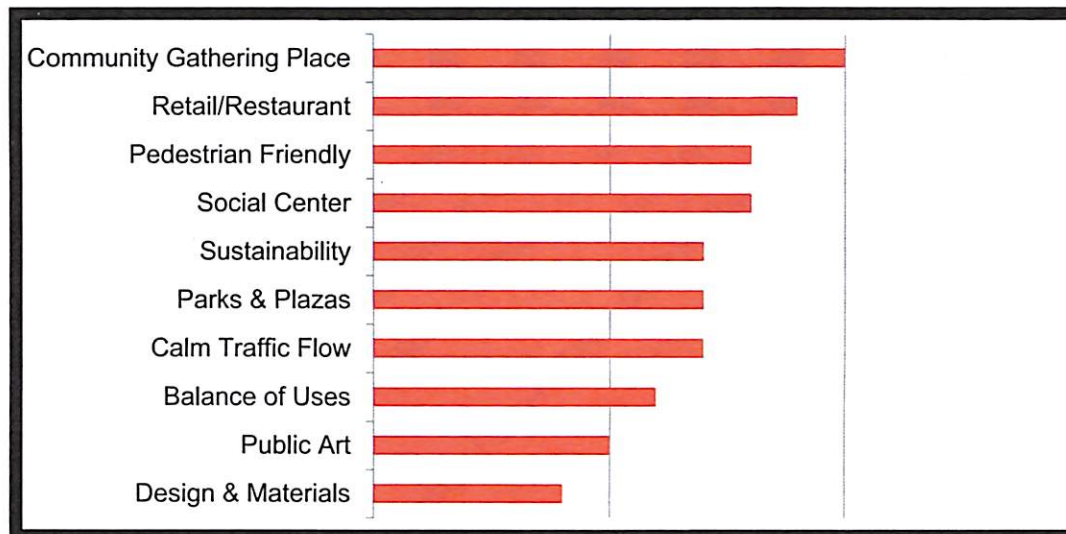
Design Principles

What does the community want the project to look and feel like?

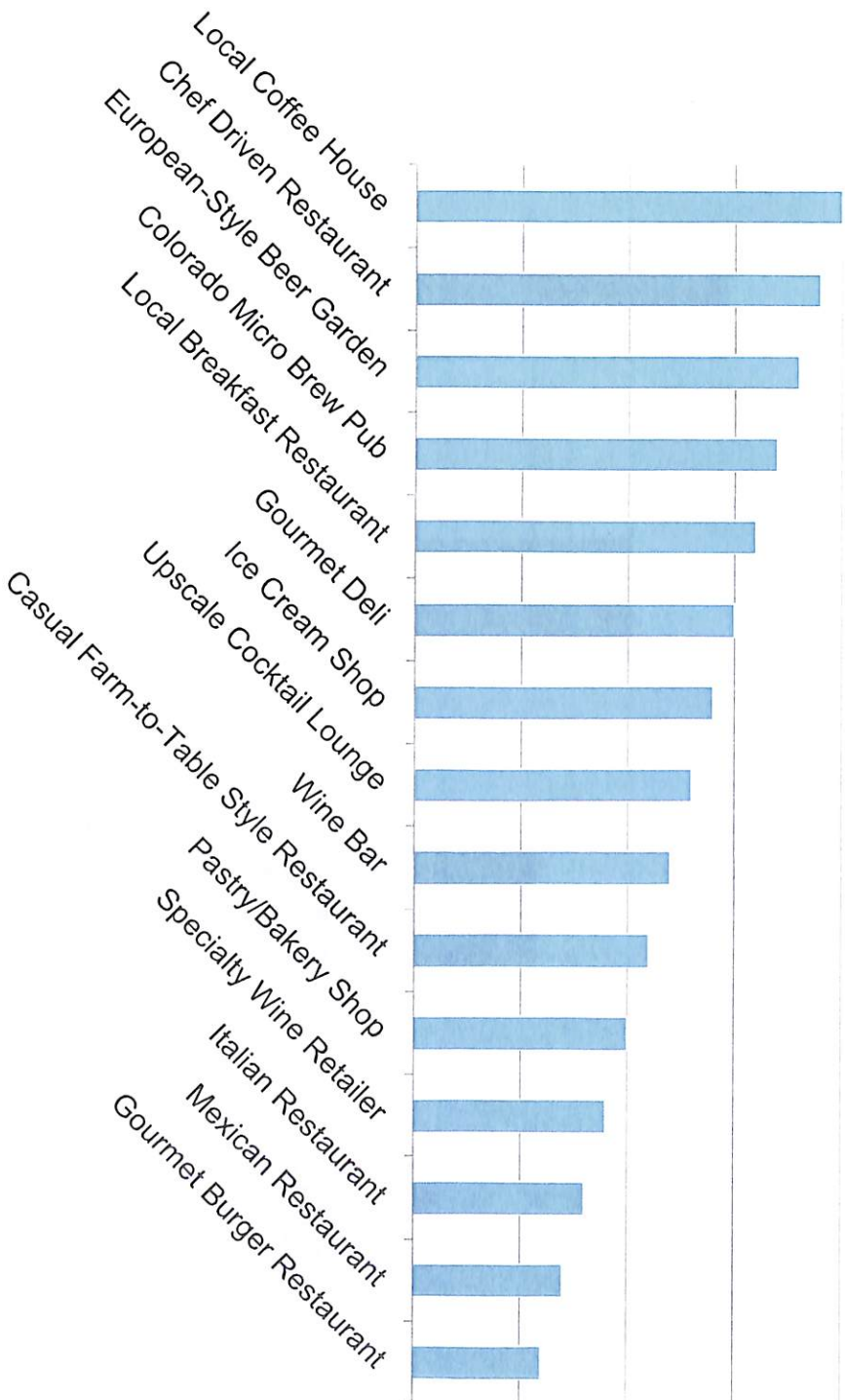
TOP GUIDING

PRINCIPLES

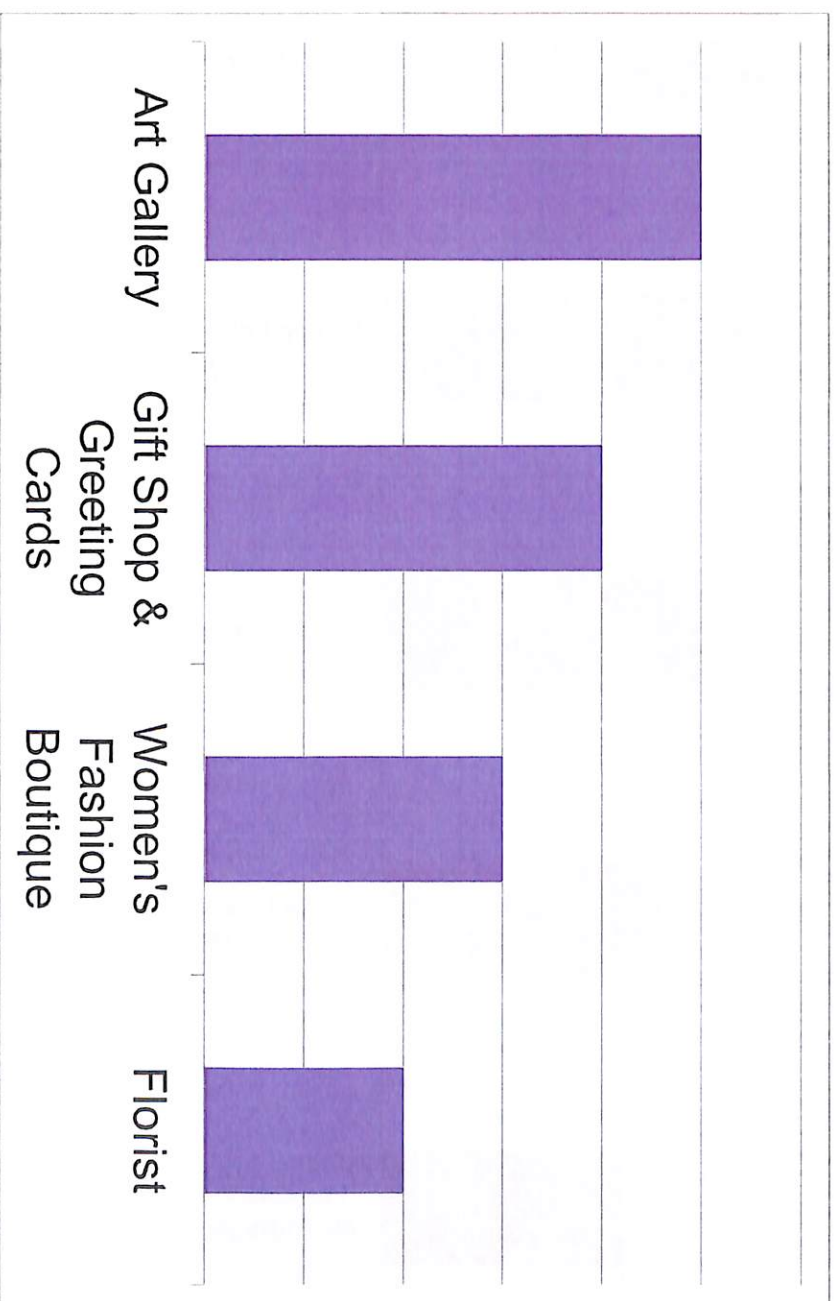
1. Vibrant community gathering place – the traditional town square
2. Provides unmet needs for retail/restaurant uses
3. Prioritize pedestrians first
4. Is identifiable as Broomfield's heart and social center
5. Is developed using sustainability principles
6. Contains public parks and plazas
7. Has a calm traffic flow
8. Contains a balance of uses – retail, residential and commercial
9. Incorporates public art
10. Very high quality design and materials



HIGHEST RATED USES



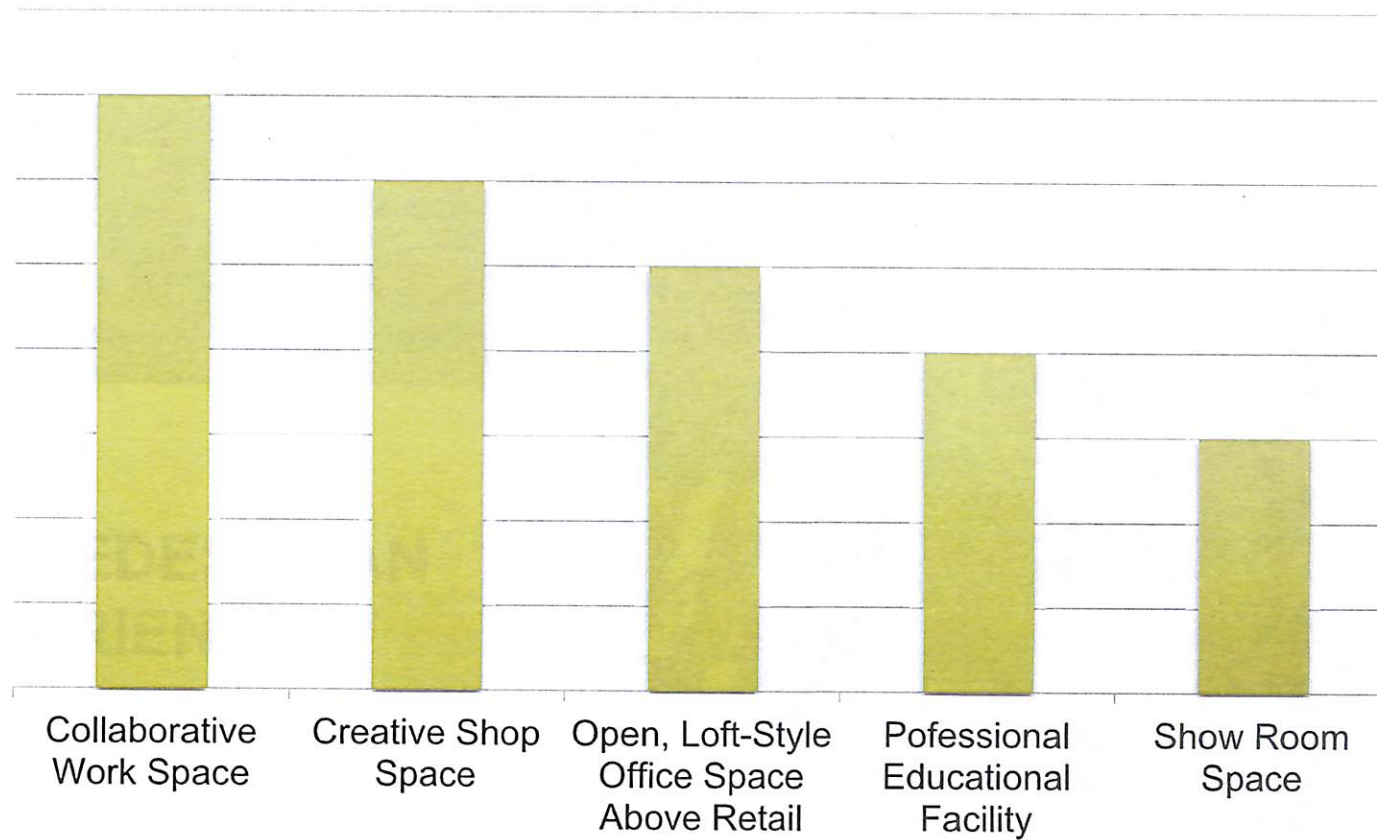
HIGHEST RATED NON F&B USES



TOP RESIDENTIAL USES



TOP COMMERCIAL USES



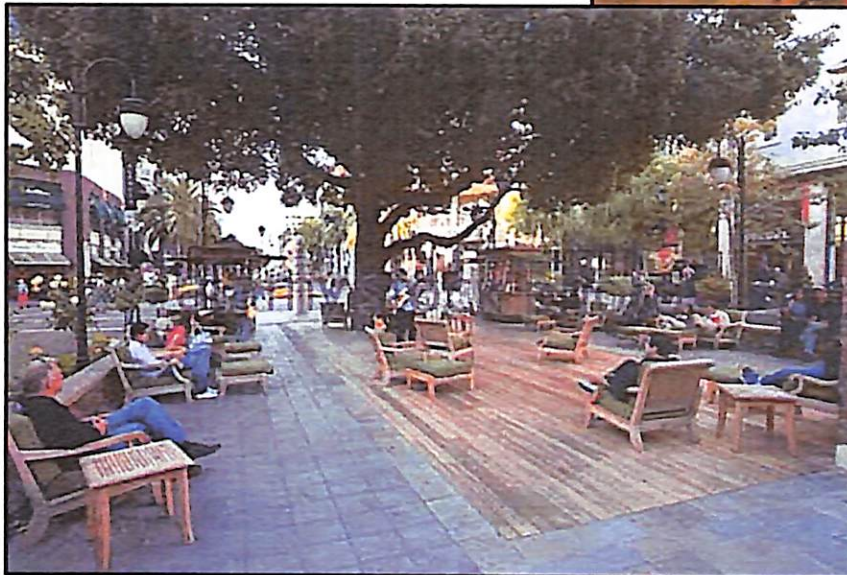
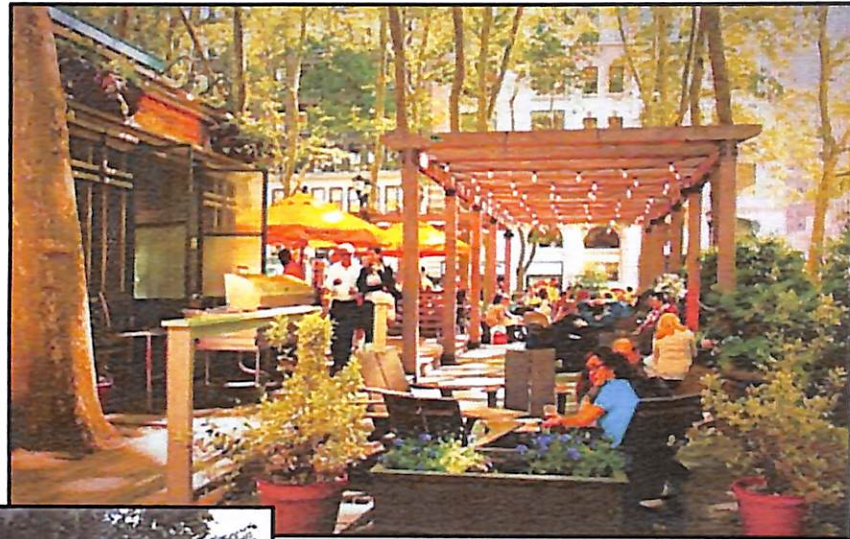


PUBLIC GATHERING SPACES

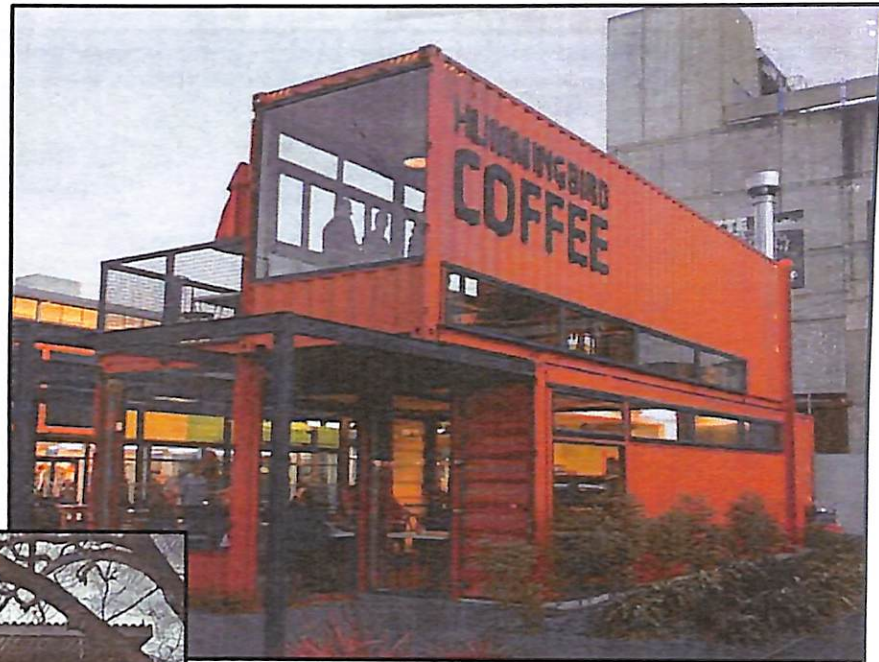
PEDESTRIAN FRIENDLY



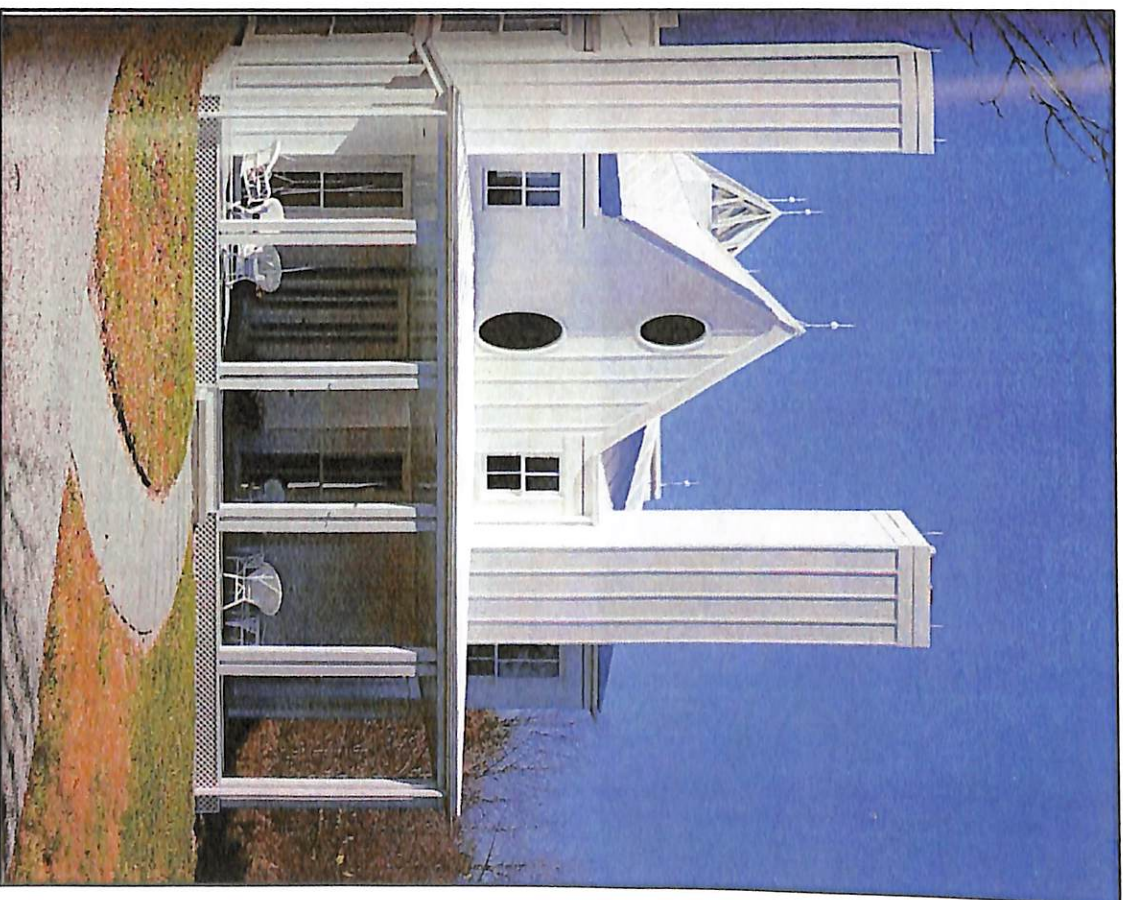
PUBLIC
PLACES
TO LINGER,
EAT & DRINK

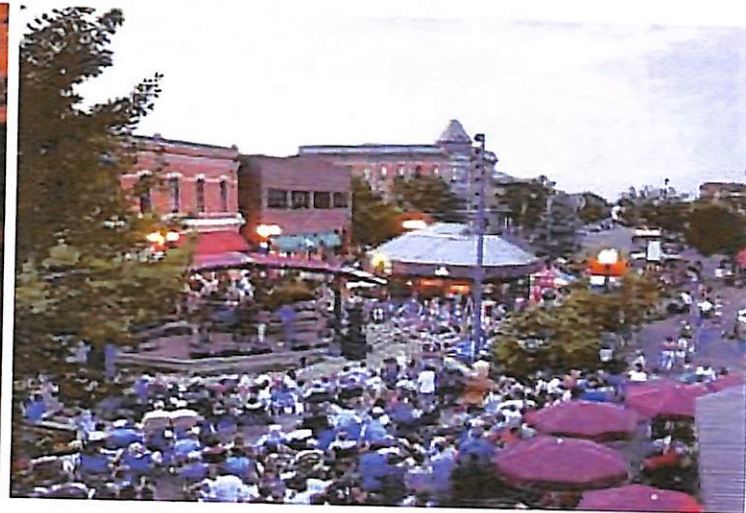
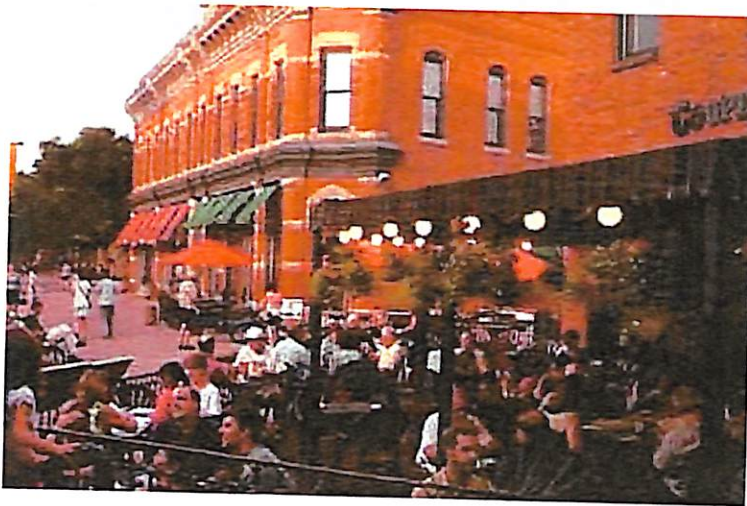
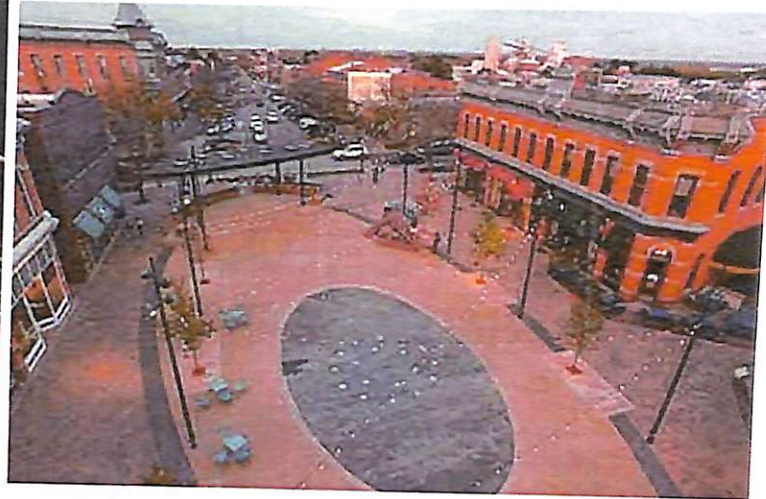


CREATIVE USE OF MATERIALS & SUSTAINABILITY

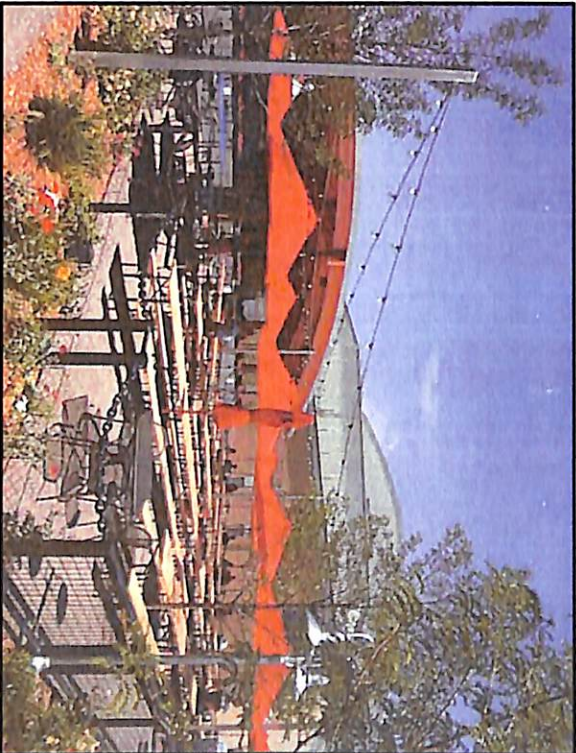


INTERESTING,
ORIGINAL,
HIGH QUALITY
ARCHITECTURE

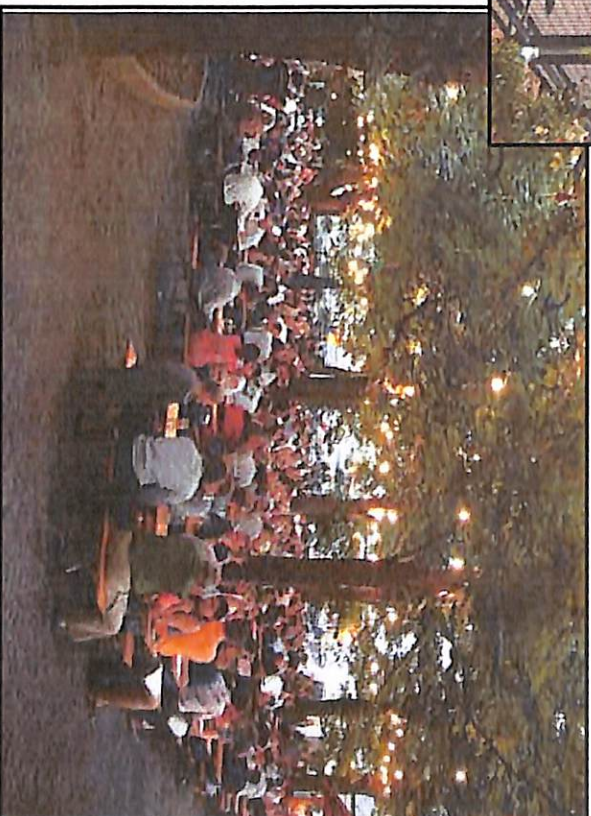




DOWNTOWN FORT COLLINS, COLORADO



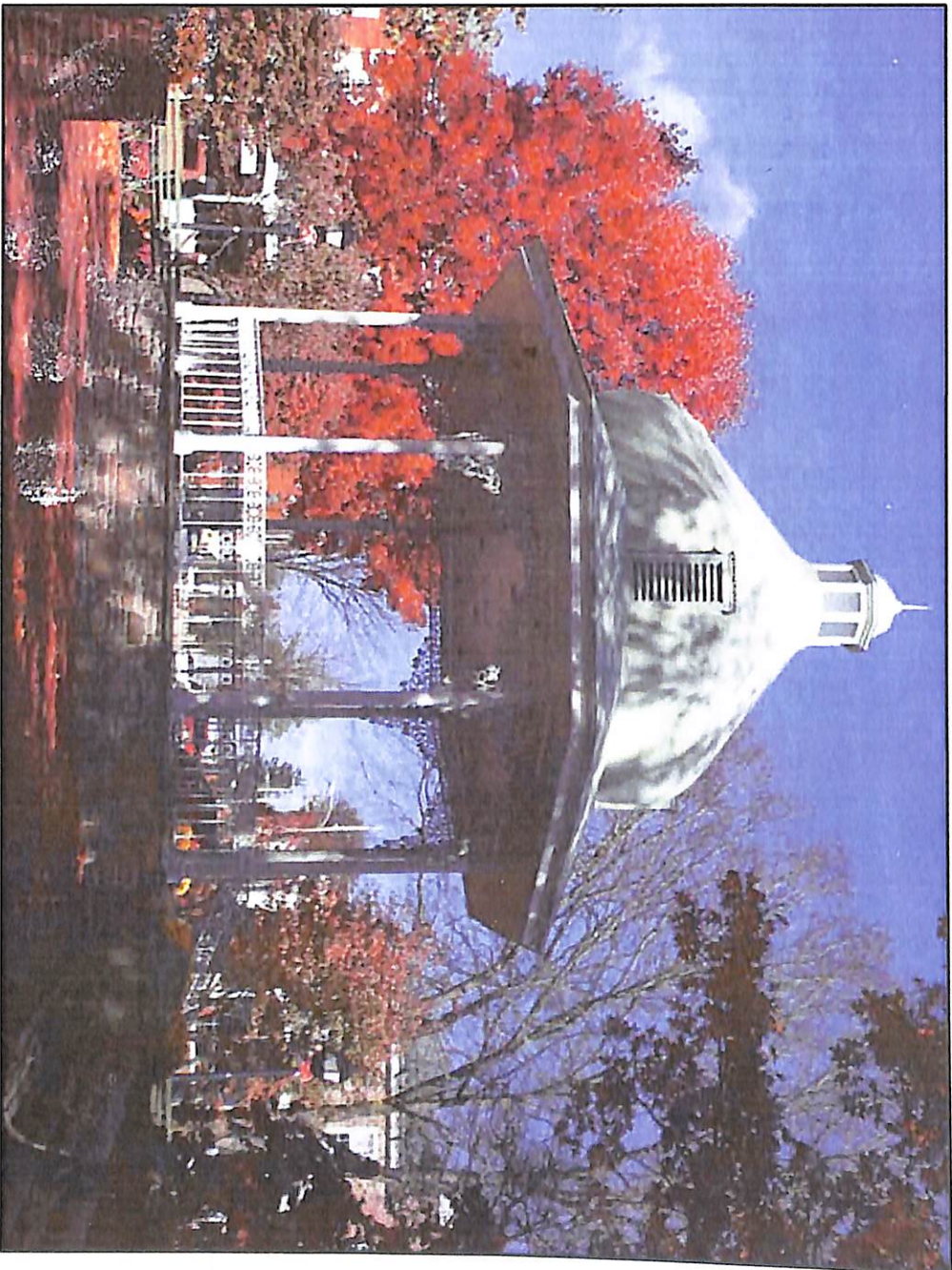
OUTSIDE PLACES TO EAT & DRINK



INTERACTIVE PUBLIC ART

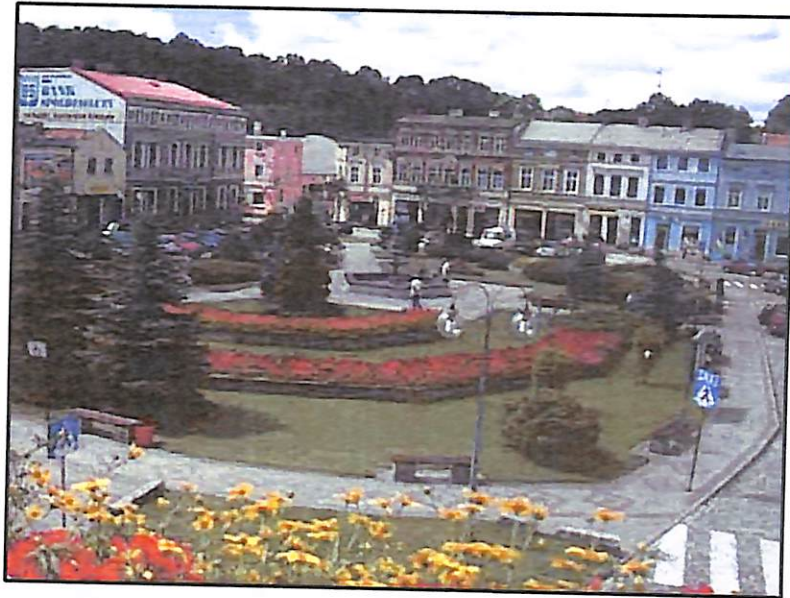


VENUES FOR PUBLIC EVENTS / MUSIC





◆ —————
A VARIETY OF SHAPES, STYLES,
COLORS & MATERIALS



HIGH QUALITY
LANDSCAPING

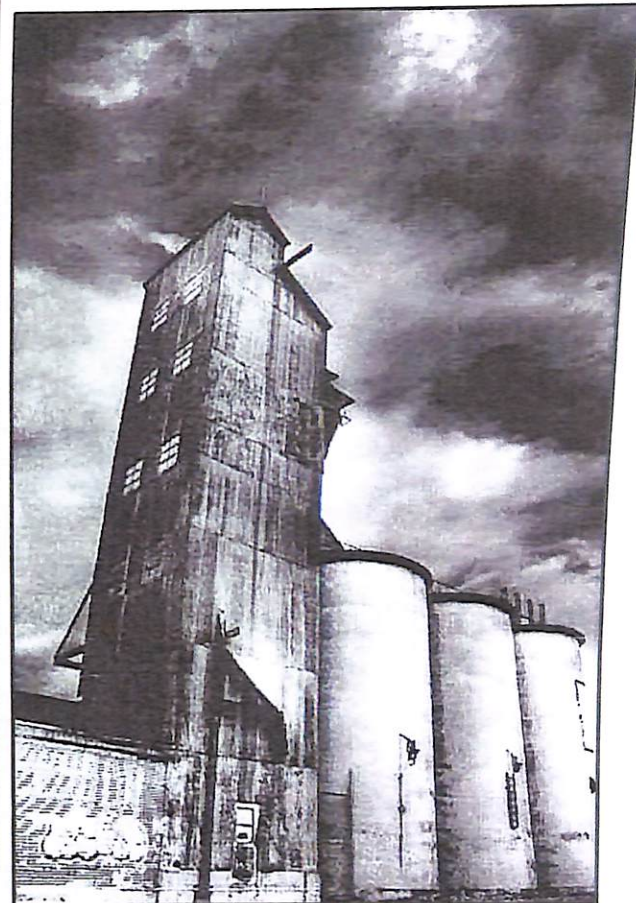
“CONTAINED” PLAZAS

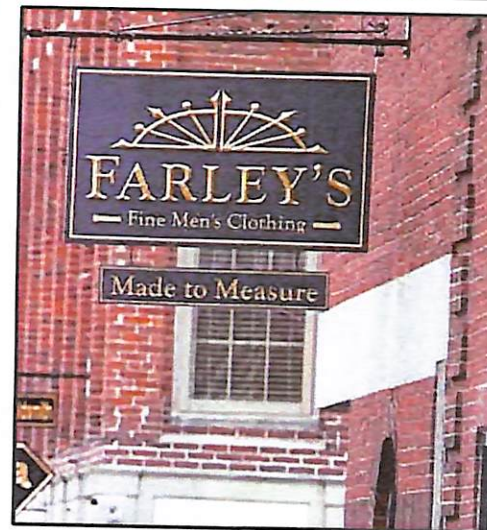
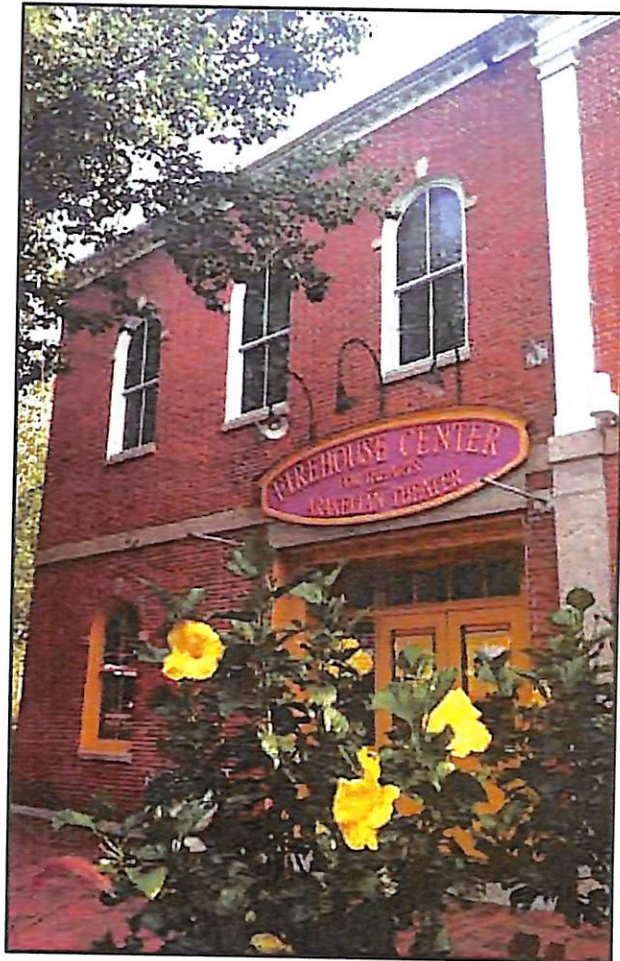
APPROPRIATELY SCALED
BUILDINGS





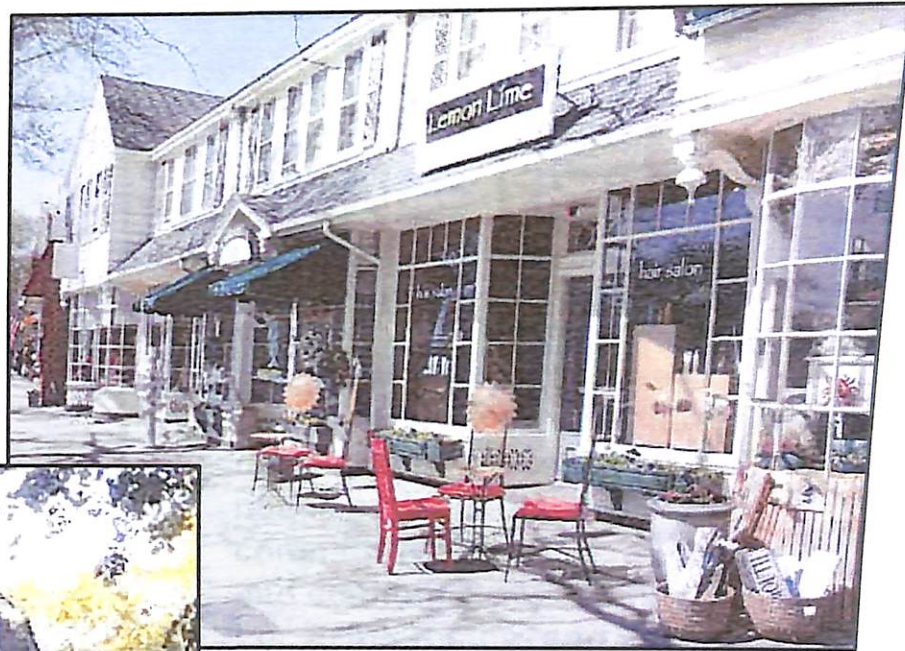
ACKNOWLEDGE
HISTORY WHERE
POSSIBLE





PEDESTRIAN
ORIENTED
DESIGN

DESIGN
ENCOURAGES
STROLLING &
LINGERING



SUMMARY CONCLUSIONS

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.

Exceptional architecture and design of all elements (buildings, landscape, public realm) using enduring, high-quality materials and sustainable, environmentally responsible building practices. Iconic elements, postcard worthy.

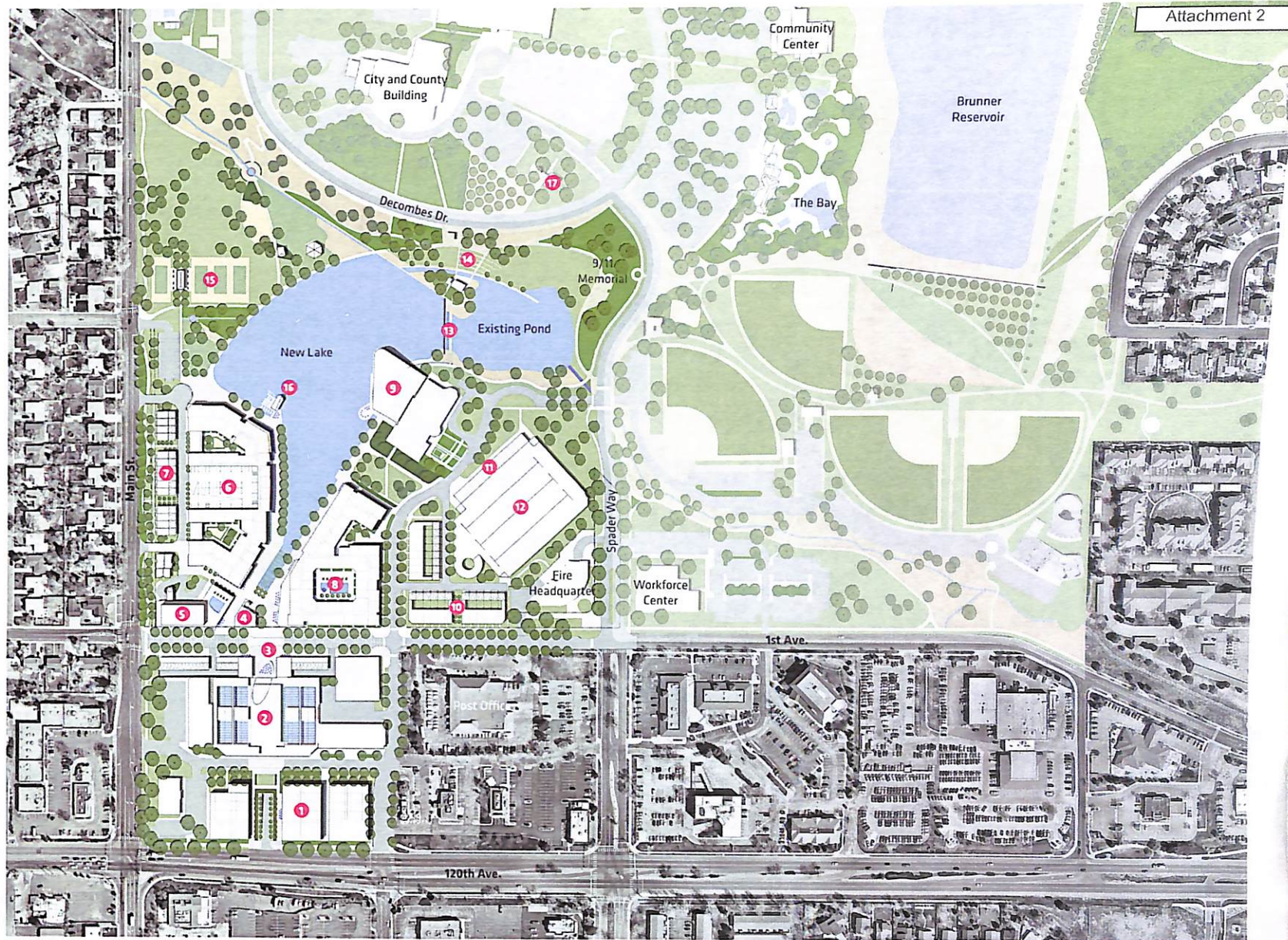
A compelling mix of retail, commercial and residential uses that not only serve the unmet needs and desires of the community, but create vibrancy and economic opportunity. Local, interesting and socially interactive food & beverage establishments are a must

THANK YOU

Q & A

NEXT STEPS

Start the planning and design of the
process based on these results



PROPOSED BUILDINGS / FACILITIES

1. INNOVATIVE OFFICE/MAKER
2. RENOVATED MARKET PLACE
3. BROOMFIELD STEPS
4. PAVILION
5. HOTEL / INN
6. MIXED-USE RETAIL/OFFICE/RESIDENTIAL (+/- 190 DU)
7. ROW HOMES
8. MIXED-USE RETAIL/OFFICE/RESIDENTIAL (+/- 170 DU)
9. LIBRARY EXPANSION/CULTURAL CENTER
10. ROW HOMES
11. ART GALLERY/MAKER
12. NEW PARKING GARAGE
13. PEDESTRIAN BRIDGE
14. NEW AMPHITHEATER
15. NEW TENNIS COURTS
16. BOATHOUSE
17. MOUNTAIN OVERLOOK



N.T.S.