THE CITY OF BOULDER
SPECIAL CITY COUNCIL MEETING
COUNCIL CHAMBERS, 1777 Broadway
Thursday, February 26, 2015
6 PM

1. **CALL TO ORDER AND ROLL CALL**

2. **PUBLIC HEARINGS**

   A. Second reading and consideration of a motion to adopt Ordinance No. 8028 amending the building height regulations and requirements of Title 9, "Land Use Code" B.R.C. 1981 for certain areas of the city.

3. **ADJOURNMENT**

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Anyone requiring special packet preparation such as Braille, large print, or tape recorded versions may contact the City Clerk's Office at 720- 564-2175, 8 a.m. – 5 p.m. Monday through Friday. ***At least two business days notification prior to the meeting or preparation of special materials is required.***

If you need Spanish interpretation or other language-related assistance for this meeting, please call (303) 441-1905 at least three business days prior to the meeting. *Si usted necesita interpretación o cualquier otra ayuda con relación al idioma para esta junta, por favor comuníquese al (303) 441-1905 por lo menos 3 negocios días antes de la junta.*

Electronic presentations to the city council must be pre-loaded by staff and will not be accepted after 3:30 p.m. the day of a regularly scheduled council meeting. Electronic media must come on a prepared USB jump (flash/thumb) drive.

CITY OF BOULDER
CITY COUNCIL AGENDA ITEM

MEETING DATE: February 26, 2015

AGENDA TITLE: Second reading and consideration of a motion to adopt Ordinance No. 8028 amending the building height regulations and requirements of Title 9, "Land Use Code" B.R.C. 1981 for certain areas of the city.

PRESENTER/S
Jane S. Brautigam, City Manager
Tom Carr, City Attorney
David Driskell, Executive Director of Community Planning and Sustainability
Susan Richstone, Deputy Director of Community Planning and Sustainability
David Gehr, Deputy City Attorney
Charles Ferro, Development Review Manager

EXECUTIVE SUMMARY
On Jan. 20, 2015, City Council considered on first reading an ordinance that would limit height modifications in the city. The proposed ordinance is intended to address the community concern that height modifications may be considered on all properties in the city through Site Review. It would reinforce the community vision of an urban form that only allows higher intensity and taller buildings in select, transit-rich areas, which have been vetted and approved through a planning process such as an area plan or other public process. New development and Site Review applications could still be considered in all areas, and Site Review would still be required for many projects per the code; however, height modifications outside of the identified areas and circumstances could not be considered.

On Feb. 19, 2015, Planning Board considered the proposed ordinance and (TO BE COMPLETED AFTER THE PLANNING BOARD MEETING).

The proposed ordinance is found in **Attachment A** and would limit to specific areas and situations, the eligibility to consider the approval of buildings that could exceed the by-right height limits through the existing Site Review process. City Council voted to

approve the draft ordinance on first reading (not as an emergency measure) and asked several questions of staff, which are addressed in the 'Analysis' section of the memorandum. The 'Analysis' section also includes a discussion of some of the changes made to the ordinance based on the direction from council.

ANALYSIS

The intent of the ordinance is to allow consideration of height modifications through Site Review only in those areas with a clearly defined, approved vision for future development and in other specific circumstances. This would limit the height of new development to the by-right height (based on current zoning) in the remainder of the city.

<u>First reading questions</u>

On Jan. 20th, City Council asked the following questions at first reading with each followed by the staff response:

1) **Should Reve be included in the exempted area?**
   Yes. Based on City Council's discussion on Jan. 20, 2015 and the fact that the proposed development has undergone two Concept Plan reviews with the Planning Board as well as a Concept Plan review with the City Council, staff recommends that Reve be included in the exempted area along with Phase I of the Transit Village Area.

2) **Provide the history and background of the height referendum for the Twenty Ninth Street Center.**

   In 1998, voters approved a ballot initiative (see attached ordinance. **Attachment B***) that would allow heights greater than 55' in the Twenty Ninth Street Center. With relatively large footprint buildings across the site and with each having a singular low point in which to measure the total height, the city's methodology for calculating height (measuring to a single low point 25 feet away from buildings) would have resulted in very low building heights across the site without the approved ballot initiative.*

3) **Should Frasier Meadows be included in the exempted area?**
   Yes. Based on the flood impacts that occurred on the Frasier Meadows property at 4950 Thunderbird Ln. in Sept. of 2013, staff finds that it is reasonable to include the property in the exempted area to allow flexibility in redeveloping portions of the site outside of the floodway. Staff has been working closely with Frasier Meadows staff in flood mitigation on the site, permitting for damages caused by the flood and preliminary discussions related to a potential master plan for the site.

4) **Should the Boulder Valley Regional Center (BVRC) be included in the exempted area (especially if it is considered one of our main activity centers in the BVCP)?**
Staff does not recommend including the entire BVRC. While the BVRC has adopted design guidelines, the underlying zoning has not been reviewed or updated since the 1980's. Being that the BVRC is such a large area, staff finds that it's not appropriate to include the entire subarea. However, City Council may consider whether to include portions of the BVRC (major transit corridors along 28th & 30th, etc.). Since all of the following areas are located along high frequency transit corridors, do not have significant neighborhood interfaces, and are considered core areas of intensity within the BVRC, the specific areas that staff believes would make the most sense to include are (see ***Attachment C*** *for a map):*

- *28th Street Frontage from Taft to Spruce*
- *30th Street Frontage from Arapahoe to the northern BVRC boundary near Spruce St.*
- *Arapahoe from Folsom to the eastern BVRC boundary near 33rd St.*
- *Pearl from Folsom to the eastern BVRC boundary near Junction Place*
- *The entire Twenty Ninth Street Center (per the previous voter approved ballot measure)*

5) **What process would apply to the "one offs" like the Boulder Community Heath (BCH) campuses or should they be included in the exempted area?**
If properties outside of the exempted areas were for some reason found to be appropriate sites for additional height, City Council can always exercise their legislative authority for "one off" properties and amend the ordinance.

Based on the fact that the Mapleton and Broadway hospital sites were purpose built for hospital uses, staff finds it appropriate to include both sites in the exempted area to preserve options for adaptive reuse of the existing building stock. City Council may also consider exempting all areas of the city zoned Public (P). This would include all city owned facilities (police & fire stations, parks, the Civic Area, all hospital properties, the Federal labs, CU, the airport, etc.) in order to preserve flexibility. It is also worth noting that in the past, upgrades to emergency operations antennae have required height modifications. These facilities are typically located on city-owned properties in areas zoned P; therefore, staff would recommend preserving the ability to consider additional height in the P zones. (See ***Attachment D*** *for a map of properties within the city zoned P, Public).*

6) **How would we pilot a form based code with the proposed height limitations in place?**
The proposed height limitations would not impact a form based code pilot. Victor Dover in his Jan. 15, 2015 letter recommended exploring a pilot in areas that would be exempt from the proposed height limitations (such as Boulder Junction, Downtown, Gunbarrel Town Center, University Hill and/or North Boulder.

7) **Will the proposed height restrictions result in more by-right projects? Is that a positive outcome?**
It is possible that more by-right projects could result; however, the city's code is designed to encourage projects to undergo the Site Review process based on the property size and building square footage thresholds. It should also be noted that properties outside of the height exemption area will be able to apply for other modifications to the code (setbacks, parking, etc.) through the Site Review process, just not height.

8) **At second reading please include maps indicating and outlining those properties with development and/or redevelopment potential within the proposed areas for exclusion from this ordinance that may request height exemptions.**
While staff cannot predict all areas where redevelopment will occur, below is a list of known potential redevelopment sites.

*<u>DT-4 & DT-5:</u> (see **Attachment E**)*
-1900 Broadway - Wells Fargo Site
-1300 Canyon / 1770 13th St. - Atrium Building / City Parking Lot
-1420 Canyon - Former Rob's Music
-1750 15th St. - Liquor mart
-1913 Broadway - Bank
-900 Walnut -Civic Pad Site
-1460 & 1480 Canyon - Bank and Gas Station Properties
-1300 Walnut - Bank

*<u>Boulder Junction</u>: (see **Attachment F**)*
-3390 Valmont Rd - S'PARK Development
-2490 Junction Pl. - The Commons
- 30th & Pearl - Former Pollard Site / City Owned Site
-3200 Bluff - Air Gas Property
-2751 30th - Boulder RV Center Property

*<u>Gunbarrel</u>: (see **Attachment G**)*
Portions of the subarea that have not recently redeveloped could potentially do so, and may request consideration of a height modification. However, the

Gunbarrel subarea plan has very specific criteria and a prescribed process already defined under which any such modification would need to be considered.

*North Boulder: (see **Attachment H**)*
-4750 Broadway - North Boulder Armory Site

*Uni Hill: (see **Attachment I**)*
-1313 Broadway – Bova's Site
-1155 Pleasant & 14th St. UHGID Parking lots
-Broadway & Pennsylvania - CU Owned Parking lot
-1111 Broadway - Colorado Bookstore
-1275 13th - Everyday Market & Gas Station

Industrial Zones:
-Multiple potential redevelopment sites along East Arapahoe and near 63rd & Butte Mill.

9) **Are there any other properties that straddle the included and excluded areas?**
*Yes, only the western ¾ of the NoBo Armory site would be exempt (the portion zoned MU-1). The eastern portion of the site zoned RMX-2 would not be eligible to request height modifications (see **Attachment J**).*

10) **Did staff consider the Armory on North Broadway as a potential site for the form based code pilot? Why or why not?**
No. Since the property has already undergone multiple neighborhood meetings, Concept Plan review and has been discussed by City Council, staff did not consider the site for a form based code pilot since so much direction has already been provided to the applicant.

11) **Would areas outside the proposed areas of exclusion risk redevelopment based on a suburban land use form?**
It is possible. The proposed ordinance only impacts height. No other development standards would be affected or amended.

Proposed Ordinance:

As previously stated, the above-listed areas and circumstances do not represent an automatic approval for a proposed height exemption. All developments proposed in these areas or circumstances would remain subject to appropriate review processes and all current city regulatory criteria.

The key provisions of the proposed ordinance include:

- It would not apply to applications for building permit submitted on or prior to January 21, 2015 or to site review approvals for height modifications as of the same date. Pending and complete site review applications (i.e., Site Review

applications already submitted to the city or scheduled for Planning Board consideration) that are requesting additional height in areas that would not permit such height under the proposed ordinance may continue through the site review process under current height review regulations.

- Additional areas may be added to the map and additional situations added through amendment of the ordinance at a future date if desired.
- The ordinance will expire on April 19, 2017.

STAFF RECOMMENDATION

Suggested Motion Language:
Staff requests council consideration of this matter and action in the form of the following motion:

Motion to adopt Ordinance No. 8028 adopt Ordinance No. 8028 amending the building height regulations and requirements of Title 9, "Land Use Code" B.R.C. 1981 for certain areas of the city.

ATTACHMENTS

A: Ordinance No. 8028
B: Ordinance No. 6013
C: Map of Potential areas of Exemption in the Boulder Valley Regional Center
D: Map of areas Zoned Public
E: Map of Potential Redevelopment Sites in the Downtown 4 & 5 Zones
F: Map of Potential Redevelopment Sites in Boulder Junction
G: Map of Potential Redevelopment Sites in Gunbarrel
H: Map of Potential Redevelopment Sites in North Boulder
I: Map of Potential Redevelopment Sites in University Hill
J: Map of Potential Redevelopment Site in North Boulder that straddles the proposed exemption boundary

ORDINANCE NO. 8028

AN ORDINANCE AMENDING TITLE 9, "LAND USE CODE" B.R.C. 1981 BY AMENDING THE BUILDING HEIGHT REGULATIONS AND REQUIREMENTS FOR CERTAIN AREAS OF THE CITY; AND SETTING FORTH RELATED DETAILS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. The City Council finds and recites the following facts leading to the adoption of interim development regulations related to the height of buildings.

a. The city values its built environment, as is reflected in the Boulder Valley Comprehensive Plan. 2010 BVCP, pages 18 to 32.

b. The voter approved a height limit for buildings no greater than 55 feet in 1971.

c. City Charter Section 84 provides the purposes of the height limitation, which applies to buildings at 55 feet and below.

d. The Boulder Revised Code allows buildings to be constructed up to 55 feet in all zoning districts, subject to a site review approval.

e. Increasingly, more buildings are being approved at heights up to 55 feet in multiple areas of the community.

f. The city council intends to limit the areas where buildings can be up to 55 feet to those areas where previous planning efforts have resulted in the adoption of a plan or clear policy intent that supports more intensive forms of development or in instances where important community values are implemented or site topography may result in height-compliance hardship.

g. The council intends to study other areas in the community where buildings that exceed the underlying permitted or conditional height may be appropriate.

h. The City Council determined that it is in the interest of the public health safety and welfare to consider whether existing zoning standards will result in development consistent with the goals and policies of the Boulder Valley Comprehensive Plan.

Section 2. Paragraphs 9-2-14 (c)(1) is amended and a new paragraph (2) is added and subsequent paragraphs renumbered, to read:

9-2-14 Site Review.

. . .

(c) Modifications to Development Standards: The following development standards of B.R.C. 1981 may be modified under the site review process set forth in this section:

(1) 9-7-1, "Schedule of Form and Bulk Standards" and standards referred to in that section except for the floor area requirements and the maximum height or conditional height for principal buildings or uses, except as permitted in paragraph (c)(2) below.

(2) The maximum height or conditional height for principal buildings or uses may be modified in any of the following circumstances:

(A) For building or uses designated in Appendix J "Areas Where Height Modifications May Be Considered."
(B) Industrial General, Industrial Service, and Industrial Manufacturing districts if the building has two or fewer stories.
(C) In all zoning districts, if the height modification is to allow the greater of two stories or the maximum number of stories permitted in Section 9-7-1 in a building and the height modification is necessary because of the topography of the site.
(D) In all zoning districts if at least fifty percent of the floor area of the building is used for units that meet the requirements for permanently affordable units in Chapter 9-13, "Inclusionary Housing," B.R.C. 1981.[1]

Section 3. The council adopts Attachment A, titled, "Appendix J to Title 9 - Areas Where Height Modifications May Be Considered," as an amendment to Title 9, "Land Use Code," B.R.C. 1981.

Section 4. The provisions of this ordinance will expire on April 19, 2017. The council intends that this ordinance will expire, be amended, or replaced with subsequent legislation after further study of appropriate building heights in the city.

Section 5. This ordinance shall apply to all building permits or land use approvals for which an application is made on January 21, 2015 or thereafter, unless specifically exempted. Building permit applications for a development that received a site review approval for height that exceeds the permitted height on or prior to January 21, 2015 may apply for and receive building permits that are necessary to construct the approved development.

[1] The provisions adopted pursuant to Ordinance No. 8028 expire on April 19, 2017.

Section 6. Complete site review applications that have been submitted to the city prior to January 21, 2015 that request additional height in areas that would not permit such height under this ordinance will be permitted to continue through the process under the height regulations in place at the time such application is made. Such applicants shall be required to pursue such development approvals and meet all requirements deadlines set by the city manager and the Boulder Revised Code. Pending developments may apply for and receive building permits that are necessary to construct the approved development.

Section 7. For the limited purposes of this ordinance, the city council suspends the provisions of Subsection 9-1-5(a), "Amendments and Effect of Pending Amendments," B.R.C. 1981 for the limited purpose of adopting this ordinance.

Section 8. If any section paragraph clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable such decision shall not affect any of the remaining provisions of this ordinance.

Section 9. This ordinance is necessary to protect the public health, safety, and welfare of the residents of the city, and covers matters of local concern.

Section 10. The city council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY TITLE ONLY this 20th day of January, 2015.

_____
Mayor

Attest:

_____
City Clerk

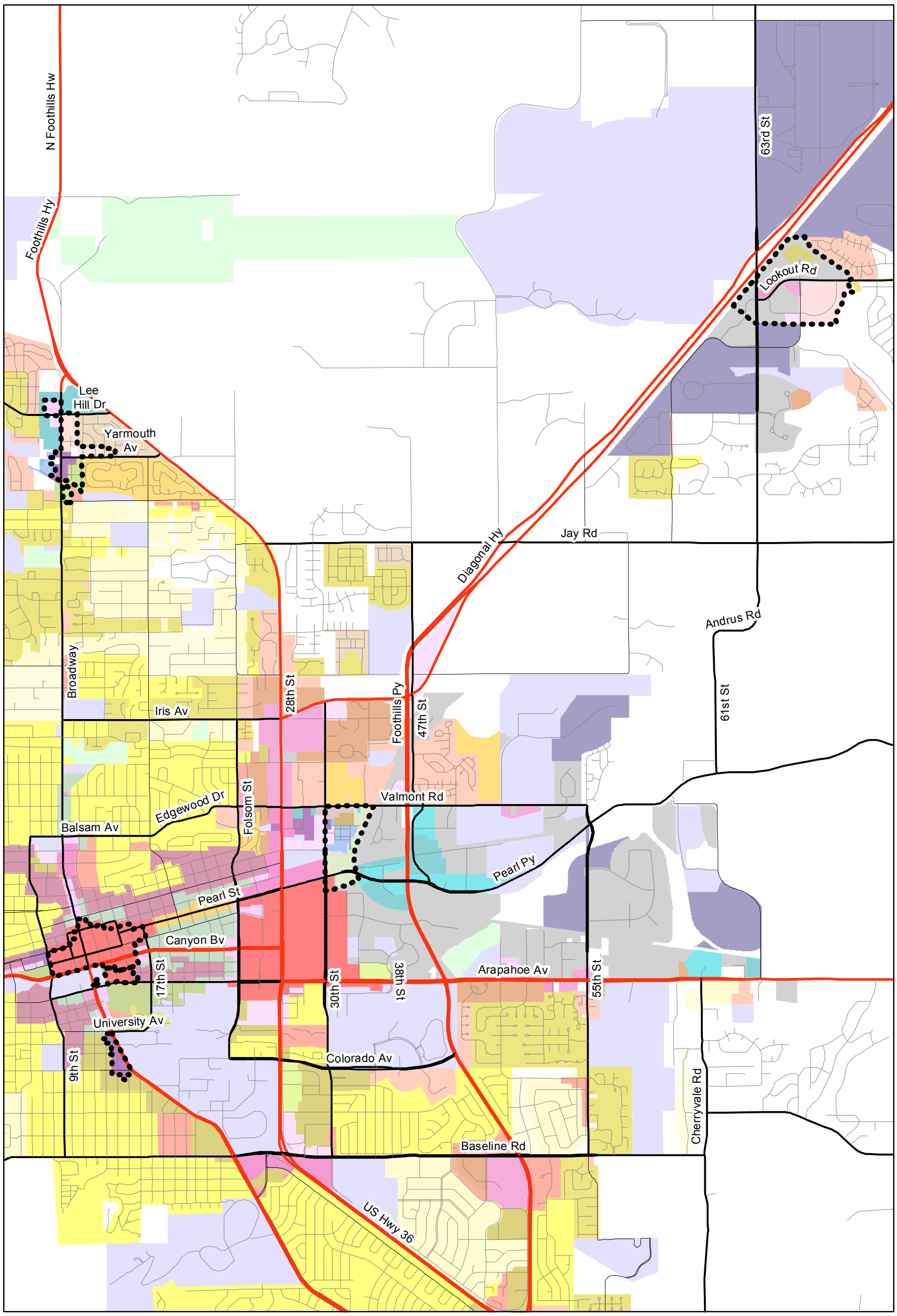
READ ON SECOND READING, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY this __ day of _____, 2015.

_____
Mayor

Attest:

_____
City Clerk

Appendix J to Title 9 – Areas Where Height Modifications May be Considered



Areas Where Height Modifications May be Considered

ORDINANCE NO. 6013

AN ORDINANCE SUBMITTING TO THE QUALIFIED ELECTORS OF THE CITY OF BOULDER AT A SPECIAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, THE 3RD DAY OF NOVEMBER, 1998, THE QUESTION OF AMENDING SECTION 84 OF THE BOULDER CITY CHARTER REGARDING THE DEFINITION OF HEIGHT FOR A PORTION OF THE AREA KNOWN AS BOULDER CROSSROADS; SETTING FORTH THE BALLOT TITLE; AND PROVIDING FURTHER DETAILS IN RELATION TO THE FOREGOING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO:

Section 1. A special municipal election is hereby called to be held in the various precincts and at the polling places of the City of Boulder, County of Boulder and State of Colorado, on Tuesday, the 3rd day of November, 1998, between the hours of 7:00 a.m. and 7:00 p.m.

Section 2. At said election, there shall be submitted to the electors of the City of Boulder entitled by law to vote thereon the question of making the following addition to Section 84 of the City Charter: (material to be added to the Charter is shown in bold, uppercase type):

Section 84. Height Limit.

All buildings and other structures throughout the city shall be limited to a height not exceeding fifty-five feet. This height limit shall not apply to spires, belfries, cupolas, or domes not used for human occupancy, nor to silos, parapet walls, cornices without windows, antennas, chimneys, ventilators, skylights, or other necessary mechanical appurtenances usually carried above the roof level so long as they do not take up more than twenty-five percent of the roof area, nor to light poles at government owned recreation facilities, nor to light and traffic signal poles in the right-of-way, nor to service and transmission line electrical utility poles. "Height" means the vertical distance from the lowest point within twenty-five feet of the tallest side of the structure to the uppermost point of the roof.

The purposes of this height limitation are to promote the health, safety, and general welfare of the community; to secure safety from fire, panic, wind turbulence, and

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other dangers; to provide adequate light and air to abutting properties and the neighborhood; to prevent the overcrowding of land; to avoid undue concentration of population; to prevent the encroachment of privacy; to lessen traffic congestion in the streets; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; to insure personal safety by encouraging intensive use at the sidewalk level; to encourage the most appropriate use of land; to conserve and enhance property values; to preserve the integrity and character of established neighborhoods; to preserve scenic views of the mountain backdrop, which are a unique asset to the community and provide a distinctive character and setting for the city and which provide an attraction to tourists, visitors, and students of the University of Colorado; and to protect a public investment of over three million dollars in the mountain backdrop.

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS SECTION 84, THE FOLLOWING PROVISIONS SHALL APPLY SOLELY TO THAT PORTION OF THE AREA KNOWN AS BOULDER CROSSROADS WHICH IS DELINEATED BY (i) THE NORTHERN BOUNDARY LINE OF ARAPAHOE AVENUE, (ii) THE SOUTHERN BOUNDARY LINE OF CANYON BOULEVARD AS EXTENDED EASTWARD TO 30TH STREET, (iii) THE EASTERN BOUNDARY LINE OF 28TH STREET, AND (iv) THE WESTERN BOUNDARY LINE OF 30TH STREET:

SUBJECT TO APPROVAL THROUGH THE DEVELOPMENT REVIEW PROCESS, "HEIGHT" SHALL BE DEFINED AS THE VERTICAL DISTANCE MEASURED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD PROTECTION ELEVATION AT 28TH STREET OF 5,288 FEET, AS DETERMINED IN ACCORDANCE WITH THE NORTH AMERICA VERTICAL DATUM OF 1988, TO A PLANE ABOVE SUCH ELEVATION.

The official ballot punch card and the official absentee ballot shall contain the following ballot title, which shall also be the designation and submission clause for the measure:

QUESTION NO. _____

REGARDING THE DEFINITION OF HEIGHT FOR A PORTION OF THE AREA KNOWN AS BOULDER CROSSROADS

Subject to approval through the development review process, shall Section 84 of the City Charter be amended to allow Boulder Crossroads to define height for a portion of the area known as Boulder Crossroads which is delineated by (i) the northern boundary line of Arapahoe Avenue,

(ii) the southern boundary line of Canyon Boulevard as extended eastward to 30th Street, (iii) the eastern boundary line of 28th Street, and (iv) the western boundary line of 30th Street, as the vertical distance measured from the Federal Emergency Management Agency's flood protection elevation at 28th Street and Arapahoe Avenue of 5,288 feet, as determined in accordance with the North American Vertical Datum of 1988, to a plane above such elevation?

For the measure _____ Against the measure _____

Section 3. If a majority of all the votes cast at the election on the measure submitted shall be for the measure, the measure shall be deemed to have passed and shall be effective upon passage.

Section 4. The election shall be conducted under the provisions of the Colorado Constitution, the Charter and ordinances of the city, the Boulder Revised Code, 1981, and this ordinance, and all contrary provisions of the statutes of the State of Colorado are hereby superseded.

Section 5. The city clerk of the City of Boulder shall give public notice of the election in the manner required by law for Charter amendments.

Section 6. The notice of the election shall include the ballot title.

Section 7. The officers of the city are authorized to take all action necessary or appropriate to effectuate the provisions of this ordinance.

Section 8. If any section, paragraph, clause, or provision of this ordinance shall for any reason be held to be invalid or unenforceable, such decision shall not affect any of the remaining provisions of this ordinance.

Section 9. This ordinance is necessary to protect the public health, safety and welfare of the residents of the city, and covers matters of local concern.

Section 10. The council deems it appropriate that this ordinance be published by title only and orders that copies of this ordinance be made available in the office of the city clerk for public inspection and acquisition.

INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY TITLE ONLY this 4th day of August, 1998.

Mayor

Attest:

City Clerk on behalf of the
Director of Finance and Record

READ ON SECOND READING, AMENDED, AND ORDERED PUBLISHED BY TITLE ONLY this 18th day of August, 1998.

Mayor

Attest:

City Clerk on behalf of the
Director of Finance and Record

READ ON THIRD READING, PASSED, ADOPTED, AND ORDERED PUBLISHED BY TITLE ONLY this 1st day of September, 1998.

Mayor

Attest:

City Clerk on behalf of the
Director of Finance and Record

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ORDINANCE NO. 6013

STATE OF COLORADO)
COUNTY OF BOULDER) SS.: CERTIFICATE
CITY OF BOULDER)

I, Alisa D. Lewis, City Clerk of said City in the County and State aforesaid, do hereby certify that the foregoing ordinance was introduced, read on first reading at a regular meeting of the City Council thereof held on the 4th day of August, 1998, and that afterwards, to-wit: on the 6th day of August, 1998, I caused the same to be published (by title only) in the official paper of said City (the same being a paper of general circulation published in said city), and that said publication was made ten days before the passage of said ordinance.

I hereby certify that the foregoing ordinance was afterwards duly and regularly read and amended by the City Council of said City on second reading at a regular meeting thereof held on the 18th day of August, 1998, and that thereafter, to-wit: on the 20th day of August, 1998, I caused the same to be published (by title only) in the official paper of said city.

I hereby certify that the foregoing ordinance was afterwards duly and regularly read, passed and adopted as amended, by the City Council of said City on third reading at a regular meeting thereof held on the 1st day of September, 1998, and that thereafter, to-wit: on the 4th day of September, 1998, I caused the same to be published (by title only) in the official paper of said city.

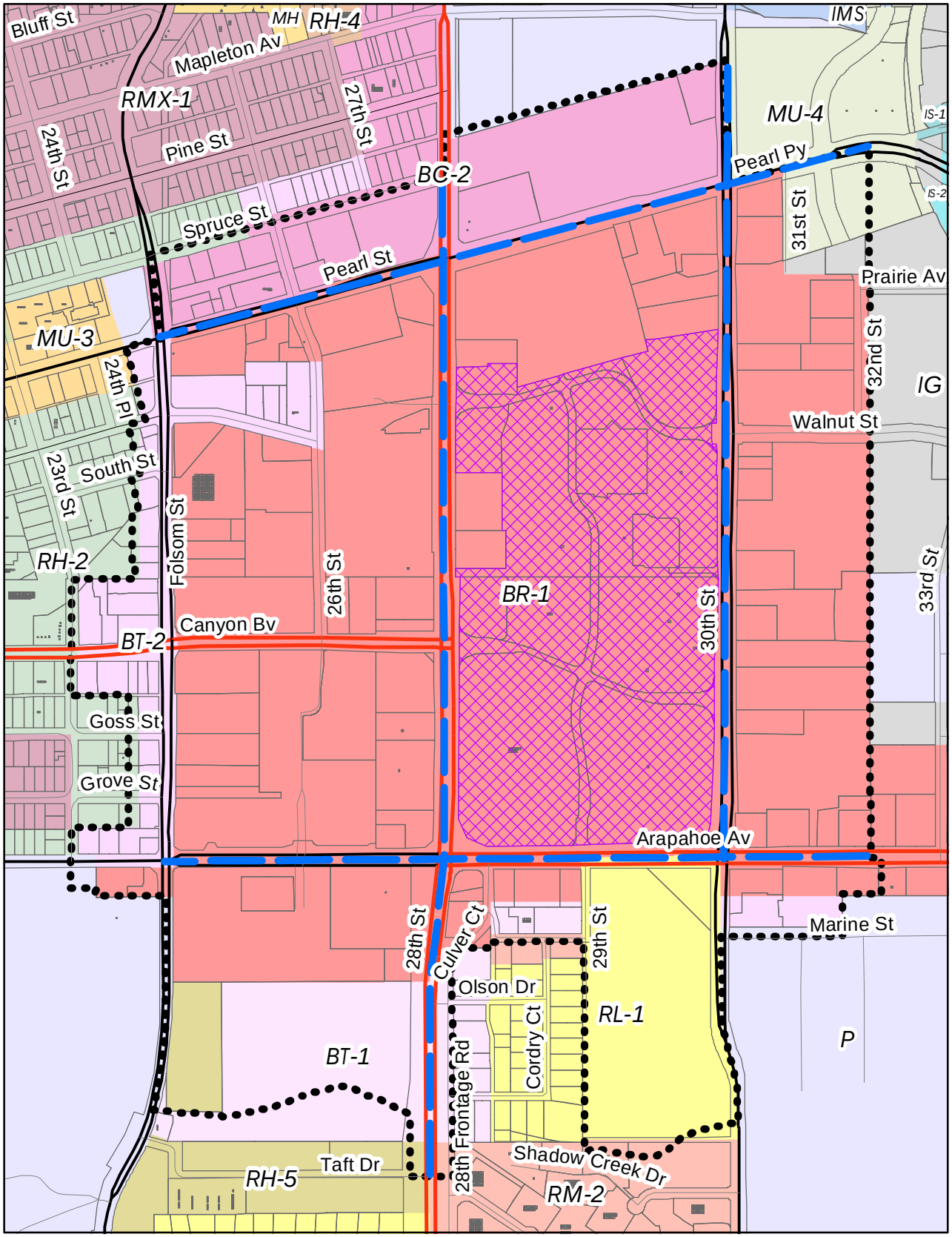
WITNESS my hand and the seal of said City of Boulder hereto affixed, this 8th day of September, 1998.

(Seal)

Alisa D. Lewis
City Clerk

cert3.ord

Boulder Valley Regional Center

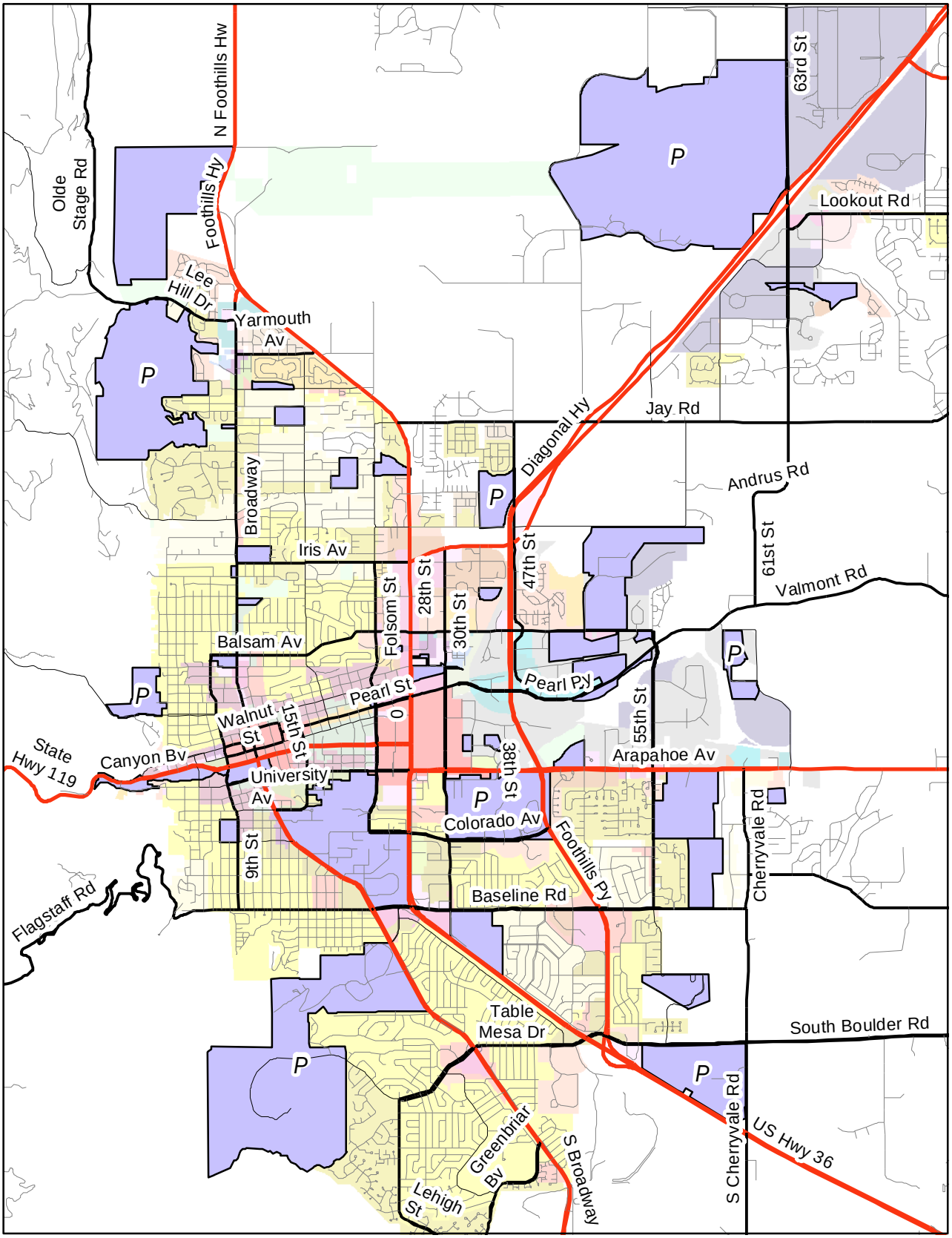


Twenty Ninth Street Mall

Street Frontage Areas

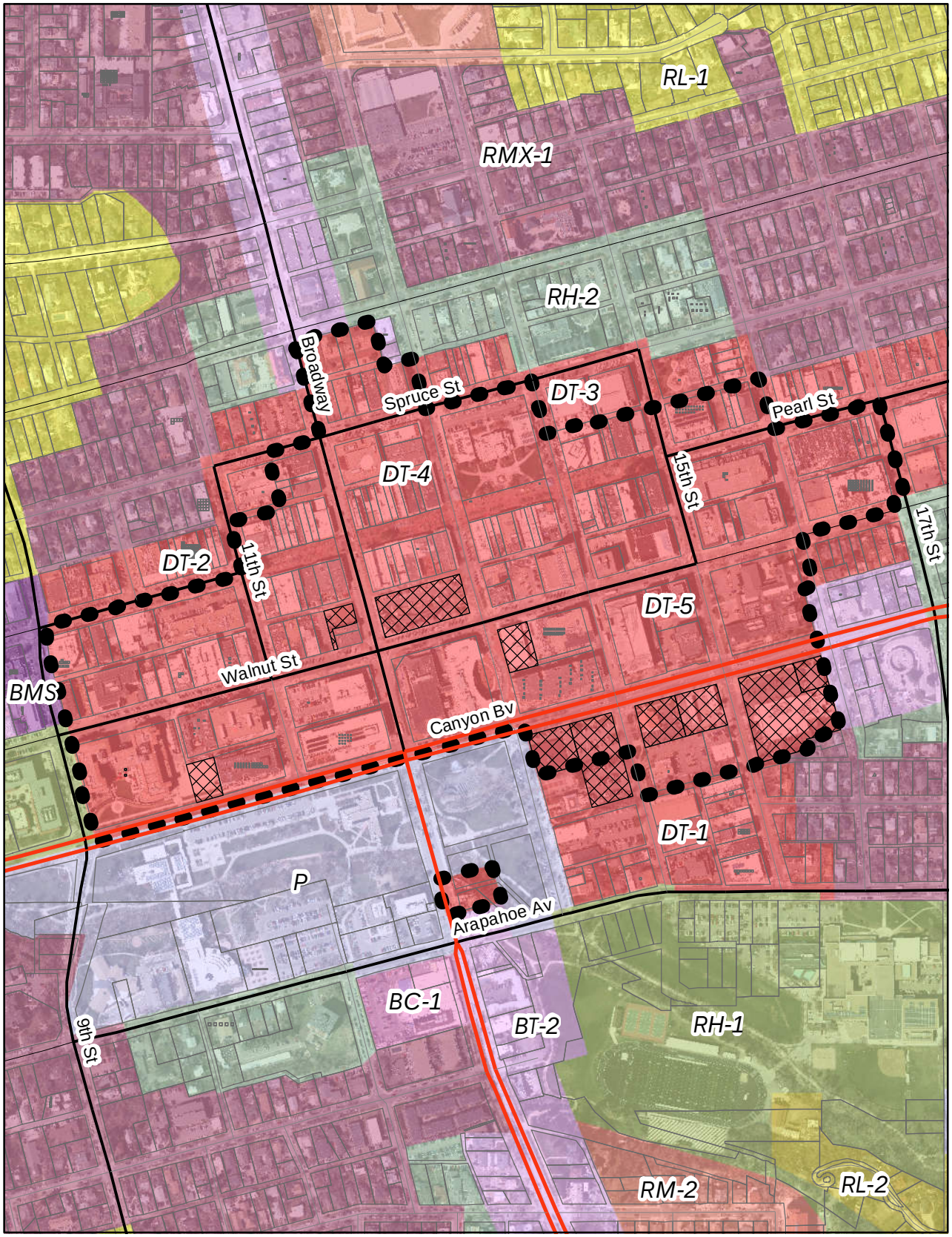
Boulder Valley Regional Center

Pubilc Zoning Districts



Public Zoning Districts

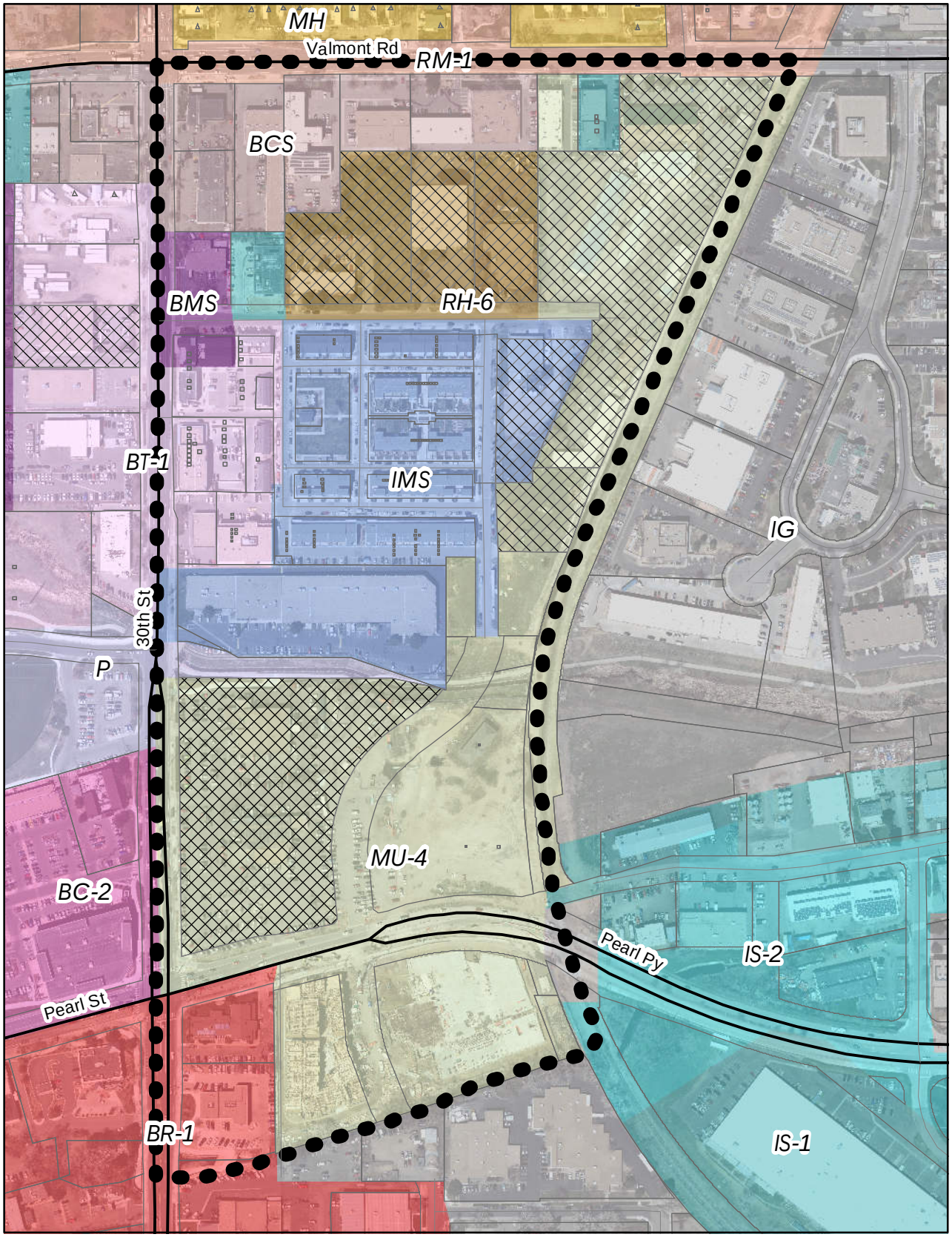
Downtown (DT-4 and DT-5)



Known Potential Redevelopment Sites

Areas Where Height Modifications May be Considered

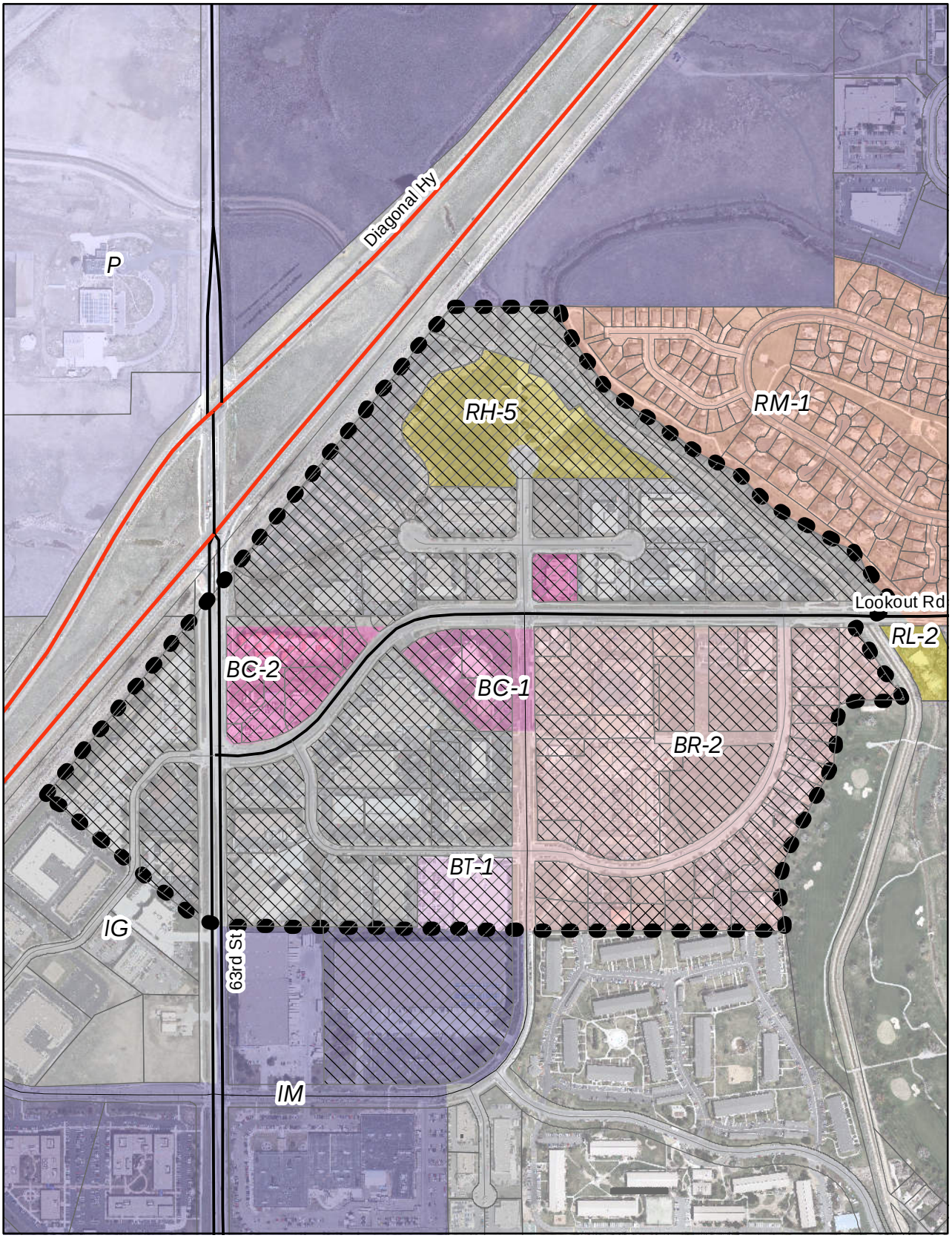
Boulder Junction



Known Potential Redevelopment Sites

Areas Where Height Modifications May be Considered

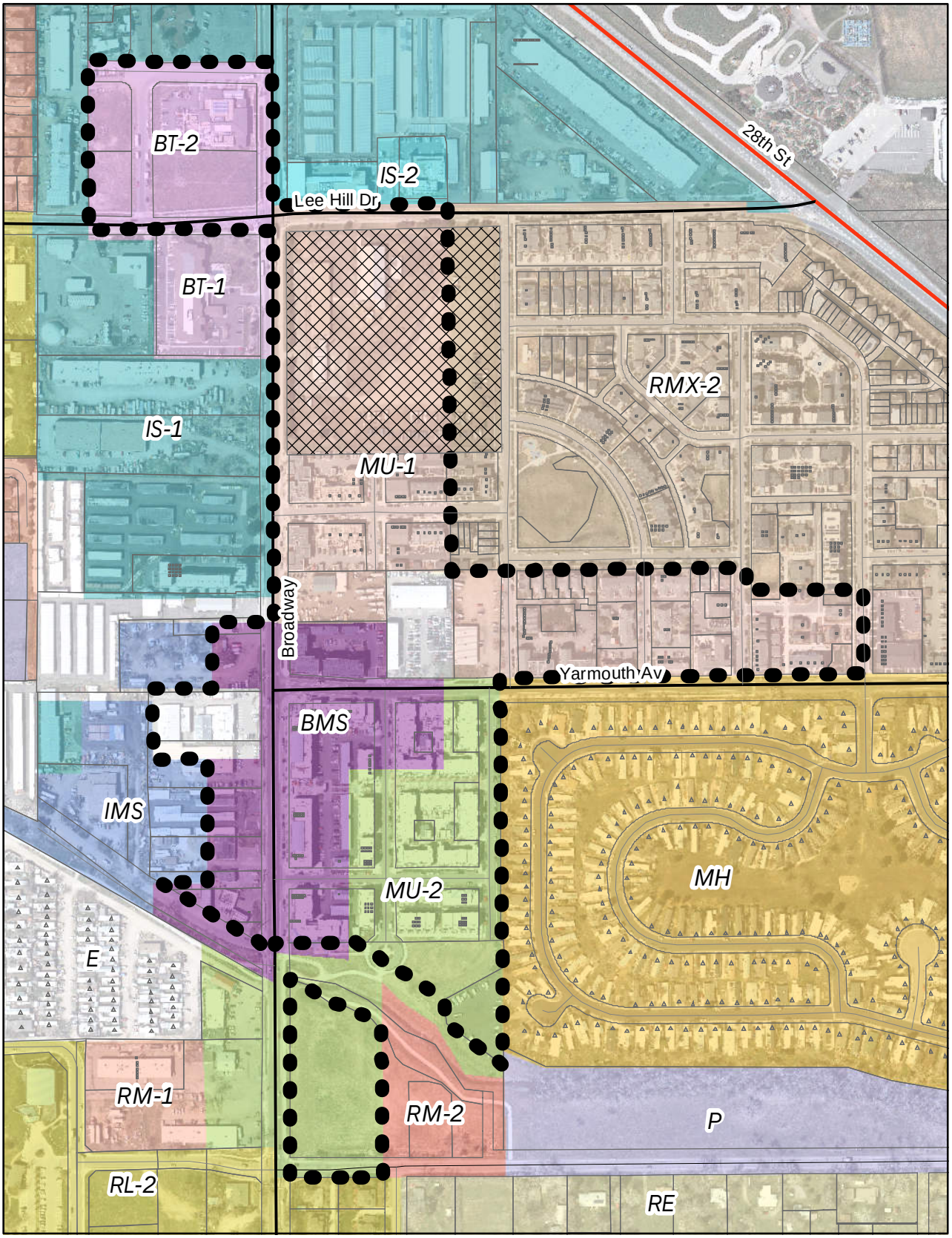
Gunbarrel Subcommunity



Known Potential Redevelopment Sites

Areas Where Height Modifications May be Considered

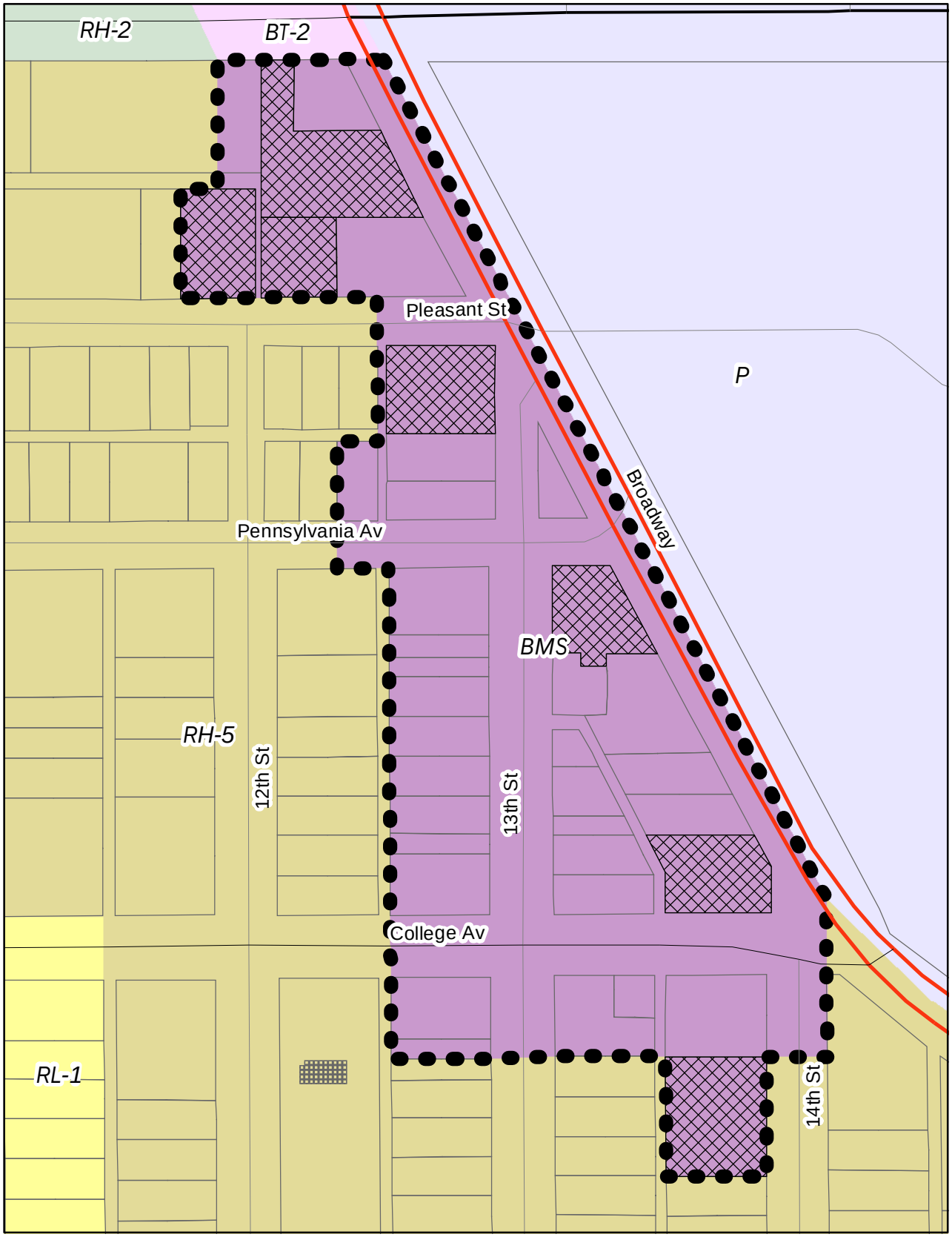
North Boulder



Known Potential Redevelopment Sites

Areas Where Height Modifications May be Considered

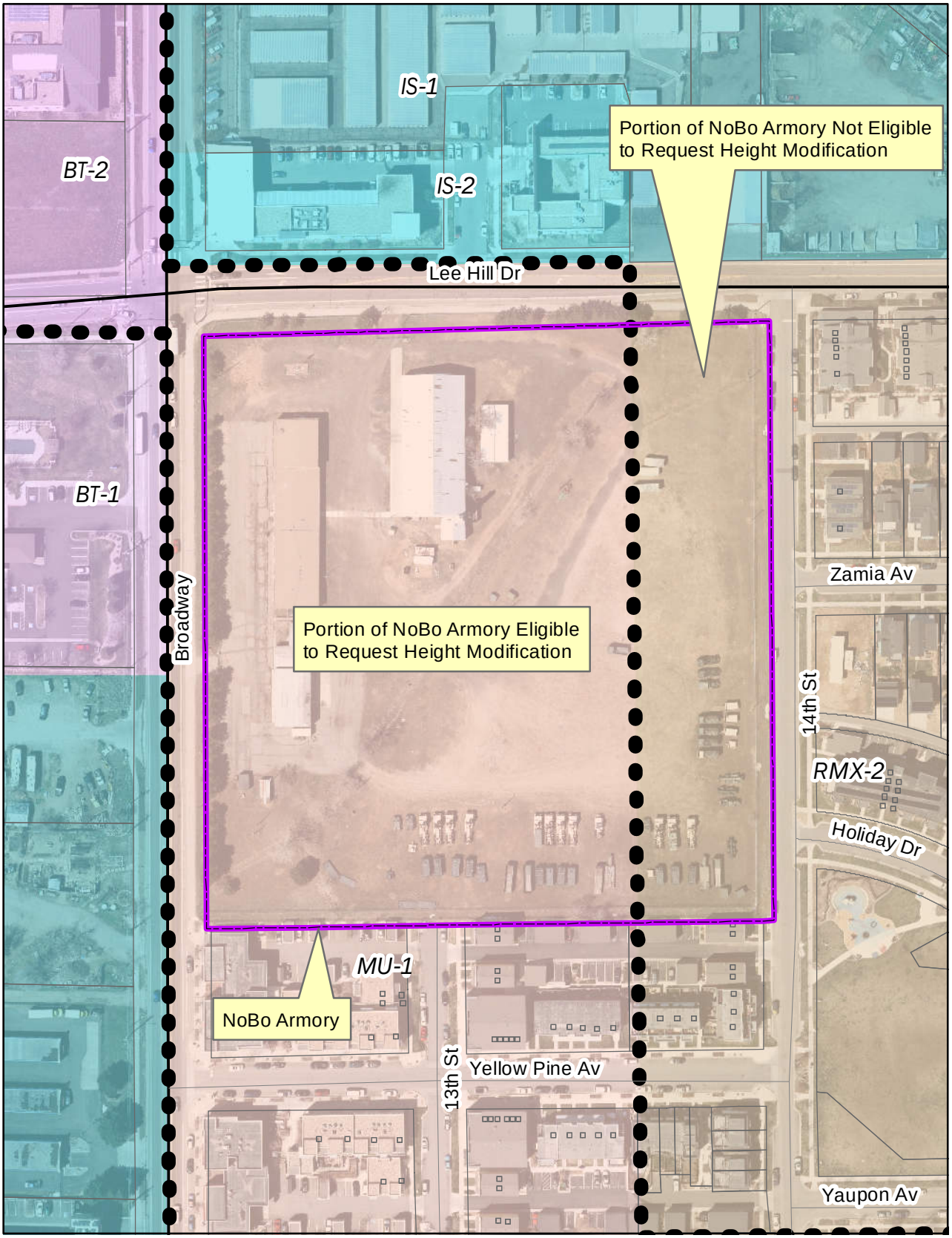
University Hill



Known Potential Redevelopment Sites

Areas Where Height Modifications May be Considered

NoBo Armory



NoBo Armory Site

Areas Where Height Modifications May be Considered