

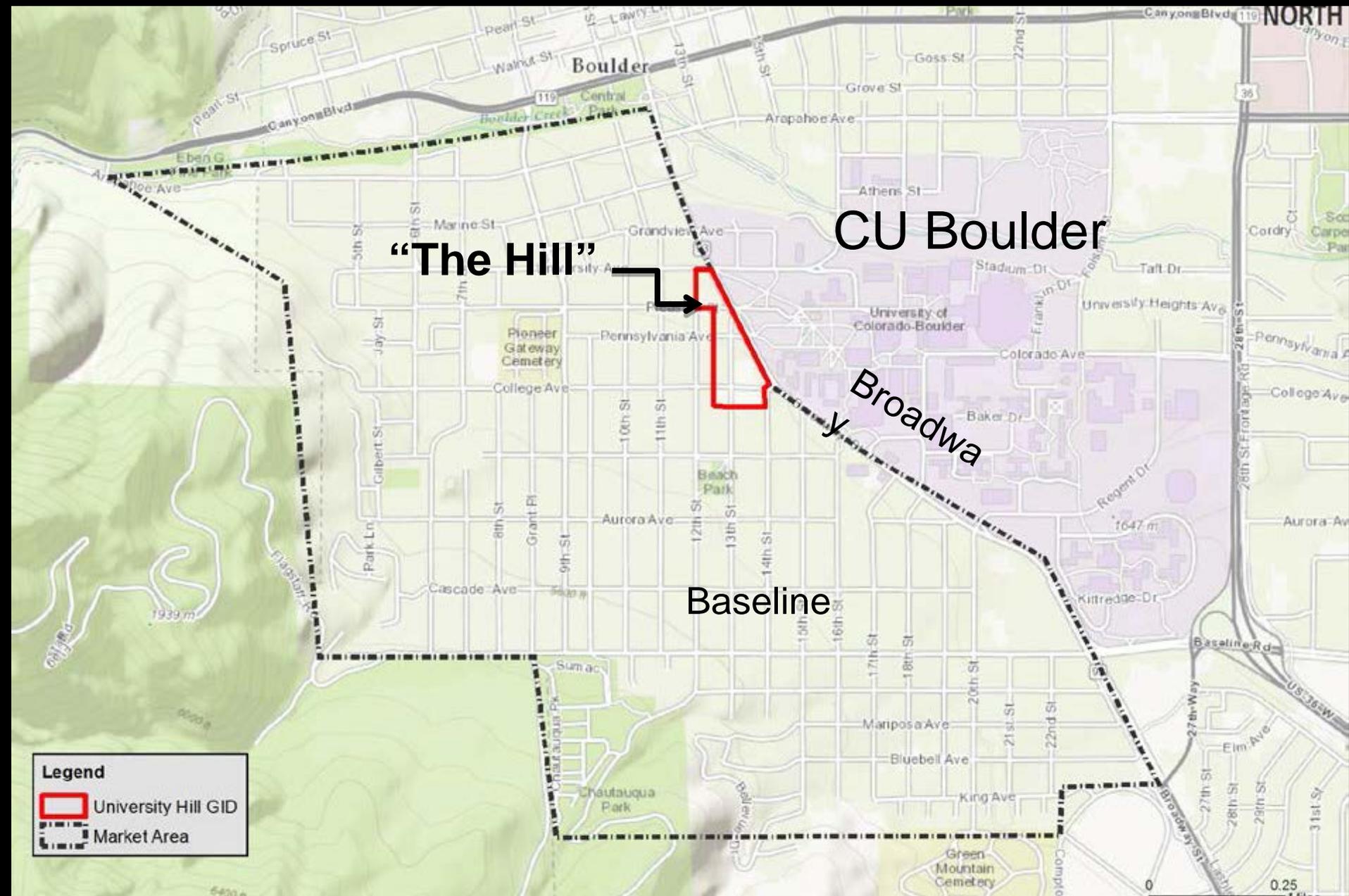
Uni Hill Commercial District Moratorium Project



▶ Public Hearing to Consider:

1. Ordinance to limit residential uses in the Hill Commercial District
2. Strategies to move forward on to attract desired uses and revitalize the area

Moratorium Purpose



Long Term Vision for the Hill

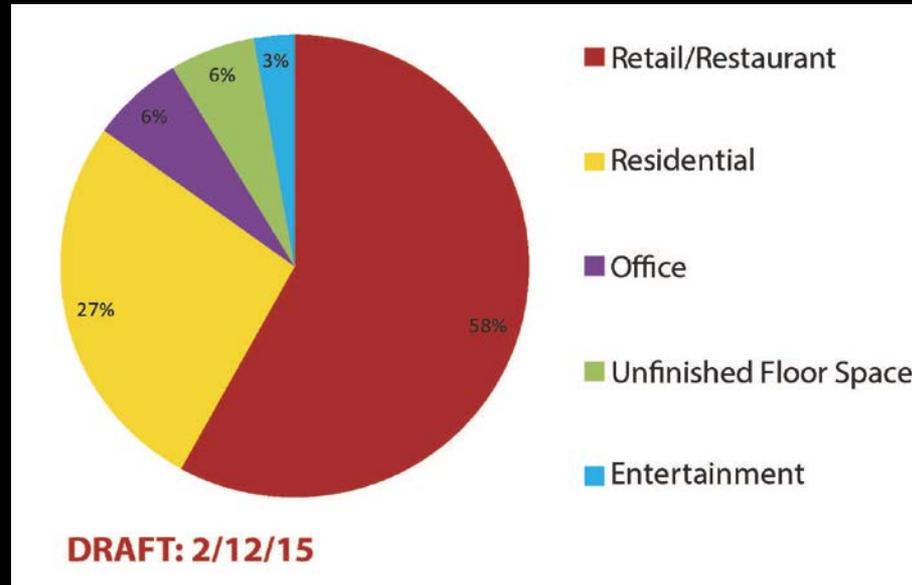
- ▶ Serve the commercial and entertainment needs of CU students, faculty, staff, & their visitors
- ▶ Serve adjacent neighborhood & city as a whole
- ▶ Year-round social and economic vitality



▶ Project website: www.bouldercolorado.gov/planning/uh-moratorium

Findings- Residential Uses

Existing Land Uses by % of Building Square Footage



- ▶ Existing over-concentration of housing
- ▶ Abundance of Housing in larger neighborhood
- ▶ Adding more housing will limit opportunities for other desired uses

Findings- Office Uses



Potential to add year-round diversity of customers, ages, and professions & benefit from proximity to CU

Findings - Barriers

Barriers to expanding diversity of users:



- ▶ Current market favors student rentals
 - ▶ Insufficient public parking
 - ▶ Lack of an anchor
 - ▶ Lack of other offices
 - ▶ Lack of professional environment
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Staff Recommendations

1. Proposed Ordinance:

- ▶ Limits new residential uses in the BMS zone district on the Hill (except senior and permanently affordable)
 - ▶ Corrects some BMS zone district standards:
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Staff Recommendations

2. Proposed Strategies:

- A. Anchor or Anchor Uses
 - B. Access, Parking & Eco-passes
 - C. Historic District Designation/ Tax credits
 - D. Tax Policies and Public Investment
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Board Recommendations

- ▶ **Landmarks Board:** support exploring historic district. Start with National Register
 - ▶ **University Hill Commission (UHCAMC):** support staff recommendation, but recommend limiting *all* new residential
 - ▶ **Planning Board:** support ordinance and recommended strategies
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Outreach and Communications

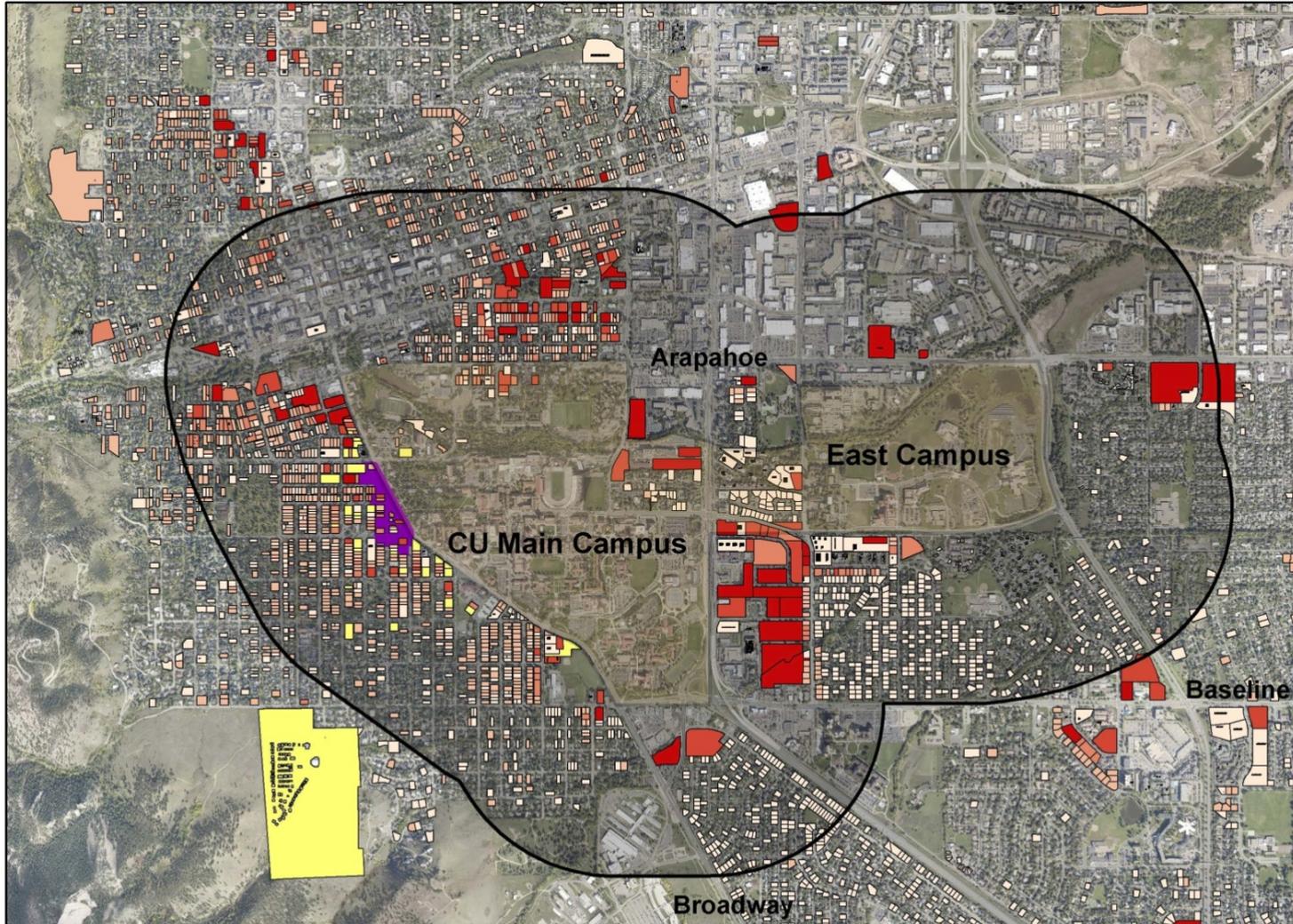
- ✓ Issue identification and analysis *Sept and Oct '14*
- ✓ Public outreach *Nov 2014*
- ✓ Refine findings and strategies *Dec '14 and Jan '15*
- ✓ Board and Commission Hearings *Feb 2015*
- Council hearings *Feb and March '15*

Comments and Clarifications

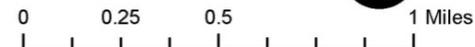
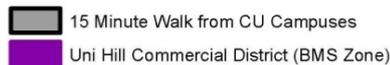
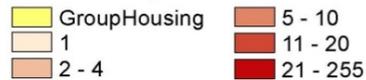
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Student Housing Near Campus

Rental Housing Units Within Walking Distance of CU



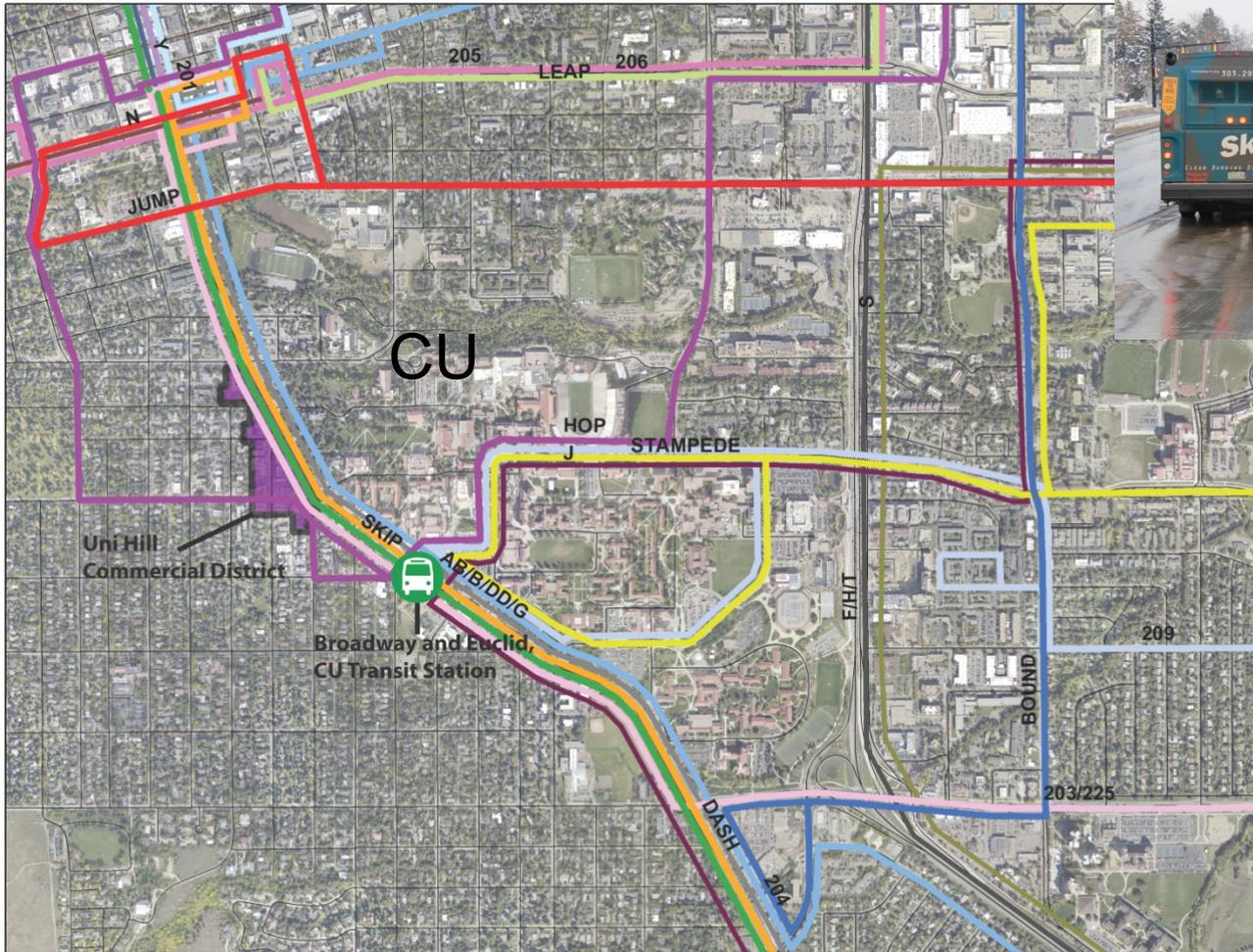
Rental Housing Units Per Licenced Rental Parcel



Senior and Affordable Housing



Office Uses and In-Commuting



- ▶ Broadway has a high concentration of bus routes
- ▶ The CU Transit Station is the busiest in Boulder and one of the busiest in the Denver area

Professional Environment on the Hill



Uni Hill Reinvestment Strategy



Uni Hill Commercial District

▶ Staff Recommendation:

1. Adopt ordinance to limit residential uses in the Hill Commercial District and correct BMS zone standards
 2. Direct staff to move forward on strategies that address barriers and revitalize the Hill.
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The Student Character of the Hill

