



**CITY OF BOULDER  
CITY COUNCIL AGENDA ITEM**

**MEETING DATE: August 3, 2023**

**AGENDA TITLE**

Introduction, first reading, and consideration of a motion to order published by title only Ordinance 8592 amending Section 2-3-20, “University Hill Commercial Area Management Commission,” and Appendix 8-A in Title 8, “Parks, Open Spaces, Streets, and Public Ways,” B.R.C. 1981, updating the referenced area of the University Hill General Improvement District and its boundary map; and setting forth related details

**PRESENTERS**

Nuria Rivera-Vandermyde, City Manager  
Sandra M. Llanes, Deputy City Attorney  
Cris Jones, Director, Community Vitality  
Teresa Pinkal, Senior Manager of Business Services and District Vitality, Community Vitality

**EXECUTIVE SUMMARY**

The University Hill Commercial Area Management Board of Commissioners heard and approved a petition for inclusion of property into the University Hill General Improvement District (UHGID) boundaries on March 7, 2023, and City Council approved Resolution 1328 concerning the expansion of the property boundaries of UHGID on April 20, 2023. Proposed Ordinance 8592 (**Attachment A**) is being presented for City Council for its consideration to update the Boulder Revised Code incorporating necessary changes due to the expansion of UHGID boundaries.

**STAFF RECOMMENDATION**

**Suggested Motion Language:**

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

Motion to introduce and order published by title only Ordinance 8592 amending Section 2-3-20, “University Hill Commercial Area Management Commission,” and Appendix 8-A in Title 8, “Parks, Opens Spaces, Streets, and Public Ways,” B.R.C. 1981, updating the referenced area of the University Hills General Improvement District and its boundary map; and setting forth related details

**COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS**

- **Economic** – N/A
- **Environmental** – N/A
- **Social** – N/A

**OTHER IMPACTS**

- **Fiscal** – N/A
- **Staff time** – N/A

**RESPONSES TO QUESTIONS FROM COUNCIL AGENDA COMMITTEE**

N/A

**BOARD AND COMMISSION FEEDBACK**

N/A

**PUBLIC FEEDBACK**

N/A

**BACKGROUND**

The UHGID completed the sale of the Pleasant Street parking lot in 2021 to facilitate the development of the Hill Hotel at the corner of Pleasant Street and Broadway. The Hill Hotel will include 189 rooms and 9,004 square feet of retail space. The parcel located at 1155 Pleasant Boulder, Colorado, 80302 (“Property”) which was previously part of the

Pleasant Street parking lot falls outside the UHGID boundary and bisects the Hill Hotel development.

### **ANALYSIS**

The University Hill Commercial Area Management Board of Commissioners heard and approved a petition for inclusion of the Property into the UHGID boundaries on March 7, 2023, and City Council approved Resolution 1328 concerning the expansion property boundaries of UHGID April 20, 2023. Proposed Ordinance 8592 is being presented to City Council for its consideration to update the Boulder Revised Code incorporating necessary changes due to the addition of the Property in the UHGID boundaries.

### **NEXT STEPS**

First reading is scheduled for August 3, 2023. If the proposed ordinance passes at first reading, second reading will be heard on consent at the August 17, 2023 council meeting

### **ATTACHMENTS**

A – Proposed Ordinance 8592 (with Exhibit A – updated UHGID map)

ORDINANCE 8592

AN ORDINANCE AMENDING SECTION 2-3-20, “UNIVERSITY HILL COMMERCIAL AREA MANAGEMENT COMMISSION,” AND APPENDIX 8-A IN TITLE 8, “PARKS, OPENS SPACES, STREETS, AND PUBLIC WAYS,” B.R.C. 1981, UPDATING THE REFERENCED AREA OF THE UNIVERSITY HILL GENERAL IMPROVEMENT DISTRICT AND ITS BOUNDARY MAP; AND SETTING FORTH RELATED DETAILS

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

Section 1. The Hill Hotel Owner, LLC submitted a Petition for Inclusion of its property located at 1155 Pleasant Street, Boulder, Colorado 80302 (the “Property”) into the boundaries of the University Hill General Improvement District (“UHGID”). A public hearing was held on March 7, 2023, by the University Hill Commercial Area Management Commission, after notice thereof was published in a newspaper of general circulation within the city of Boulder and mailed to all of the property owners and each elector of the district within the boundaries of UHGID. The University Hill Commercial Area Management Commission moved to recommend that the Property be included within the UHGID boundaries. Hill Hotel Owner, LLC’s Petition for Inclusion of the Property within the UHGID boundaries was approved by the City Council of the City of Boulder acting as the Board of Directors for the University Hill Commercial Area Management Commission on April 20, 2023, pursuant to Resolution 1328. Due to the inclusion of the Property within UHGID boundaries, changes to the Boulder Revised Code 1981 are necessary including updating the UHGID boundary map.

1           Section 2. Subsection 2-3-20(f), “University Hill Commercial Area Management

2 Commission,” B.R.C. 1981, is amended to read as follows:

3  
4 (a)    The City of Boulder University Hill Commercial Area Management Commission  
5 (“Commission”) consists of five members appointed by the city council for five-year terms.  
6 The commissioners who are first appointed shall be designated to serve for staggered terms,  
7 so that the term of one commissioner expires each year. A member must wait one year after  
8 terminating service to be eligible for reappointment, except for the commissioners first  
9 appointed and members reappointed after a partial term of one year or less. Three members  
10 shall be owners of taxable real or personal property located in the area contained in the  
11 University Hill General Improvement District (“UGHID”) or representatives of owners of  
12 such property. Two members shall be citizens of the City at large.

9    ...

10 (f)    For the purposes of this section, *University Hill Commercial Area* means the area as  
11 defined in Ordinance Numbers 3638, 4299 and 4958, and generally bounded by the south  
12 side of University Avenue, the west side of Broadway, the west side of 14th Street from  
13 College to the southern end of ~~the UHGID-owned parking lot~~ 1155 Pleasant Street, the  
14 south side of College Avenue, the alley between 12th Street and 13th Street, including the  
15 pedestrian underpass at College Avenue and as illustrated on the map entitled “University  
16 Hill Commercial Area” incorporated into Ordinance ~~Number 7579~~ 8592 as Exhibit A.

14 (g)    University Hill General Improvement District or UHGID means the City of Boulder  
15 University Hill General Improvement District established by Ordinance Number 3638, as  
16 subsequently amended.

16           Section 3. Appendix 8-A in Title 8, “Parks, Opens Spaces, Streets, and Public Ways,”

17 B.R.C. 1981, is amended as depicted in Exhibit A attached hereto.

18           Section 4. This ordinance is necessary to protect the public health, safety, and welfare of  
19 the residents of the city, and covers matters of local concern.

20           Section 5. The City Council deems it appropriate that this ordinance be published by title  
21 only and orders that copies of this ordinance be made available in the office of the city clerk for  
22 public inspection and acquisition.

1 INTRODUCTION, READ ON FIRST READING, AND ORDERED PUBLISHED BY  
2 TITLE ONLY this 3rd day of August 2023.

3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

\_\_\_\_\_  
Aaron Brockett,  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

READ ON SECOND READING, PASSED AND ADOPTED this 17th day of August  
2023.

\_\_\_\_\_  
Aaron Brockett,  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

