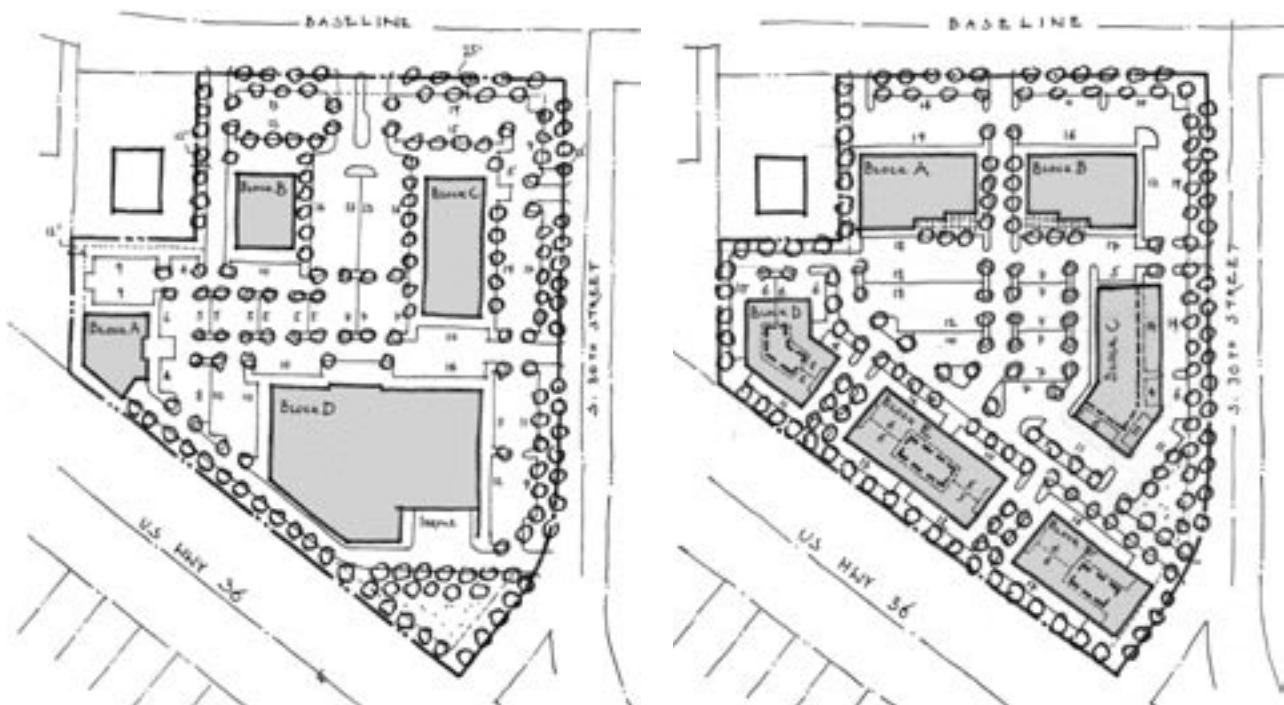


Boulder Commercial Zoning, Boulder, CO

with CIVITAS, 2000

Client: City of Boulder

In an effort to understand the number of jobs that could be produced due to the existing commercial zoning of under-utilized sites, the City of Boulder commissioned Civitas to project the maximum additional employment that could be created as a condition of their as-of-right zoning policies. To accomplish the task, we developed a matrix of possible development scenarios for the array of commercial zoning categories against a selection of existing site configurations. The findings were then used to evaluate amendments to their FAR allowances for the various zoning classifications and to evaluate amendments to their employee housing policies.



Option with mixed surface/structured parking

Option with surface parking only