



CITY OF BOULDER
Planning Department

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March 28, 2019

Mr. Derek Silva
Director of Real Estate Services
University of Colorado Boulder
201 Regents Administration Center
Boulder, CO 80309

Mr. Silva,

This letter and attached term sheet serve as the City of Boulder's staff response to your Annexation Application submitted on February 4, 2019. The application represents a significant work effort by the university and city staff looks forward to further discussions to resolve key issues for the project. The staff response to your application is included in the attached term sheet and follows the order of topics listed in your written statement. While the term sheet encompasses a wide range of topics with varying degrees of complexity, several topics stand out as needing further policy or technical analysis or direction from City Council; those topics are summarized in this letter.

As you are aware, City Council directed staff to engage city boards prior to presenting key issues and an engagement plan at a council study session (yet to be scheduled). At its Oct. 9, 2018 study session, Council also directed staff to bring any issues that are "political in nature" (i.e., policy issues) to them prior to visiting with boards. City staff acknowledges your interest in holding a study session with City Council around May and will seek direction from the newly formed CU South Process Subcommittee.

Again, we look forward to continued discussions with the university to achieve shared goals for the CU Boulder South Campus.

Key Issue #1: Identify options for alternative use of 30 – 36 acres of land necessary for flood mitigation that is currently planned for university housing.

On Feb. 5, 2019, City Council directed staff to move forward with preliminary design for the original Variant 1, 500-year concept for South Boulder Creek flood mitigation. At the current conceptual level of design, City staff anticipates approximately 30 – 36 acres of land designated Public in the Boulder Valley Comprehensive Plan (BVCP) Land Use Map will be impacted. The amount of acreage needed will be further refined during the preliminary design process. CU Boulder's application states that the University must retain in perpetuity its development rights to a minimum of 129 acres and that any diminishment of that area either (i) be proportionally replaced with land currently designated Open Space – Other (OS-O) under the BVCP, (ii) the city shall compensate the university in cash for the fair market value of the applicable area, or (iii) provide land agreeable to the University in another location.

City staff proposes that we jointly explore the following options to address this issue. Please indicate if any of these options are unacceptable to the university. Options acceptable to both city and university

staff will be analyzed further and presented to city boards and City Council for direction in a preferred approach and community engagement.

- Option 1: Receive an opinion of value for possible city purchase of land before it is annexed into the city.
- Option 2: Explore land available off site for CU to use for development purposes. Please summarize the university's criteria for selecting off-site locations. Council members have expressed interest in exploring the Planning Reserve in north Boulder as a potential off-site location. Indicate if the Planning Reserve may or may not meet the university's selection criteria.
- Option 3: Determine necessary changes to the university's development program to allow for university needs to be met within a smaller Development Tract (i.e. the 93 – 99 acres of "Public" land not impacted by the flood mitigation project). For example, the city and university could explore additional density within the smaller Development Tract in ways that meets the university's needs and still addresses applicable guiding principles (e.g. viewshed protection, etc.).

City staff does not currently support using a portion of the OS-O area for housing, as that concept is not consistent with the Boulder Valley Comprehensive Plan. The other options, including but not limited to those noted above, should be pursued prior to examining the suitability of housing in the OS-O area.

Key Issue #2: Identify options for addressing CU's stated interest in 30+ acres of land for university sports fields and potential re-location of tennis courts, if required due to the flood mitigation project.

Early analysis indicates that functional ball fields will not be feasible within the detention area of the Variant 1, 500-year design in the PK-U/O land use area because the depth of the additional excavation would limit the ability to properly drain the fields. CU Boulder's annexation application states that:

*Upon completion of the construction of the flood mitigation dam and related retention areas, CU Boulder must have no less than 30 appropriately graded acres available for construction of recreational/athletics fields (the " **Rec Fields** ") in the area of the Property designated as PK-UO under the BVCP. The Rec Fields must be situated on the Property in a manner that provides reasonable ingress and egress (including ADA accessibility) for site visitors, teams, service vehicles, as well as proximate space for related facilities such as concessions, restrooms, and storage. If the Rec Fields cannot be located in the flood detention area, the University may construct the Rec Fields on 30 appropriately graded acres within the OS-O-designated land, contiguous to the CU Development Tract.*

City staff proposes that we jointly explore the following options to address this issue. Please indicate if any of these options are unacceptable to the university. Options acceptable to both city and university staff will be analyzed further and presented to city boards and City Council for direction in a preferred approach and community engagement.

- Option 1: Determine suitability of the existing tennis courts remaining in the detention area and of using a portion of the flood mitigation detention area in the PK-U/O and PUB land use areas for recreational field turf. Further analysis of the anticipated depth and frequency of inundation where the current tennis courts are located is needed to determine whether the city would allow the existing tennis courts and associated parking to remain in the detention area. If following additional design of the project it is determined that it is feasible to include sports field turf in a portion of the detention area without impacting the functionality or cost of the flood mitigation project, then the city would work with CU Boulder staff to evaluate opportunities for recreational field turf placement. The City typically prohibits buildings for human occupancy, such as offices, restrooms, and concessions in flood detention areas. Parking would likely also be restricted in the detention area, but further analysis of the anticipated depth and frequency of inundation would be needed to make this determination. CU Boulder would be responsible for all costs of construction and recreational field cleanup following a storm event.
- Option 2: Determine suitability and acceptability of using a portion of land designated as OS-O in the BVCP for recreation and other uses consistent with the BVCP CU South Guiding Principles. On September 20, 2018, Council stated a preference for implementing the July 11, 2018 OSBT recommendations that the University protect and/or convey the OS-O designated land to the City. However, if not conveyed to the City, if any portion of OS-O is found suitable and allowed for this recreational purpose, OSMP staff and Open Space Board of Trustees request consultation and input on decisions regarding any material changes to OS-O, which could include requirements that the area be permanently restricted to such recreational uses (i.e. no further development permitted such as housing).
- Option 3: Explore other potential off-site locations within Boulder in coordination with City Parks and Recreation. Please summarize the university's criteria for selecting off-site locations. Council members have expressed interest in exploring the Planning Reserve in north Boulder as a potential off-site location. Indicate if the Planning Reserve may or may not meet the university's selection criteria.

Key Issue #3: Establish a Payment In-lieu of Taxes Agreement.

The city proposes that CU Boulder make an annual Payment In-lieu of Taxes (PILOT) after it is annexed into the city. Such an agreement will be negotiated prior to annexation. PILOT agreements are intended to help offset losses in property taxes due to non-taxable land within the city. This agreement would include city services not currently provided by the university (e.g. Fire and Rescue).

Key Issue #4: Determine land available for city Open Space conveyance.

On September 20, 2018, Council stated a preference for implementing the July 11, 2018 OSBT recommendations that the University: (i) convey 44 acres of OS-O land east and south of the existing CU levee to the city, (ii) convey 40 acres of OS-O land west and north of the existing CU levee and (iii) convey or protect the remaining 35 acres of OS-O land. Conveyance of the OS-O land would include features and material thereon (e.g. the existing CU levee) as real property appurtenances.

Key Issue #5: Conduct a transportation analysis to determine necessary public improvements, access/circulation and performance standards.

The city and university both agree that performance-based transportation standards will be developed (e.g. trip budget). It is city staff's understanding that a transportation analysis will be conducted prior to annexation to inform these standards, though the application states that they will be developed at the time of university's Concept Design (i.e. post annexation). Clarification and further discussions are needed around the issue of when these standards will be developed.

City staff views multi-modal connections through the site and to the RTD Park-N-Ride as critical factors in mitigating transportation-related impacts of future development. As such, city staff will recommend to City Council that, as part of the university's development program, CU Boulder:

- Construct a 12' wide multi-use path with 2' wide shoulders on each side of the path along the west boundary of the site on an alignment consistent with what's in the Transportation Master Plan (TMP) from SH-93 to Table Mesa Drive;
- Construct an east / west 12' wide multi-use path with 2' wide shoulders on each side of the path on the north side of South Loop Drive between Table Mesa Drive and the US-36 Bikeway path on an alignment consistent with the TMP;
- Enhance the existing bike and pedestrian connection on Table Mesa Drive / S. Boulder Rd from the RTD Park-and-Ride Lot to South Loop Drive. This work would involve the construction of a 12' wide multi-use path and the construction of a buffered bike lane on the east side of Table Mesa Road; and
- Obtain the CDOT Access Permit for the new access point (curb-cut) from SH-93. CU Boulder shall pay for the construction of the new intersection and traffic control (stop sign and/or traffic signal) as required by CDOT.

Key Issue #6: Collaborate on a public safety facility.

City staff proposes that the city and university jointly explore a public safety facility to collocate CU Boulder Police and City of Boulder Fire & Rescue personnel and vehicles. A joint facility could benefit both organizations greatly by achieving an extremely short response call time to future CU South residents and visitors and meet a city goal of relocating Fire Station #4. Please indicate if this concept is acceptable to the university. Should CU Boulder be amenable to this concept, city staff proposes a meeting between the appropriate staff to begin discussing this concept further.

Respectfully,



Phil Kleisler
Planner II

Enclosures:

1. Term Sheet Response
2. Addressing Policy

Topic	Key Issue	City Policies or Council Direction	CU Statement (Feb. 2, 2019)	Alignment*	Staff Response to Feb. 2, 2019 CU Statement
Application Detail					
	Level of detail needed for submittal (i.e. site plan)	No direct guidance in BVCP.	The Application includes all items specified as being required therein. Submission of a site plan is not a requirement for annexation and CU Boulder will not submit a site plan with the Application; however, CU Boulder participated in the development of the Guiding Principles, which set forth detailed agreements with respect to future development on the Property. The University is providing additional detail in this Written Statement.	N/A	Informational Comment: During their study session on Oct. 9, 2018, City Council members showed interest in further clarifying aspects identified in the Guiding Principles (e.g. defining a “village concept”) and exploring a scenario-based approach outlining standards and design guidelines for different circumstances. See comments below for more information on those topics.
	Submittal and Other Administrative Notes	N/A	N/A	N/A	Decision-making Authority Pursuant to <u>B.R.C. 9-4-2 Development Review Procedures</u> , the Planning Board will provide a recommendation to City Council regarding the approval or denial of the annexation application, and City Council holds Decision Authority. Case Manager The case manager for this application is: Phil Kleisler, Planner II kleislerp@bouldercolorado.gov 303-441-4497 Annexation Map <ol style="list-style-type: none">1. Legal Description – remove the easements appurtenant to the property and include only the parcel description.2. Vicinity Map - revise to appear smaller in scale (such as 1” = 200’ with notation that full-sized map is on Sheets 2 and 3.3. Map<ol style="list-style-type: none">a. Check each dimension shown on the map to ensure accuracy and that there is no overlapping text, including call on north property line and the label for CDOT (Bk 880, Page 92) which overlaps subtitle.b. Please reduce the size of the map so that the entire parcel appears on Sheet 2. (Perhaps, if the scale were 1” - 400’ it would fit). If possible, please remove extra labels/diagrams not needed on the map since it will be shrunk to be an exhibit attached to the annexation ordinance.c. Remove the depiction of the 60’ wide easement from the north property line and associated references to deeds and easements.d. Remove references to references to “See TCE” since the title commitment exceptions are not included.

Alignment Status: “Yes” = General Agreement between city and CU public statements; “Analysis Needed” = analysis and negotiation required;
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					<div>e. Remove label to “Right-of-Way Access Restriction Film 763, Rec. 010051, See TCE #20) since there is another label for the CDOT ramp.</div> <div>f. Remove the circle symbols for each survey pin (useful on the survey, but not necessary for this map).</div> <div>g. Remove references to Carl C. Deepe Ditch and Irrigation Lateral.</div> <div>h. Remove reference to “Parcel to Discharge Floodwaters (See TCE #10 and Note #10)</div> <div>Legal Description (8.5 x 11 paper) to attach to ordinance:<div>1. Remove the references to the easements appurtenant to the property.</div><div>2. Revise to ensure accuracy of each dimension to be consistent with the actual measurements as discussed with the surveyor).</div></div> <div>Addressing City staff proposes that both parties coordinate on assigning appropriate street names and building numbers during the university’s Design Development phase. A copy of the City of Boulder address policy is attached for reference.</div> <div>Inactive Applications (9-2-6.e) Notify the case manager in writing if, at any point in the development review process, the applicant is unable to respond to staff comments by providing additional or corrected materials within sixty days. The city manager may extend the sixty-day period if requested by the applicant prior to its expiration and upon the applicant's demonstrating good cause for the additional delay.</div>
	Initial Zoning	Pursuant to <u>B.R.C. §9-2-18 <i>Zoning of Annexed Land</i></u> , zoning of annexed land or land in the process of annexation shall be considered an initial zoning and shall be consistent with the goals and land use designations of the Boulder Valley Comprehensive Plan.	<p>The University recognizes that the City will be making future decisions regarding the specific boundaries of the City's Flood Mitigation Project. The City’s decisions may require the reduction of the University-required minimum 129 acres designated under the BVCP Land Use Designation as Public/Semi-Public for future CU Boulder development on the Property. In addition, CU Boulder recognizes that the existing tennis courts may be adversely impacted by the final Project plan and the anticipated site of recreational fields in the area designated under the BVCP as “PK-UO” may need to be relocated. The City is in the planning phase of the Project and has therefore yet to determine the land area necessary for the Project.</p> <p>Given the future decisions to be made, the University requests the City initially zone the entire property “Public” under the City's Land</p>	Clarification Needed	Identify options for alternative use of 30 – 36 acres of land necessary for flood mitigation that is currently planned for university housing. On Feb. 5, 2019, City Council directed staff to move forward with preliminary design for the original Variant 1, 500-year concept for South Boulder Creek flood mitigation. At the current conceptual level of design, City staff anticipates approximately 30 – 36 acres of land designated Public in the Boulder Valley Comprehensive Plan (BVCP) Land Use Map will be impacted. The amount of acreage needed will be further refined during the preliminary design process. CU Boulder’s application states that the University must retain in perpetuity its development rights to a minimum of 129 acres and that any diminishment of that area either (i) be proportionally replaced with land currently designated Open Space – Other (OS-O) under the BVCP, (ii) the city shall compensate the university

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			Use Code in order to provide the flexibility to accommodate changes to the land use boundaries (as established in the BVCP) that may be necessary as a result of changes to the Project plans. Upon finalization of the Project boundaries, the City may, at its discretion, rezone any area used outside of the aggregate 129 acres designated for University development and the 30 acres to be used for recreational fields (unless such fields can be reasonably accommodated within the Project area).		<p>in cash for the fair market value of the applicable area, or (iii) provide land agreeable to the University in another location.</p> <p>City staff proposes that we jointly explore the following options to address this issue. Please indicate if any of these options are unacceptable to the university. Options acceptable to both city and university staff will be analyzed further and presented to city boards and City Council for direction in a preferred approach and community engagement.</p> <ul style="list-style-type: none">• <u>Option 1</u>: Receive an opinion of value for possible city purchase of land before it is annexed into the city.• <u>Option 2</u>: Explore land available off site for CU to use for development purposes. Please summarize the university’s criteria for selecting off-site locations. Council members have expressed interest in exploring the Planning Reserve in north Boulder as a potential off-site location. Indicate if the Planning Reserve may or may not meet the university’s selection criteria.• <u>Option 3</u>: Determine necessary changes to the university’s development program to allow for university needs to be met within a smaller Development Tract (i.e. the 93 – 99 acres of “Public” land not impacted by the flood mitigation project). For example, the city and university could explore additional density within the smaller Development Tract in ways that meets the university’s needs and still addresses applicable guiding principles (e.g. viewshed protection, etc.). <p>City staff does not currently support using a portion of the OS-O area for housing, as that concept is not consistent with the Boulder Valley Comprehensive Plan. The other options, including but not limited to those noted above, should be pursued prior to examining the suitability of housing in the OS-O area.</p> <p>Initial Zoning As part of the Major Update to the Boulder Valley Comprehensive Plan (BVCP) in 2017, the site’s Land Use Designations were changed to:</p> <ul style="list-style-type: none">• Public / Semi-Public (128.9 Acres) Characteristics and Location: PUB land use designations encompass a wide range of public and private non-profit uses that provide a community service. They are dispersed throughout the city.

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					<p>Uses: This category includes municipal and public utility services (e.g., the municipal airport, water reservoirs and water and wastewater treatment plants). It also includes: educational facilities (public and private schools and the university); government offices, such as city and county buildings, libraries and the jail; government laboratories; and nonprofit facilities (e.g., cemeteries, places of worship, hospitals, retirement complexes) and may include other uses as allowed by zoning.</p> <ul style="list-style-type: none">Open Space – Other (118.6 Acres) This designation applies to other public and private land designated prior to 1981 that the city and county would like to preserve through various preservation methods, including but not limited to intergovernmental agreements, dedications or acquisitions. By itself, this designation does not ensure open space protection.Parks, Urban and Other (65.5 Acres) Characteristics and Uses: PK-U/O includes public lands used for a variety of active and passive recreational purposes or flood control purposes. Urban parks provided by the city include neighborhood parks, community parks and city parks, as defined in the Parks and Recreation Master Plan. The specific characteristics of each park depend on the type of park, size, topography and neighborhood preferences. <p>Additionally, the BVCP CU South Guiding Principles were adopted as part of the comprehensive plan to guide decisions around annexation and anticipated uses. Initial zoning of annexed land shall be consistent with the goals and land use designations of the Boulder Valley Comprehensive Plan. The Public Land Use Designation is consistent with the Public zoning district, which is defined as “public areas in which public and semi-public facilities and uses are located, including without limitation, governmental and educational facilities.</p> <p>Staff is supportive of applying Initial Zoning of Public to the entire CU South site. Staff proposes that the city and university develop a map with the annexation agreement that geographically depicts different uses of the site. The annexation agreement will include provisions to ensure that the various areas on the site are used in a manner that is consistent with the BVCP.</p>

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					<p>A map for CU South could include the following areas:</p> <ul style="list-style-type: none">• “Development Tract” (i.e. Public Land Use Designation outside of the flood mitigation area);• Areas within Open Space – Other;• Areas anticipated for flood mitigation; and• A buffer area along the western boundary (as generally consistent with the university’s 2001 and 2017 concept plans). The term “buffer” would need to be defined, such as: An area of land that remains undeveloped, except for landscaping, recreation trails and unimproved maintenance roads, to visibly separate uses and soften or mitigate the potential frictions between university and adjacent residential and other uses.
Payment In-lieu of Taxes		N/A	N/A	Analysis Needed	<p>The city proposes that CU Boulder make an annual Payment In-lieu of Taxes (PILOT) after it is annexed into the city. Such an agreement will be negotiated prior to annexation. PILOT agreements are intended to help offset losses in property taxes due to non-taxable land within the city. This agreement would include city services not currently provided by the university (e.g. Fire and Rescue).</p>
Review Process					
	Establish a review process for the city to review and comment on future development plans.	No direct guidance in BVCP.	<p>CU Boulder will offer the City and the community the opportunity to provide input to the Campus Master Plan (as defined below).</p> <p>In addition, in response to the feedback received from City Council and City staff, during the Conceptual Design phase (as defined below) prior to CU Boulder’s submission of CU Boulder’s conceptual design documents for development of the Property (“<i>Concept Design</i>”) to the DRB (as defined below) for review and approval, CU Boulder will deliver the Concept Design to the City. The City will have a period of 60 days following its receipt of the Concept Design to review and deliver comments to CU Boulder. Exhibit A (attached hereto) sets forth in greater detail the City’s review process and conforms substantially to the Memorandum of Understanding agreement dated October 11, 2016 between the City and CU Boulder regarding CU Boulder’s hotel and conference center. “<i>Conceptual Design</i>” shall mean a phase of design document development during which the DRB will evaluate the overall development of the Property. The Conceptual Design phase will focus on improvement and site development planning, architectural character, and relationships to surrounding buildings/spaces. For more information on what will be included in the Concept Design provided to the City, please see Exhibit A.</p>	Analysis needed	<p>City staff requests a 90-day review period to facilitate review and input from the city’s Planning Board and City Council</p>

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Flood Mitigation					
	Implement the South Boulder Creek Phase I Flood Mitigation Study subject to final design	The Guiding Principles state that the site will provide adequate areas for construction, maintenance and operation of city flood control dams, appurtenances and associated flood storage, including freeboard to reduce flood risks.	<p>Subject to Regent approval, and in consideration of City's annexation of CU Boulder South, the University will convey fee simple title in up to 80 acres of the Property (the " <i>Flood Property</i> ") to the City by special warranty deed (the " <i>Deed</i> "). The City agrees to use the land conveyed by the University only for development, construction, operation, maintenance, and redevelopment of the Project; this use limitation shall be memorialized in a restrictive covenant in the Deed that will grant the University a reversionary right to the fee simple title in the Flood Property in the event an uncured breach of such restrictive covenant persists for a period of 365 days following University's delivery to City of written notice of breach. If the recreational fields are not able to be accommodated within the flood mitigation project footprint, the University will retain the right to an easement to allow sufficient access and use of recreational fields in an area that is mutually agreed upon.</p> <p>If successful design and development of the Project requires the use of land in excess of 80 acres, then subject to University's reasonable approval and agreement, City may purchase additional land contiguous to the Flood Property at fair market value as determined by a third-party appraisal. This area shall be subject to the same reversionary right detailed in the preceding paragraph.</p> <p>If City or a City-related entity wishes to acquire additional portions (for example in OS-O area) of the Property for open space or other uses, then subject to University's approval (determined in its sole discretion) and agreement, City may purchase such land at fair market value as determined by a third-party appraisal.</p> <p>Any conveyance of University-owned land contemplated herein shall be subject to, and limited by, approval by its Board of Regents.</p>	No	<ul style="list-style-type: none">Further analysis is needed to determine the extent of land in excess of 80 acres that would be needed for the flood mitigation project and the value of that land before providing comments regarding potential purchase of the land. It is currently estimated the Variant 1, 500-year flood mitigation concept (approved by Council on Feb. 5, 2019) would need approximately 90 acres of CU South property for flood mitigation structures and the detention area. However, the amount of acreage needed will be further refined through the preliminary design process.It is our understanding that CU does not want to be responsible for owning and operating the dam and therefore the city would need to own the land in fee title. City staff is not in agreement with CU Boulder's proposed restrictive covenant granting the University reversionary right to the fee simple title. The State Engineer's Office will require the city show it has permanent responsibility for and access to the flood mitigation structures and detention area and that those rights cannot be revoked at a later date.On Feb. 5 City Council directed that the next steps of design should focus on the engineering needs of the project and on accommodating future sports fields in the detention area. See later comments regarding location options to address CU's interests in future recreational fields.See later comments on regarding city interests in acquisition of additional portions of the property for Open Space.The property is located in the floodplain of South Boulder Creek. Any development within the floodplain is subject to the city's floodplain regulations and will require floodplain development permit(s).
	Obtain necessary easements.	The Guiding Principles state that specific real property ownership, easements, and/or agreements will be established during annexation for the area necessary for floodwater improvements and other uses (plus or minus some land area).	The University will provide the necessary rights for the City to achieve its Flood Mitigation Project upon finalization of the Flood Mitigation Project. Real property ownership is addressed above.	Yes	The City would need conveyance of the flood mitigation project area prior to proceeding with Final Design of the project.

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	Avoid excavation within the OS-O area, maintain PUB acreage, and avoid impacts to existing tennis courts.	On Sept. 20 Council indicated a preference to avoid the area of proposed excavation shown on OS-O in Variant 1, 500-year, Option A.	<p>The University must retain in perpetuity its development rights to a minimum of 129 acres. The current land use designation of the University's 129 acres of developable area of the Property is "Public" under the BVCP (the "CU Development Tract"). Any diminishment of the area of the CU Development Tract shall (a) be subject to University's written approval and, at University's option, the diminished area shall be proportionally replaced with land currently designated OS-O under the BVCP (such replacement land shall be subject to University's approval, shall be contiguous with and become a part of the remaining CU Development Tract area, and shall be zoned Public (PUB) by the City). Alternatively, at University's option and approval, City shall compensate University in cash for the fair market value of the applicable area or with land agreeable to the University in another location.</p> <p>If successful design and development of the Project (a) requires relocation of CU Boulder's tennis facility, (b) materially and adversely affects CU Boulder's use and enjoyment of the tennis courts, or (c) impairs CU Boulder's ability to maintain the courts to NCAA Division I standards, then CU Boulder will have the option to reconstruct the tennis facility on land currently designated OS-O and contiguous to the remaining CU Development Tract area in a location determined by CU Boulder at its sole discretion. Such replacement land shall be subject to University's approval, shall be contiguous with and become a part of the remaining CU Development Tract area, and shall be zoned Public (PUB) by the City. City shall bear all actual costs of CU Boulder's design, development and construction of a comparable replacement tennis facility.</p> <p>The City may demolish, at its sole cost and expense, the building currently located in the area of the Property designated as PK-UO under the BVCP. The City agrees to pay CU Boulder the replacement value of the building.</p>	Analysis Needed	<ul style="list-style-type: none"> The Variant 1, 500-year concept approved by City Council on Feb. 5, 2019 is estimated to use approximately 36 acres of PUB land for the structures and detention area. The number of acres for flood mitigation structures and detention area in PUB, will be refined through additional modeling by the City's flood mitigation consultants during preliminary design. More information will be provided to CU once that analysis is complete. The existing tennis courts are located in the area of future detention for the Variant 1, 500-year concept. The City typically prohibits buildings for human occupancy, such as offices, restrooms, and concessions in flood detention areas. Further analysis of the anticipated depth and frequency of inundation where the current tennis courts are located is needed to determine whether the city would allow the existing tennis courts and associated parking to remain in the detention area. If it is required that the tennis courts be moved out of the detention area for the purposes of public safety or functionality of the flood mitigation project, the city will procure an appraisal of the value of the exiting tennis facility. The city will contribute an agreed upon value of the existing tennis facility toward CU's design and construction of a new facility. If required for the purposes of public safety or functionality of the flood mitigation project, the city will procure an appraisal of the value of the existing storage building. The city and CU will need to develop an agreement regarding the who pays the cost of removal and any required remediation associated with building demolition. The city seeks further consultation and input on decisions regarding any material changes to OS-O. Additionally, on September 20, 2018, Council stated a preference for implementing the July 11, 2018 OSBT recommendations that the University protect and/or convey the OS-O designated land to the City.
	Groundwater monitoring	Prior to a final agreement related to the flood mitigation land area, the city will conduct a groundwater assessment which verifies the feasibility and provides the basis for design and construction of implementing measures to convey	Agreed.	Yes	The city will continue to access the groundwater monitoring wells installed on CU South per the terms in the Amendment to Amended and Restated Permission to Enter Property Agreement dated December 11, 2017 and last amended March 26, 2018.

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		groundwater through the dam in a manner that substantially replicates existing flow patterns.			Additional subsurface investigations on CU South will be needed during preliminary design of the flood mitigation project. City staff will work with CU staff to update the property agreement for this purpose.
	Aesthetic design of flood mitigation infrastructure	The project team includes a landscape architecture firm that will help coordinate project landscaping and aesthetics that will be vetted with CU and made available to the public, boards and council.	The City will include CU Boulder in the landscape and aesthetic planning of the Project. The Project design team shall collaborate with the University with respect to Recreational Field placement as well as the potential placement of bleachers on the slopes of the retention structure walls. University shall bear the sole cost and expense of design, development and construction of the Recreational Fields and the bleachers, as applicable.	Analysis Needed	<ul style="list-style-type: none">The City typically provides high aesthetic quality of flood mitigation structures in urban areas. The flood mitigation project team includes a landscape architecture firm that will help coordinate project landscaping and aesthetics. The project team will consult with CU staff when conducting aesthetic design of project elements.City Council on Feb. 5 directed staff to focus on the engineering needs of the flood mitigation project and not focus on accommodating sports fields in the detention area. If following additional modeling and design of the project it is determined that it is feasible to include sports field turf in the detention area without impacting the functionality or cost of the flood mitigation project, then the city would work with CU Boulder staff to determine if there were opportunities for incorporating recreational field placement and bleachers into the design.Parks and Recreation staff would like to be involved in any design coordination of athletic facilities/fields.OSMP staff and Open Space Board of Trustees request consultation and input on infrastructure design including decisions regarding any material changes to OS-O if not conveyed to the City.
	Determine suitable recreational uses for the area within the flood mitigation detention area.	Explore opportunities for passive and active recreation activities, or other uses compatible with the floodwater mitigation system and where possible, conserve and/or restore areas within the flood mitigation facilities with high ecological value and mitigate impacts.	Upon completion of the construction of the flood mitigation dam and related retention areas, CU Boulder must have no less than 30 appropriately graded acres available for construction of recreational/athletics fields (the " Rec Fields ") in the area of the Property designated as PK-UO under the BVCP. The Rec Fields must be situated on the Property in a manner that provides reasonable ingress and egress (including ADA accessibility) for site visitors, teams, service vehicles, as well as proximate space for related facilities such as concessions, restrooms, and storage. If the Rec Fields cannot be located in the flood detention area, the University may construct the Rec Fields on 30 appropriately graded acres within the OS-O-designated land, contiguous to the CU Development Tract.	Analysis needed	<p>Identify options for addressing CU Boulder’s stated interest in 30+ acres of land for university sports fields and potential re-location of tennis courts, if required due to the flood mitigation project.</p> <p>Early analysis indicates that functional ball fields will not be feasible within the detention area of the Variant 1, 500-year design in the PK-U/O land use area because the depth of the additional excavation would limit the ability to properly drain the fields.</p> <p>City staff proposes that we jointly explore the following options to address this issue. Please indicate if any of these options are unacceptable to the university. Options acceptable to both city and university staff will be analyzed further and presented to city boards and City Council for direction in a preferred approach and community engagement.</p>

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					<ul style="list-style-type: none">• <u>Option 1</u>: Determine suitability of the existing tennis courts remaining in the detention area and of using a portion of the flood mitigation detention area in the PK-U/O and PUB land use areas for recreational field turf. Further analysis of the anticipated depth and frequency of inundation where the current tennis courts are located is needed to determine whether the city would allow the existing tennis courts and associated parking to remain in the detention area. If following additional design of the project it is determined that it is feasible to include sports field turf in a portion of the detention area without impacting the functionality or cost of the flood mitigation project, then the city would work with CU Boulder staff to evaluate opportunities for recreational field turf placement. The City typically prohibits buildings for human occupancy, such as offices, restrooms, and concessions in flood detention areas. Parking would likely also be restricted in the detention area, but further analysis of the anticipated depth and frequency of inundation would be needed to make this determination. CU Boulder would be responsible for all costs of construction and recreational field cleanup following a storm event.• <u>Option 2</u>: Determine suitability and acceptability of using a portion of land designated as OS-O in the BVCP for recreation and other uses consistent with the BVCP CU South Guiding Principles. On September 20, 2018, Council stated a preference for implementing the July 11, 2018 OSBT recommendations that the University protect and/or convey the OS-O designated land to the City. However, if not conveyed to the City, if any portion of OS-O is found suitable and allowed for this recreational purpose, OSMP staff and Open Space Board of Trustees request consultation and input on decisions regarding any material changes to OS-O, which could include requirements that the area be permanently restricted to such recreational uses (i.e. no further development permitted such as housing).• <u>Option 3</u>: Explore other potential off-site locations within Boulder in coordination with City Parks and Recreation. Please summarize the university's criteria for selecting off-site locations. Council members have expressed interest in exploring the Planning Reserve in north Boulder as a potential off-site location. Indicate if the Planning Reserve may or may not meet the university's selection criteria.

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	Flood detention drainage design for recreational fields	The city will ensure that the detention area will be designed to meet State water rights drain time requirements. The system will also be designed to drain following a storm event without causing negative downstream floodplain impacts.	The City will ensure drainage of the detention area is designed appropriately and will conduct routine maintenance and inspections (at the City's expense) to ensure no improper or excess flow discharge occurs during flooding events. The City will ensure that the flood detention area used for recreational/athletics field development will be engineered to sufficiently drain within a reasonable period of time to ensure that the Rec Fields can remain functional after a flood. The City will ensure that Rec Fields do not have ongoing water ponding issues not related to a flood event.	Analysis needed	Hydraulic modeling will be included in preliminary design to ensure draining of the detention area following a storm event will not result in negative impacts to existing floodplains. As described previously, additional analysis is needed to evaluate the ability to include functional recreational fields in the detention area.
	Site Access (S. Loop Rd, Tantra)	As part of standard practice, the City mitigates for any damage or modifications to existing structures, including access roads, that results from a flood mitigation project.	The City will bear any and all costs of modification, realignment and/or reconstruction of existing access roads on the Property, if CU Boulder determines in its reasonable discretion that the design of the Project necessitates such changes. The City shall also be responsible for any repair costs related to damages attributable to flood mitigation causes or caused by the City to any future CU Boulder road or improvements.	Yes	The city is committed to an equitable apportionment of costs associated with the flood mitigation project. This will need to be done through further negotiation and agreement. Flooding events are acts of nature. The city will not agree to blanket indemnifications on the property. The city will work with the CU Boulder to design infrastructure that will be resilient during and after flooding events.
	Future claims and damages	As part of standard practices, and as required by the State Engineer's Office, the City takes responsibility for the performance and safety of its dams and flood mitigation structures.	The City will bear the costs and responsibilities of any claims or damages resulting from the failure of the design, construction, performance and/or safety of the Project and related structures and appurtenances. City shall be responsible for its negligent acts and omissions.	Yes	The city will be the permit holder for the project and responsible for compliance with applicable state and federal regulations. Nothing in the annexation agreement will be construed to constitute any waivers in the Colorado Governmental Immunity Act.
	Wetland and habitat mitigation for project direct impacts	The project team will secure all necessary environmental permits and mitigate for the project's direct environmental impacts. At the concept design stage, the project team had anticipated restoring habitat on OS-O to fulfill any wetland and habitat mitigation requirements. The Guiding Principles state that in the area protected by the existing CU levee floodplain functions, including wetlands and flood mitigation, may be restored as part of compensatory mitigation for impacts elsewhere on site.	If any jurisdictional wetlands are damaged or displaced as a result of the flood mitigation needs of the City, it is the responsibility of the City to secure any applicable wetland permits and mitigate the loss of the wetlands through Section 404 of the Clean Water Act.	Yes	<ul style="list-style-type: none"> The City is responsible for obtaining all necessary environmental permits and mitigate for loss of wetlands through Section 404 of the Clean Water Act. On September 20, 2018, Council stated a preference for implementing the July 11, 2018 OSBT recommendations that the University protect or convey the OS-O land to the City as part of annexation, with the City having responsibility for subsequent management and any restoration, including utilizing this area for wetland and habitat mitigation purposes needed for the flood mitigation project. In addition to Section 404 permitting, the city expects that CU Boulder will also follow the requirements of the city's wetlands requirements.
Levee Removal					
	Remove the existing levee system.	Remove the existing levee system and restore underlying land to improve riparian connectivity between CU South OS-O area and South Boulder	CU Boulder remains open to the removal of the berm/levee by the City per our letter of October 1, 2018 to City Council.	Clarification needed	<ul style="list-style-type: none"> The city will be responsible for securing all federal state, and other governmental approvals as needed for the flood mitigation project.

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		Creek. The existing CU levee does not affect the overall hydrology for the flood mitigation project but armoring of specific land areas inside of the existing CU levee may be required to avoid scour and erosion during a storm event.	If the levee is removed, the following are required: 1) the City will ensure, at its sole cost and expense, that construction and/or operation of the Project and related structures and appurtenances and/or removal of the berm/levee shall not increase the FEMA 100-year or 500-year floodplain, as may be established from time to time, and will not extend or increase any wetland area on any of the Property, now or in the future; 2) CU Boulder will be provided the first option to use or sell the berm/levee material if the berm/levee is removed; and 3) the City will be responsible for securing all federal, state, and other governmental approvals to remove the berm/levee.		<ul style="list-style-type: none"> The City will not intentionally create additional wetlands or expand the floodplain on the “Development Tract,” (PUB land use area outside of the flood mitigation detention area) but cannot guarantee the site’s wetland and floodplain mapping or designation performed in the future by federal, state or local regulatory agencies. City only intends to remove the levee if the land including the levee is under City ownership, where the berm material is considered appurtenant to the land. Acquisition of that land could include discussions and negotiations regarding timing for removal, staging, transport and/or potential uses of the fill by both parties. The city cannot be responsible for future changes to the flood plain that are regulated by FEMA.
	Determine use of levee fill material	Early project cost estimates assumed use of levee fill removal for the project.	If the levee/berm is removed, CU Boulder, as the owner of the fill, retains the right to the material, and will either use or sell the material.	No	See city comments regarding acquisition of OS-O land. The City only intends to remove the levee if the land including the levee is under City ownership. The City asserts that the existing CU levee is an appurtenance to the land that would be included in the acquisition of OS-O land and the city would retain the right to use or sell the material, however acquisition of that land could include discussions/negotiations regarding timing for removal, staging, transport and/or potential uses of the fill by both parties.
	Determine responsible party for securing approvals.	The city will be responsible for all federal, state and other governmental approvals for the flood mitigation project.	The City will be responsible for securing all federal, state, and other governmental approvals to remove the berm/levee. The City is also responsible for all associated costs and fees.	Yes	The city will be responsible for all federal, state and other governmental approvals for the flood mitigation project.
	Impacts to floodplain on CU South	The flood mitigation project will detain water on CU South, which will affect the floodplain in the area of detention and also following removal of the existing CU levee (in PK-U/O and OS-O land use areas). The detention area will be defined with a flood mitigation easement with CU. The 100-year and 500-year floodplain would not increase in the PUB land use area.	The University intends to convey the area used for flood mitigation purposes to the City. The City must ensure, at its sole expense, that construction and/or operation of the flood mitigation dam and related structures and removal of the berm/levee shall not increase the FEMA 100-year or 500-year floodplain areas on any of the Property, now or in the future.	Analysis needed	The city will design the flood mitigation project in accordance with state and federal regulations including FEMA’s applicable requirements for avoiding adverse impacts to the floodplain. At the conclusion of the project the city will submit a Letter of Map Revision for acceptance by FEMA. Future flood mapping is out of the city’s purview given the decision-making authority of FEMA and the State of Colorado. It is possible that in the future criteria could change, models could improve, or through climate change design storms and hydrology could change that would impact the future designation of floodplains. For these reasons, the city would not be able to ensure that the floodplain designations on CU South would not change in the future.

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	Future claims or damages	As part of standard practices, and as required by the State Engineer’s Office, the city takes responsibility for the performance and safety of its construction projects	The City will bear the costs and responsibilities of any claims or damages resulting from the failure of the design, construction, performance and/or safety of the Project and related structures and appurtenances. City shall be responsible for their negligent acts and omissions.	Yes	The city will be the permit holder for the flood mitigation project and responsible for compliance with applicable state and federal regulations. The city will not waive any of the provisions of the Colorado Governmental immunity act.
Open Space					
	Open Space Conveyance Area east and outside of the existing levee	On Sept. 20 Council stated a preference for implementing the July 11 OSBT Recommendation: Convey 44 acres east and south of the existing CU levee to OSMP, with subsequent management and any restoration to be funded by OSMP.	If City or a City-related entity wishes to acquire additional portions (for example in OS-O area) of the Property for open space or other uses, then subject to University's approval (determined in its sole discretion) and agreement, City may purchase such land at fair market value as determined by a third-party appraisal. Any conveyance of University-owned land contemplated herein shall be subject to approval by The Regents of the University of Colorado.	Clarification Needed	On September 20, 2018, Council stated a preference for implementing the July 11, 2018 OSBT recommendations that the University convey 44 acres east and south of the existing CU levee to OSMP as part of annexation, with subsequent management and any restoration.
	Open Space Conveyance Area protected by Levee, within OS-O area	On Sept. 20 Council stated a preference for implementing the July 11 OSBT Recommendation: Convey 40 acres west and north of the existing CU levee to OSMP and restore approximately 17.4 acres as part of the flood mitigation project. Support through annexation conveyance and/or permanent protection of the remaining OS-O area inside the levee (appx. 35 acres) for long-term protection and possible restoration.	If City or a City-related entity wishes to acquire additional portions (for example in OS-O area) of the Property for open space or other uses, then subject to University's approval (determined in its sole discretion) and agreement, City may purchase such land at fair market value as determined by a third-party appraisal. Any conveyance of University-owned land contemplated herein shall be subject to approval by The Regents of the University of Colorado.	Clarification Needed	On September 20, 2018, Council stated a preference for implementing the July 11, 2018 OSBT recommendations that the University convey 40 acres west and north of the existing CU levee and convey or protect the remaining 35 acres of OS-O to OSMP as part of annexation. Conveyance of the OS-O land would include features and material thereon (e.g. the existing CU levee) as real property appurtenances.
	Restoration and other uses/activities allowed in OS-O	Guiding Principles state that the city will...collaborate with CU to protect and improve the delivery of open space, restore high ecological value areas and/or provide areas for recreation in lower ecological value areas. The city and CU will work together to achieve greater open space acreage as part of either larger city open space conservation areas or limited-structural build, such as community gardens, recreation, solar gardens, etc. However, OSBT recommended that all of OS-O be conveyed to OSMP or permanently protected as Open Space, which would not allow for community gardens, recreational ball fields, solar gardens, etc.	CU Boulder remains committed to the BVCP Guiding Principles, as stated. The City and CU Boulder will work together to achieve greater open space acreage as part of either larger City open space conservation areas or limited-structural builds, such as community gardens, recreation, solar gardens, etc. Restoration of any portion of the Property designated OS-O under the BVCP for ecological benefits desired by the City or related entity will be done in partnership with CU Boulder with costs borne by the City or related entity. If City or a City-related entity wishes to acquire additional portions (for example in OS-O area) of the Property for open space or other uses, then subject to University's approval (determined in its sole discretion) and agreement, City may purchase such land at fair market value as determined by a third-party appraisal. Any conveyance of University-owned land contemplated herein shall be subject to approval by The Board of Regents of the University of Colorado.	Clarification Needed	Clarification is needed to determine whether the university agrees with OSBT recommendations for conveyance or permanent protection of all of OS-O, which would not allow community gardens, recreational ball fields, solar gardens. See previous comments regarding options for addressing CU Boulder’s interests in recreational fields. When CU Boulder develops the PUB land use area in the future, wetlands or other habitat mitigation may be required. The city is open to CU restoring for mitigation purposes any areas that would be permanently protected as City open space through the annexation agreement, with costs borne by the university.

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	Realign Dry Creek Ditch #2 and Secure Water Rights	On Sept. 20 Council stated a preference for implementing the July 11 OSBT Recommendation: Realign ditch to west of open space conveyance and restoration area, to extent practical and acceptable to the ditch board and CU and acquire sufficient water rights to support city's restoration goals.	Any realignment of Dry Creek Ditch No. 2 is to be designed in a manner that does not increase the existing 100-year or 500-year floodplain, as may be determined from time to time, and will not increase the presence of wetlands on the CU Boulder Development Tract. CU Boulder will be fairly compensated by the City for any land area that ceases to be developable due to building setbacks from the Dry Creek Ditch No. 2. If the University agrees, the City may, at its sole cost, realign Dry Creek Ditch No. 2. If the University agrees, the City may acquire or lease the University's water rights in Dry Creek Ditch No. 2.	Clarification & Analysis Needed	The city would want First Right of Refusal on water rights as a condition of the provision of water service, per §11-1-19. The city would waive this requirement if water rights are conveyed to the city for open space and restoration purposes. Once decisions are made regarding ownership and permanent protection of open space and restoration on OS-O and ownership of the water rights, the City may seek to realign the Dry Creek No. 2 ditch for the purpose of providing irrigation to City open space and restoration areas. Any design modifications and realignment of the ditch for the purposes of irrigation would require collaboration and approval from the Dry Creek No. 2 Ditch Company.
Transportation Impacts					
	Performance-based transportation	Guiding Principles state that... The transportation needs generated by future development at the site will not unduly impact the transportation networks that serve the property. Impacts to local and regional networks will be mitigated through implementation of performance-based standards. The city and CU will complete additional planning and transportation analysis to further develop performance-based standards, including but not limited to maximum amount of parking, trip budgets, transit use, pedestrian and trail connections and access to transit passes. Planning considerations will be addressed collaboratively by the city and CU and will include innovative and long-range technologies, including electric vehicles, autonomous vehicles, etc. as well as possible joint options with city-funded transit.	CU Boulder remains committed to the Guiding Principles and will work with the City to identify a performance-based transportation plan at the time that a Concept Design is presented to the City by CU Boulder.	No	The multi-modal traffic access study must be completed, and the study's conclusions / recommendations concurred by city staff prior to the annexation application being heard by Planning Board. This study will need to inform the performance standards that will be included in the annexation agreement.
	Multi-modal hub	Guiding Principles state that... Implement a multimodal mobility hub and transit connections between the CU South Boulder property and other Boulder campus locations to manage employee and resident access and mobility.	As agreed to in the Guiding Principles, CU Boulder will create a multi-modal hub for transportation when a requisite number of employees and residents are occupying and accessing the Property at a level that justifies the creation of such multi-modal hub. On other areas of the Boulder campus, CU Boulder typically includes Vehicular Area Guidelines in the Design Guidelines. Examples of these include:	Analysis Needed	Prior to the annexation application being heard by Planning Board, specific information about the standards and construction timing for a mobility hub will be developed. The multi-modal traffic access study will evaluate the level of transit service to provide convenient service and connectivity between CU Boulder campuses and residential facilities.

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			<ul style="list-style-type: none">Enhance existing streets throughout for safer multi-modal movement and improved appearance utilizing surfacing, lighting, signage, bicycle parking, and site accessories.Recognize that campus policy is to give pedestrians and bicycles priority over service and private vehicles in multi-modal areas.Provide facilities and amenities to encourage alternative means of travel to and from campus, such as information kiosks, bus shelters, maps, and visitor directions.		
	Multi-Modal Access			Analysis Needed	<ul style="list-style-type: none">City staff will recommend to City Council that CU Boulder construct a 12’ wide multi-use path with 2’ wide shoulders on each side of the path along the west boundary of the site on an alignment consistent with what’s in the Transportation Master Plan (TMP) from SH-93 to Table Mesa Drive. CU Boulder will grant access to the public for the multi-use path.City staff will recommend to City Council that CU Boulder construct an east / west 12’ wide multi-use path with 2’ wide shoulders on each side of the path on the north side of South Loop Drive between Table Mesa Drive and the US-36 Bikeway path on an alignment consistent with the TMP. CU Boulder will grant access to the public for the multi-use path.City staff will recommend to City Council that CU Boulder enhance the existing bike and pedestrian connection on Table Mesa Drive / S. Boulder Rd from the RTD Park-and-Ride Lot to South Loop Drive. This work would involve the construction of a 12’ wide multi-use path and the construction of a buffered bike lane on the east side of Table Mesa Rd.City staff will recommend to City Council that CU Boulder reserve the right-of-way and permit access by the public for any of the other multi-use paths shown in the TMP on the site.City staff will recommend to City Council that CU Boulder maintain the existing paths on the site and grant access to the public.The main internal streets on the site shall be designed and constructed by CU Boulder and shall include multi-modal design features.

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	Access / Circulation			Analysis Needed	CU Boulder shall obtain the CDOT Access Permit for the new access point (curb-cut) from SH-93. CU Boulder shall pay for the construction of the new intersection and traffic control (stop sign and/or traffic signal) as required by CDOT. The existing multi-use path must be intergraded into the design of the intersection.
	Connected multi-modal system	Guiding Principles state that... Incorporate connected and safe pedestrian, bike and transit systems through CU South integrated into the broader city and regional bicycle and pedestrian network, including safe street crossings, trailhead(s), soft surface recreation trails and a trail link(s) to the South Boulder Creek Trail in coordination with OSMP. When creating and maintaining recreational opportunities, such as trail connections through the property, do so with consideration for likely and potential impacts to adjacent open space, and for mitigation of those impacts, as appropriate.	On other areas of the Boulder campus, CU Boulder typically includes Vehicular Area Guidelines in the Design Guidelines. Examples of these include: <ul style="list-style-type: none">Place generously-sized bicycle parking areas along multimodal streets and near campus activity centers and student residence halls and courts.Orient bus shelters to allow sufficient views of arriving buses and to provide shelter from prevailing winter winds and snow. Include seating, trash receptacles, bus schedules, and brightly lit interiors. Use vandal-resistant materials including break-resistant glazing and coated black steel structures and roofs.Establish drop-off zones near major activity centers for convenient use. Provide seating for waiting, attractive landscaping, emergency telephones, and adequate lighting.Provide landscaping in and around parking lots to soften hardscape appearances from streets, break up extended rows of cars, and provide shade.Ensure adequate lighting for safe use and clear pathways from parking lots to adjacent building entrances. Design sufficient setbacks between parking lots and streets, which could include raised landscaping, berms, and/or walls to block views into the lot.Include loading and service vehicle parking spaces adjacent to major buildings. Screen or buffer views to service areas where possible with a combination of screen walls, opaque enclosures, gates, and landscaping. Limit service parking to designated spaces only.Provide raised curbs selectively along campus walkways to discourage all modes of transportation from crossing or parking on lawns or adjacent landscaping.	Yes	<ul style="list-style-type: none">The site development should provide children’s play areas if the anticipated CU Boulder housing would accommodate families. The BVCP calls out a Level of Service standard for playgrounds at ¼ mile. Depending upon the proximity of future development on CU South, a playground may be warranted. At a minimum, sidewalk and path connections should be planned to connect future residents to the existing Tantra Park.All landscaping within public rights-of-way and along private streets will meet the city’s minimum street tree and planting strip requirements.Any roads or trails on land conveyed to the city, including any potential connectors to adjacent city Open Space, will either be designated by the city and become a part of the city’s Open Space system or abandoned by restoring the underlying land at the city’s expense. Designated roads and trails will need to be accessed from designated trailheads and access points. OSMP staff would like to remind CU of the following: all OSMP fences and boundaries must be respected at all times; and no gates, trail connections or other access points will be allowed from the CU property onto city Open Space without prior approval from the Open Space Board of Trustees and in accordance with the gate policy of OSMP.In the spirit of the Guiding Principles, the city will coordinate with CU Boulder on the development of any new trail, or the designation or abandonment of any existing roads and trails, on land conveyed to the city. However, final determination on any of the above will be at the city’s sole discretion
	Protect neighborhoods from Transportation Impacts	Guiding Principles state that... The street design will minimize impacts into nearby residential neighborhoods, such as Tantra Park, Basemar, Martin Acres and High View.	As agreed to in the Guiding Principles, CU Boulder will minimize impacts into nearby residential neighborhoods. CU Boulder shall be given access to City streets and roadways at such points as are reasonably necessary to develop the Property and consistent with applicable provisions of the state highway access code and City’s site	Analysis needed	The multi-modal traffic access study will evaluate ways to minimize impacts to adjacent neighborhoods and other key issues.

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			access standards. The City will be given the opportunity to provide input during the Concept Design for CU Boulder South.		
	No Bypass	Guiding Principles state that... Discourage any outside traffic from cutting through the property to avoid impacts to the Table Mesa Drive/Broadway connection.	CU Boulder has committed to not creating a “bypass” roadway between SH 93 and US 36. CU Boulder will evaluate options for managing and restricting future traffic through traffic calming, speed reduction, and other design measures to ensure that a bypass roadway is not created between SH 93 and US 36.	Yes	Agreed. Provisions will need to be made to allow transit buses and emergency response vehicles access through the site. Additionally, the multi-modal traffic access study will evaluate ways to discourage through traffic.
Building Mass, Height and Design					
	Viewsheds	Guiding Principles state that... Buildings will be designed and sited in a manner to protect views and contribute positively to the character of the city’s “gateway”. Building location, massing and height will protect and complement views of the mountain backdrop, particularly the viewsheds from the US Highway 36 bike path, the South Boulder Creek Trail, US Highway 36 and State Highway 93.	CU Boulder has high standards for future development across all of its campus, and shares the same values as the City regarding gateway character and preservation of the mountain backdrop. CU Boulder agrees, and notes that CU Boulder's PK-U/O and OS-O designated land is located closest to the US 36, the primary access point to the City. These areas will act as the "gateway" to the City by contributing towards the City of Boulder's BVCP Community Identity and Land Use Pattern Policy 2.05 Design of Community Edges and Entryways. Preliminary viewshed analysis of the mountain backdrop demonstrate that buildings up to 110' will not impede views of the mountain backdrop, and we are restricting buildings to 55’ through the Guiding Principles. On other areas of the Boulder campus, CU Boulder includes Landscaping Guidelines that address the relationship between the campus and the natural foothills landscape, campus land contours, drainage, and plantings in relation to buildings. <ul style="list-style-type: none">Identify and preserve view corridors, especially to the mountain backdrop.The 2007 Design Guidelines include Community Interface Guidelines, which address campus corners, edges, entrances, and connections between other CU Boulder campuses and the City.Create large-scale landscape designs at campus corners including mass plantings and clear durable functional identification signage. Consult the campus signage standards for all signage designs.Provide campus edge landscaping, signage, site accessories, and material selections to create a break between adjacent uses while maintaining a sense of continuity, softening views	Analysis Needed	Viewshed Protection Both the city and CU Boulder agree that identifying and protecting high-quality view corridors is important. City staff proposes a height ceiling concept as a method for protecting views of the mountain backdrop. The height ceiling concept would include determining an elevation that no building can exceed. For example, the highest point on the southwest hillside is 5,465 (per city GIS) - roughly 100 feet from the lowest point of the Development Tract. A height ceiling at or around that elevation would allow 4 – 5 story buildings in the lower areas of the Development Tract, with progressively shorter buildings as the elevation increases toward the west. This approach could provide design latitude while protecting views of the mountain backdrop. Outdoor Lighting City staff propose that future lighting comply with the city’s <u>outdoor lighting standards</u> to reduce impacts to wildlife in the South Boulder Creek riparian area. This would involve (i) compliance with the city’s outdoor lighting standards and (ii) submit, at an appropriate time determined by the university, a Letter of Certification that the university’s planned lighting complies with B.R.C. <u>9-9-16.g</u> .

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			<p>of perimeter parking lots, and improving safety for all modes of movement along the campus interconnections with the community.</p> <ul style="list-style-type: none">Enhance transitions to and from the campus through appropriate lighting levels, simple and functional signage, appropriately scaled plant material, and elimination of clutter.Link CU Boulder properties through functional circulation systems, similar landscaping and accessories, and directional signage.		
	Building Height	Guiding Principles state that... Building heights will <u>maintain general consistency with the city’s height limits</u> , with buildings <u>varying in height</u> and visual interest. Building heights will <u>transition gently from the open space and to neighborhoods to the west</u> .	<p>CU Boulder has agreed to “maintain general consistency with the City’s height limits” which means that CU Boulder will abide by a height limit of 55 feet for the construction of buildings on CU Boulder South, with building height being measured as the vertical distance from the average of the finished ground level to the average height of a finished roof.</p> <p>Natural grades and contours of the Property will allow for gentle transitions from open space and to neighborhoods to the west.</p>	Clarification needed	<p>Building Height Buildings within the city of Boulder have been constructed with the city’s height limit since 1971. More information is needed to determine if staff are supportive of using an alternate method for measuring building height, such as an analysis indicating a need to use an alternative approach.</p> <p>City and university staff are in agreement that future development will be designed with natural contours. However, more information is needed to quantify how this standard will be achieved. Please provide specific standards or a diagram showing how the university plans to meet this goal</p> <p>Regarding Varying Height Please indicate your willingness to include the following standard as a guide for future master planning and site planning: <u>§M-1-28(b)</u> Please propose amendments as necessary.</p> <p>Regarding Transitions to Neighborhood: City staff proposes that the annexation include a suite of tools the university would use to avoid or minimize noise and visual conflicts between adjacent residential land uses and future development. Examples include interface zones, transitional areas, site and building design and cascading gradients of density in the design of the site.</p>
	Wetlands	Guiding Principles state that... Wetlands will be maintained, preserved, protected, restored and enhanced in a manner consistent with the city’s Land Use Code.	Agreed	Clarification Needed	The city will require a wetland delineation of the flood mitigation project area for environmental permitting. Prior to the first reading of the annexation ordinance, all wetlands on the site must be delineated in compliance with the city’s Stream, Wetland and Water Body ordinance. As previously discussed with CU Boulder staff, the city recommends that CU Boulder and the City conduct a joint wetland delineation, with costs split proportionate to the land area required for each purpose.

Topic	Key Issue	City Policies or Council Direction	CU Statement (Feb. 2, 2019)	Alignment*	Staff Response to Feb. 2, 2019 CU Statement
					<p>As a condition of annexation, CU Boulder will be responsible for obtaining all necessary environmental permits and mitigate for environmental impacts resulting from any development on CU land, including a city of Boulder Stream, Wetland and Water Body permit.</p> <p>Any activities performed in the wetland or wetland buffer areas shall be regulated by the city’s Stream, Wetlands and Water Body Protection ordinance and may require a wetland permit.</p>
	Steep Slopes	<p>Guiding Principles state that... Development on slopes at or exceeding 15 percent will be minimized in a manner consistent with the city’s Land Use Code.</p>	Agreed.	Analysis needed	<p>Hillside Development</p> <p>The CU South Shapins Study (2002) identified potential building pads on portions of the western slopes, particularly the southwest slopes. The conceptual plan developed in 2017 included 66.2 acres identified as “Natural No Build Area Including Wetlands” along the eastern and western areas of the site.</p> <p>Section 9-2-17 of the city’s Land Use Code states that “in annexations of hillside areas, the city council may impose conditions designed to mitigate the effects of development on lands containing slopes of fifteen percent or greater.” As shown on page 18 of this map <u>packet</u>, several areas along the western portion of the site contain slopes that exceed 15 percent.</p> <p>Please provide a narrative or illustration describing areas along the western hillside that you do and do not anticipate exploring for future development. If you do anticipate development along the western hillside(s), please describe your approach to ensuring compatibility with adjacent land uses (e.g. housing type, density, building height, etc.) and specific steps to be taken to account for the suitability for future development and access (e.g. noise mitigation, lighting, etc.)</p>
Site Design & Quality					
	Clustered, Village Design	<p>Guiding Principles state that... Residential development will be of high quality and contextually appropriate to neighboring properties.</p> <p>Development will be compact, clustered in a village style. Any non-residential buildings will be human-scaled.</p>	Agreed.	Yes	<p>During the study session on Oct. 9, City Council asked for more specific definitions for terms like “village concept”. Below are examples of existing definitions with sources. Please respond to the following two questions:</p> <ol style="list-style-type: none">1. Indicate your willingness to include these definitions in the annexation agreement and/or offer any suggested amendments.2. Indicate when, in the university’s process, design guidelines for CU South will be developed and how the city can provide input into the guidelines.

Topic	Key Issue	City Policies or Council Direction	CU Statement (Feb. 2, 2019)	Alignment*	Staff Response to Feb. 2, 2019 CU Statement
					<ul style="list-style-type: none">• “High Quality”: Building Design Quality and Aesthetics. Design high-quality buildings that are compatible with the character of the area through simple, proportional, and varied design, high quality and natural building materials that create a sense of permanence, and building detailing, materials and proportions (referenced from Boulder Land Use Code <u>§M-1-3</u>).• “Compact, clustered in a village style”: The heart of the village will have a recognizable center, discrete physical boundaries, and a pedestrian scale and orientation. Residential buildings will be located in a contiguous group, with adjacent and fronting lots oriented toward each other in some ordered geometric way—as on a street, a green, or a paved square—and forming a distinct boundary with the surrounding countryside. Future planning will emphasize an orderly mix of land uses that meets the daily needs of on-site residents. This mix is intended to contain convenience retail, food services, personnel, and other student service uses as determined through further planning and consistent with university needs. Direct pedestrian linkages will be provided between residential and non-residential uses.• Human-scaled: Projects are designed to a human scale and promote a safe and vibrant pedestrian experience through the location of building frontages along public streets, plazas, sidewalks and paths, and through the use of building elements, design details and landscape materials that include, without limitation, the location of entrances and windows, and the creation of transparency and activity at the pedestrian level (referenced from Boulder Land Use Code <u>§M-1-3</u>).• Usable open space is arranged to be accessible and functional and incorporates quality landscaping, a mixture of sun and shade and places to gather. Open space designated for active recreational purposes is of a size that it will be functionally useable and located in a safe and convenient proximity to the uses to which it is meant to serve. The open space will provide a buffer to protect sensitive environmental features and natural areas. (Referenced from <u>B.R.C. §9-2-14(h)-2(A)</u>)

Topic	Key Issue	City Policies or Council Direction	CU Statement (Feb. 2, 2019)	Alignment*	Staff Response to Feb. 2, 2019 CU Statement
	Structures within the 500-year floodplain	Guiding Principles state that... All enclosed academic structures, offices, or residential uses will be constructed outside of the FEMA 500-year floodplain.	As agreed to in the Guiding Principles, no habitable structures or academic buildings will be built on the Property within the FEMA 500-year floodplain. Notwithstanding the foregoing, If additional land is required for the flood mitigation project outside of the PK-UO designated portion of the Property or if the City Council selects a flood mitigation project that would change the boundaries of the 500-year flood plain, or if the City proposes any other boundary changes, and University agrees to such adjustment, the City shall change the BVCP to allow development in the 500-year flood plain.	No	<p>The flood mitigation project will be designed to mitigate for a 500-year storm event. As such, the detention area for the flood mitigation project will be in the 500-year floodplain. Although the city’s floodplain regulations would allow buildings for human occupancy in the 500-year floodplain, the city would restrict such buildings in a flood mitigation detention area. Any future development in the detention area could affect the volume of water that would be detained, and therefore reduce the effectiveness of the mitigation project.</p> <p>If necessary, city staff will coordinate the review of Land Use Map changes. Such changes, if made prior to annexation, require approval of the City of Boulder Planning Board and City Council, with a Call-up option for the Boulder County Board of County Commissioners. The land use change may be processed prior to public hearings on the annexation application.</p> <p>Critical Facilities Any structure in the floodplain consider a critical facility or lodging facility (including student housing) will require an emergency management plan approval prior to issuance of a floodplain development permit, that meets the requirements of the city’s floodplain development regulations. All structures in the floodplain will be required to comply with the city’s floodplain development regulations in effect at the time of permitting and may require a floodplain development permit.</p>
	Building Standards	Guiding Principles state that... It will model future resilience and sustainability for design, construction, and maintenance strategies. Development will meet the equivalent of the U.S. Green Building Council’s Gold or Platinum LEED standards or other applicable sustainability standards for residential development.	CU Boulder’s development will model future resiliency and sustainability for design, construction and maintenance strategies. CU Boulder is required by the state to build to USGBC LEED Gold or equivalent.	Clarification Needed	City staff proposes that future development meeting the USGBC LEED Gold standard achieve 12 points within the Energy and Atmosphere credit number two: Minimum Energy Performance. The university would share a copy of the LEED application once submitted and the final LEED certification once received by the USGBC.
	Public access to site	Guiding Principles state that... Access will continue to be allowed on the site consistent with public access provided on other CU campuses.	Agreed.	Clarification Needed	<p>Prior to annexation, submit a pre-development access management plan that describes, at a high level, how trash, public parking, signage and public access timing will be managed.</p> <p>Parks and Recreation</p> <ul style="list-style-type: none">CU Boulder should consider the development of a formal running track with field sports as part of the Campus Master Plan update. Throughout the past several years, the city has gotten increasing numbers of track and field athletes approaching the city and requesting a new facility for these types of sports. This is in large part to decreased access of the public on to CU Boulder tracks

Alignment Status: **“Yes”** = General Agreement between city and CU public statements; **“Analysis Needed”** = analysis and negotiation required;
Clarification Needed = Clarification is needed to understand the University’s objective; **“No”** = City/CU disagreement

Topic	Key Issue	City Policies or Council Direction	CU Statement (Feb. 2, 2019)	Alignment*	Staff Response to Feb. 2, 2019 CU Statement
					<p>and limited availability on Boulder Valley School District tracks. A new track and field venue at CU South, with some level of public access, would solve many of these types of challenges.</p> <ul style="list-style-type: none">Similarly, city staff requests that CU Boulder consider a publicly accessible dog park in their future plans for CU South. This area has long performed as an off-leash dog area for all the various residential areas adjacent to the site and this area of the city could use a designated dog park. Currently, the city provides dog parks in the east part of the city (East Boulder Community Park, Valmont) and the north at Foothills Community Park.Parks and Recreation staff will review and coordinate with the applicant to determine the appropriate park uses and sizes (for any shared parks and recreation facilities) according to the Parks and Recreation Design Standards and needs assessment of park amenities for the CU south area.
Land Use Mix					
	Prohibited Uses	Guiding Principles state that... The site will not include large-scale sport venues (i.e., football stadium), high rise buildings (maintaining substantial consistency with the city’s height limits), large research complexes, such as those on East Campus, roadway bypass between Highway 93 and Highway 36 or first-year student housing.	Agreed.	Yes	Prior to annexation, definitions for a large-scale sports venue and large research complex will be developed.
	Housing the Predominant Use	Guiding Principles state that... Housing will be the predominant use of the site for areas not used for flood mitigation (i.e., with a target of 1,100 residential units and the final number guided by transportation performance and other site constraints), although the site may include a mix of residential and non-residential and facilities. The site will emphasize housing units over non-residential space (jobs) to help balance jobs and housing in the community.	CU Boulder will prioritize building housing for faculty, staff, graduate students and non-first year students on the Property to facilitate the goal shared by CU Boulder and the City to provide more housing on University property. CU Boulder is committed to not building first year student housing on the Property and no fraternities or sororities will be located on this Property. CU Boulder cannot commit to a specific development plan at this time as no development plans currently exist.	Yes	No further comments by city staff.
	Housing for university needs	Guiding Principles state that... Housing on the site will meet the needs of university faculty, staff and non-freshmen students in order to address the fact that Boulder housing is currently unaffordable to faculty, staff and students. Providing	Agreed. If CU Boulder builds the anticipated 1,100 units on the Property, this would increase the City’s total housing stock by over 2.4%, providing housing for CU Boulder staff, faculty and students, thereby relieving pressures on existing local housing stock and transportation arteries into the City.	Analysis Needed	For any future residential development the requirements of B.R.C. 9-13, Inclusionary Housing or any future affordable housing program that may replace Inclusionary Housing would apply unless the owner is otherwise exempt from zoning regulations.

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		workforce and non-freshmen housing will contribute positively to the community’s housing affordability goals and aid the university in its recruitment and retention. Housing should be mutually beneficial to the community and university and integrated with needs of the community rather than built as isolated enclaves.			
	Non-residential Uses	<p>Guiding Principles state that...</p> <p>The overall non-residential space footprint will be minimized and support and benefit the convenience of the residents, employees and visitors to residential and recreational uses of the property.</p> <p>The exact amount, types and location of residential and non-residential space will be refined to minimize impacts as a long-term master plan is developed and as transportation analysis is conducted.</p> <p>Academic facilities will include space for research and/or education pertaining to natural environment, such as ecological restoration, floodplains and related topics.</p>	Agreed.	Yes	The city acknowledges that a transportation analysis will be completed during the annexation review to determine the maximum amount of non-residential space and residential units.
	Phasing of Non-residential Development	<p>Guiding Principles state that...</p> <p>Except for recreation facilities, development will be phased such that non-residential space will be phased after a significant amount of housing is built. Later phases will be dependent on demonstrating that initial phases achieve objectives of mitigating impacts.</p>	Agreed.	Clarification needed	Please propose a standard or definition for a “significant amount” housing. For example, would the university master plan include a general phasing schedule that would be referenced here?
Public Safety/ Emergency Connectivity					
	Emergency Connectivity	<p>Guiding Principles state that...</p> <p>Limited ingress and egress via local connections may be provided for emergency, life safety situations. Develop an Emergency Service and Evacuation Plan to address emergencies and use of emergency access and connections.</p>	<p>CU will provide limited ingress and egress connections for specific individuals/organizations/providers/units who are certified to provide services in emergency and life safety situations. Planning of these connections and identification of relevant parties will be determined later during property planning efforts.</p> <p>The City can anticipate emergency connectivity to be similar to those of other CU Boulder properties within the city limits.</p>	Analysis Needed	<p>Collaborate on a public safety facility.</p> <p>City staff proposes that the city and university jointly explore a public safety facility to collocate CU Boulder Police and City of Boulder Fire & Rescue personnel and vehicles. A joint facility could benefit both organizations greatly by achieving an extremely short response call time to future CU South residents and visitors and meet a city goal of relocating Fire Station #4.</p>

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					<p>Please indicate if this concept is acceptable to the university. Should CU Boulder be amenable to this concept, city staff proposes a meeting between the appropriate staff to begin discussing this concept further.</p> <p>Fire & Rescue</p> <ol style="list-style-type: none">1. All buildings greater than 2000 sq. ft. must have a fire sprinkler system (new buildings)2. Fire Department access must, at a minimum meet the City of Boulder Design and Construction Standard for emergency access concerning road widths, turn-arounds, and turning radius3. Fire hydrants shall be spaced and installed in accordance with the City of Boulder Design and Construction Standard.4. The size of the site will require a second emergency access entrance/exit. This is something that needs to be considered with the master planning of the site.5. No emergency access can exceed 8% grade.
Land Use designation Changes					
	Land use change process	Guiding Principles state that... The Land Use Map may be amended to enable the city and CU to implement a shared vision for the site. The standard process detailed in the BVCP will guide any future land use designation changes.	Agreed, consistent with CU Boulder Response under <i>Flood Mitigation: Section 3(C)</i> .	Yes	<p>If necessary, city staff will coordinate the review of Land Use Map changes. Such changes, if made prior to annexation, require approval of the City of Boulder Planning Board and City Council, with a Call-up option for the Boulder County Board of County Commissioners. The land use change may be processed prior to public hearings on the annexation application.</p> <p>To be eligible for a Land Use Map change, the proposed change:</p> <ol style="list-style-type: none">1. on balance, is consistent with the policies and overall intent of the comprehensive plan;2. would not have significant cross-jurisdictional impacts that may affect residents, properties or facilities outside the city;3. would not materially affect the land use and growth projections that were the basis of the comprehensive plan;4. does not materially affect the adequacy or availability of urban facilities and services to the immediate area or to the overall service area of the City of Boulder;5. would not materially affect the adopted Capital Improvements Program of the City of Boulder; and6. would not affect the Area II/Area III boundaries in the comprehensive plan.
Urban Services & Utilities					

Topic	Key Issue	City Policies or Council Direction	CU Statement (Feb. 2, 2019)	Alignment*	Staff Response to Feb. 2, 2019 CU Statement
	Water and Wastewater Service Agreement	The Guiding Principles state that future agreements between the city and university will be contingent on the ability of the city to provide adequate urban facilities and services and the university’s contribution to cover the cost of the necessary services and utilities on site and to address off-site impacts to systems.	Consistent with CU Boulder’s Main Campus, CU Boulder South shall be subject to the Water and Wastewater Service Agreement of January 1997 between the parties.	Analysis needed	<p>Further analysis is needed to understand the extent to which the 1997 agreement is in alignment with current City water and wastewater service practices. A new agreement or amendments to the 1997 agreement may be needed to provide CU South development-specific service or connection details.</p> <p>Utilities</p> <ol style="list-style-type: none">1. A water system distribution analysis is needed prior to connection to the city’s water distribution system, in order to assess the impacts and service demands of the proposed development. Conformance with the city’s <i>Treated Water Master Plan, October 2011</i> is necessary.2. A collection system analysis is needed prior to connection to the city’s wastewater collection system, to determine any system impacts based on the proposed demands of the development. The analysis will need to show conformance with the city’s <i>Wastewater Collection System Master Plan, July 2016</i>.3. On-site and off-site water main and wastewater main construction per the City of Boulder <i>Design and Construction Standards</i> (DCS) as necessary to serve the development, as well as perpetuate the overall system, may be required. All proposed public utilities for this project shall be designed in accordance with the DCS.
	Stormwater Plant Investment Fees	N/A	N/A	N/A	At the time of development, CU will be responsible for paying all Plant Investment Fees applicable at that time.
	Stormwater requirements	Guiding Principles state that... Stormwater impacts of new development will be mitigated based on established criteria for minor and major storm events and applicable stormwater quality requirements. Preservation or restoration of existing undeveloped areas will be considered to attenuate peak runoff from the site and to mitigate stormwater quality impacts.	CU Boulder will adhere to State stormwater regulations/requirements.	Analysis needed	<p>Stormwater/Drainage</p> <p>Storm water quality enhancement and detention ponding are issues that need to be addressed prior to commencement of construction. A Storm Water Report and Plan, prepared in accordance with the City of Boulder <i>Design and Construction Standards (DCS)</i>, needs to be provided by the applicant to the city. The report and plan need to also address the following issues:</p> <ul style="list-style-type: none">• Water quality for surface runoff using "Best Management Practices"• Minimize Directly Connected Impervious Areas (MDCIA)• Detention ponding facilities• Water Quality Capture Volume (WQCV)• Storm sewer construction• Irrigation Ditches and Laterals• Groundwater discharge

Topic	Key Issue	City Policies or Council Direction	CU Statement (Feb. 2, 2019)	Alignment*	Staff Response to Feb. 2, 2019 CU Statement
					<ul style="list-style-type: none">Wetland mitigationErosion control during construction activities <p>Discharge of groundwater to the public storm sewer system is anticipated to accommodate construction and operation of the proposed developments. City and/or State permits will be required for this discharge. The applicant is advised to contact the City of Boulder Storm Water Quality Office at 303-413-7350 regarding permit requirements. All applicable permits must be in place prior to building permit application. Additionally, special design considerations for the properties to handle groundwater discharge as part of the development may be necessary.</p> <p>A construction storm water discharge permit is required from the State of Colorado for projects disturbing one (1) acre of land or more. The applicant is advised to contact the Colorado Department of Public Health and Environment.</p>
	Electric Service	N/A	N/A	Analysis Needed	If the property is to be served by a City of Boulder electric utility, space for an electric substation may be needed depending on the load to be served. City staff proposes that the annexation agreement include a provision requiring the city and university to determine a mutually suitable location for a substation at an appropriate time during the university’s review process. The City also recommends that CU coordinates with Xcel Energy to determine what their infrastructure needs may be related to the development.

City of Boulder Addressing Policy
Updated May 28, 2010

This memo describes the procedures and policies concerning street naming and house numbering in the City of Boulder.

I. AUTHORITY

The authority to approve street names and to assign house numbers is granted to the City Manager in section 9-9-20 and section 9-12-12 of the 1981 Boulder Revised Code.

Specifically, Section 9-9-20 (a), Building Address Requirements, states that the city manager will issue an address when issuing the building permit and that “buildings shall be numbered according to a city addressing system.”

Section 9-9-20 (d), Proposed Street Names, further states that “proposed street names shall be subject to approval by the city manager. Street names shall conform to the city street name plan on file at the planning department.” Presumably, this applies not only to streets in newly platted subdivisions but also newly dedicated or annexed unnamed streets.

In regards to addressing in subdivisions, Section 9-12-12(a)(1)(N) states that “lots are assigned street numbers by the city manager under the city’s established house numbering system.”

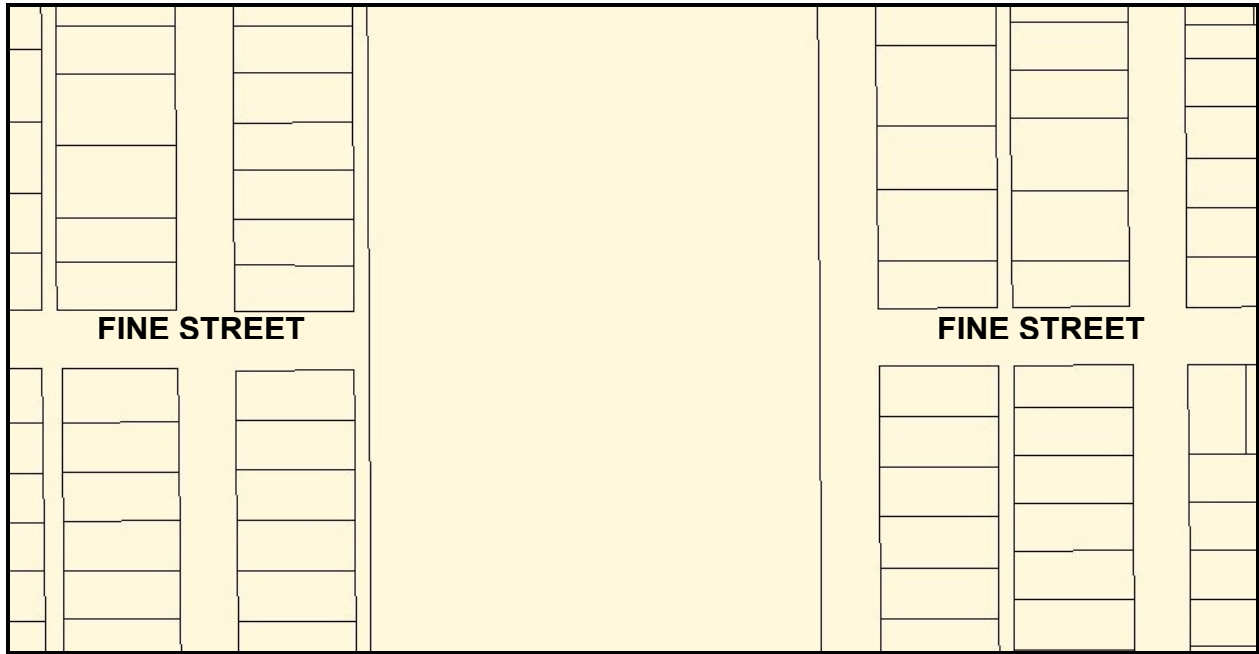
II. STREET NAMING

The following shall serve as a guide to the naming of streets in the City of Boulder:

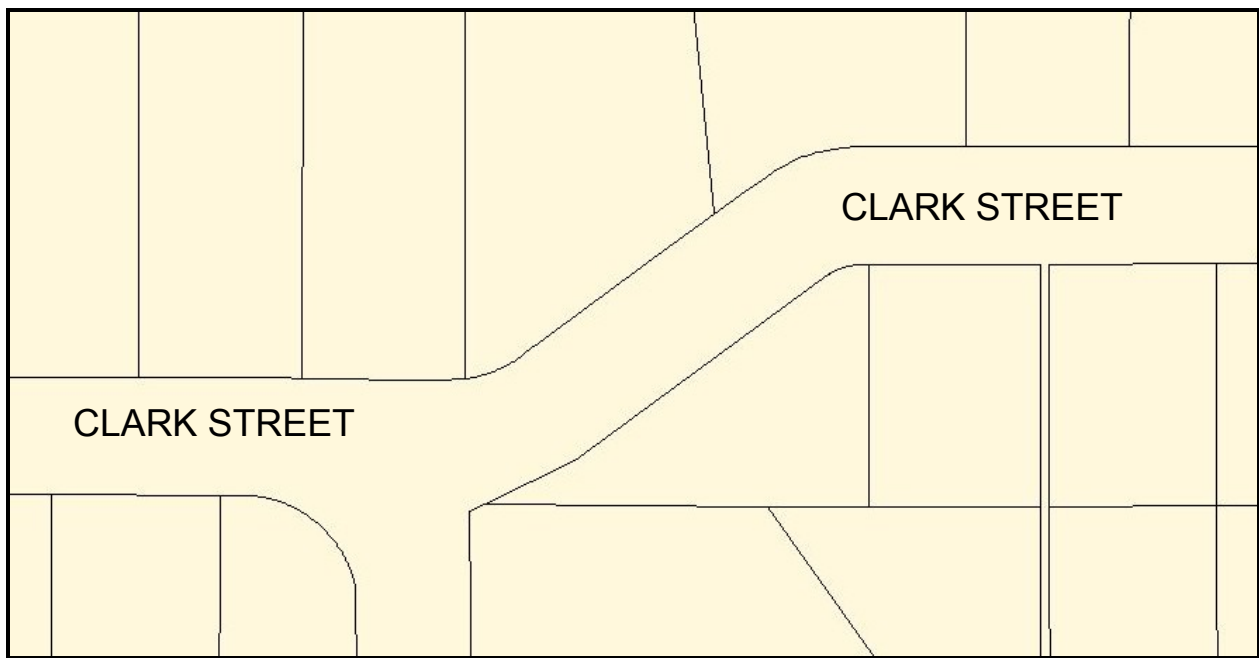
1. All new streets shall be designated in the following matter:

General Direction	Length > 1,000 feet	Length < 1,000 feet
North-South	Street	Court
East-West	Avenue	Place
Diagonal	Road	Way
Curving	Drive	Lane
Horseshoe-shaped/circle	-----	Circle
Cul-de-sac	-----	Court (N-S)
	-----	Place (E-W)
	-----	Circle
Divided Arterials	Drive	-----
	Parkway	-----
	Boulevard	-----

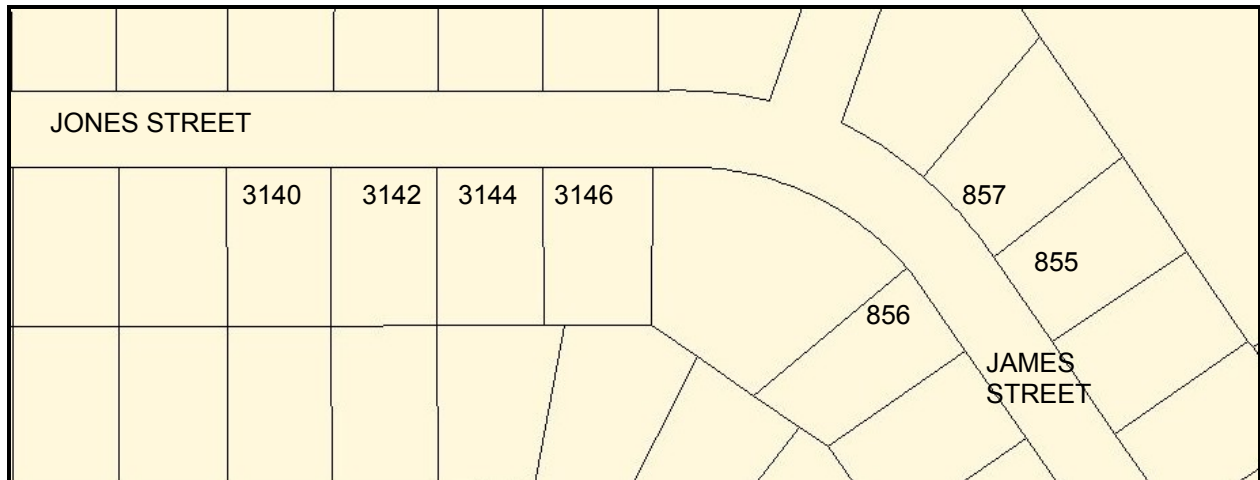
2. A street should have the same name for its entire length even though it may not be continuous.



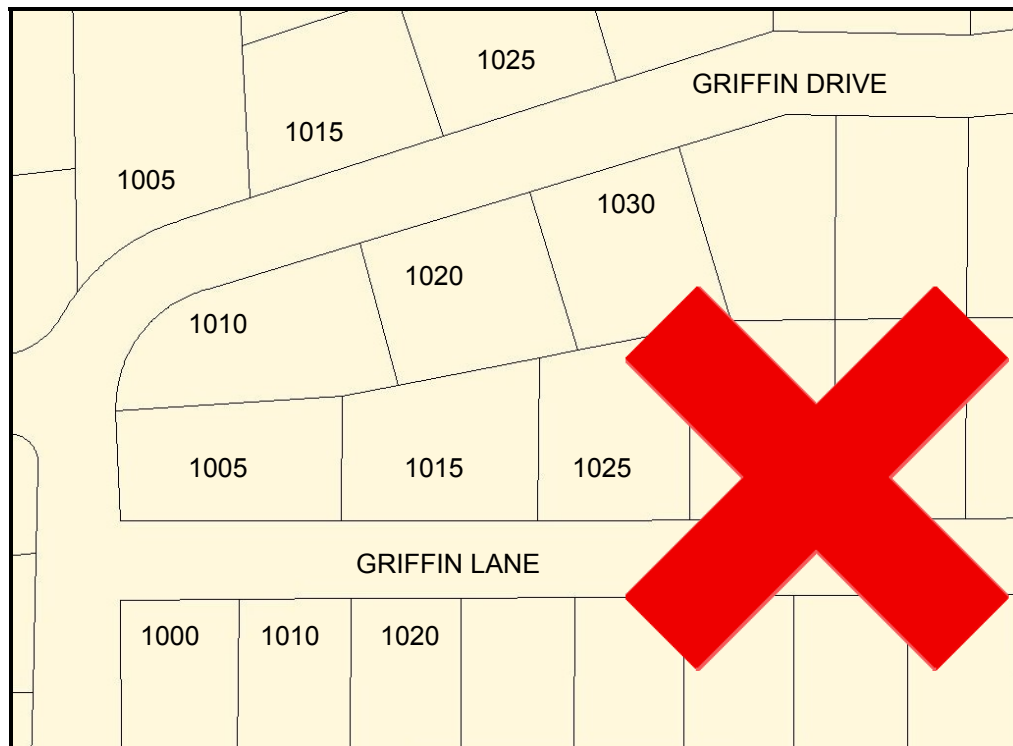
3. Streets with short jogs of less than a block (approximately 200 feet) may carry a continuous name.

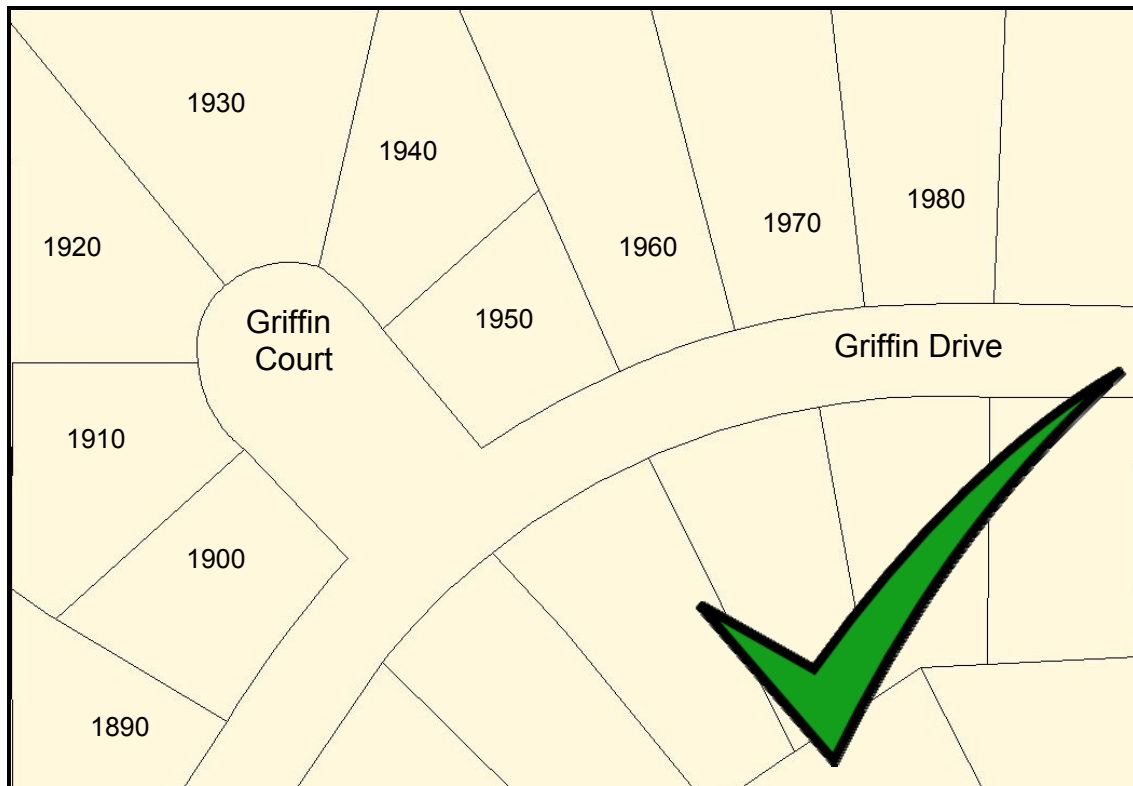


4. Where a street definitely changes direction for a considerable distance (over 200 feet), the name of the street should change, and the numbering should change.



5. Street names should not be duplicated. Using the same name for both a “street” and a “court,” for example, where the same house numbers appear, should be avoided. However, in the case of a short cul-de-sac, where numbers may be properly continued around the cul-de-sac, the cul-de-sac may carry the same name as the street which it adjoins; i.e., Table Mesa Drive and Table Mesa Court.





6. Where possible, streets should be named in alphabetical order beginning at the base street.

7. The use of names of University Residence Halls should be avoided. These names are:

Aden	Buckingham	Fleming	Reed
Andrews	Cheyenne	Hallett	Sewall
Arnett	Cockerell	Kittredge	Smith
Baker	Crosman	Libby	Willard
Brackett	Farrand	Nichols	Williams

8. The use of names of **living** persons prominent in the Boulder area should be avoided. The names of **deceased** persons may be used.

9. Street names shall not duplicate nor too closely approximate phonetically the names of existing streets within the City of Boulder, the Boulder postal delivery area, or the Boulder telephone service area.

10. Streets shall be named, insofar as it is possible, according to the street naming plan of the City of Boulder. Deviations from this plan shall have the approval of the City Manager.

11. Streets with commercial names shall not be approved; i.e., Google Street

12. Street names should not consist of more than word.

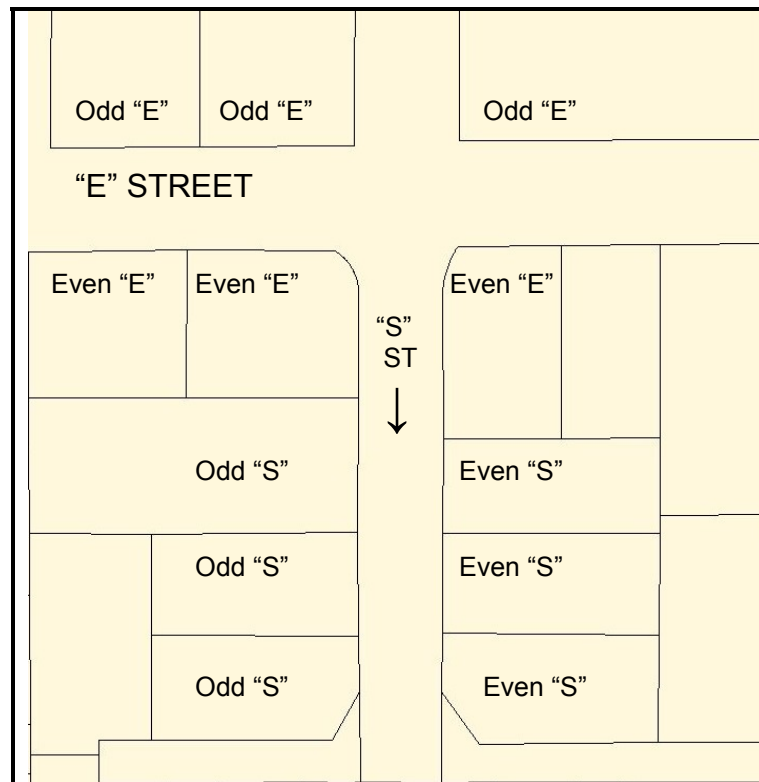
III. STREET NAME CHANGES

The name of a street may be changed if all property owners abutting the street join in the request and if the new street name is in conformance with the street naming guide. In order to ensure that proper review and notification of appropriate agencies occurs, such requests will be processed through the Development Review Committee.

IV. HOUSE NUMBERING

The following shall serve as a guide to the numbering of houses in the City of Boulder. All house numbers shall be assigned by the City Manager.

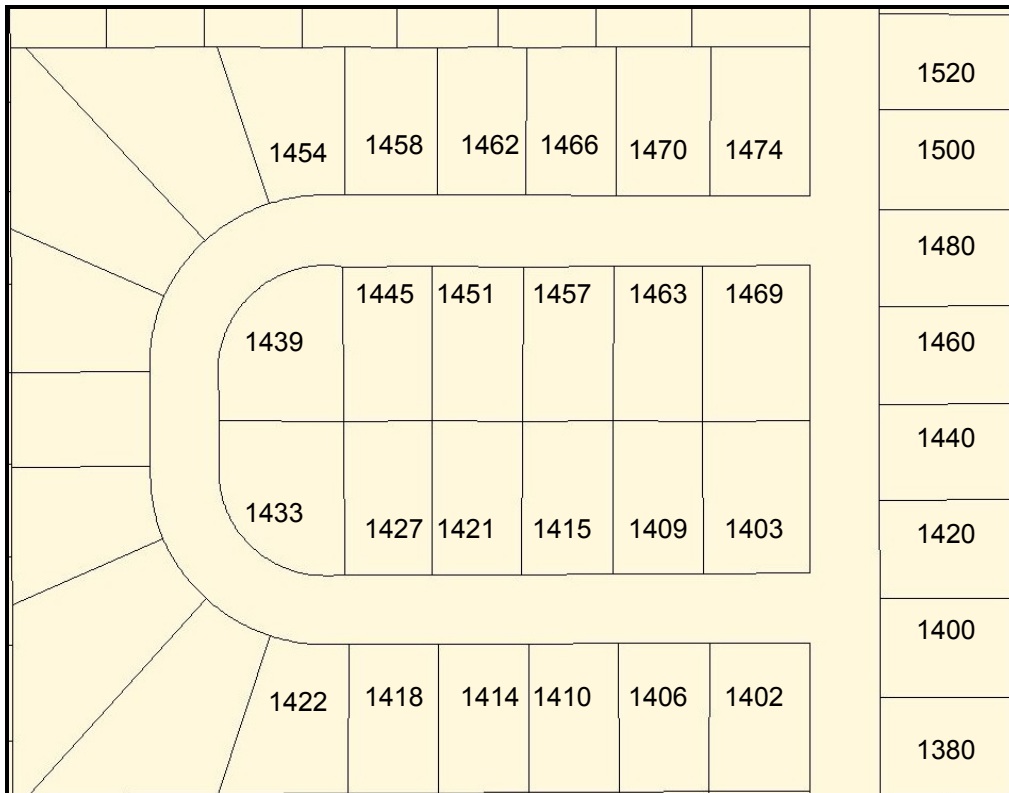
1. Numbers shall continue North and South from the East-West base street or line, and East and West from the North-South base street or line, according to the established grid system.
2. Odd numbers shall be on the westerly and northerly sides of the street; even numbers shall be on the easterly and southerly sides of the street.



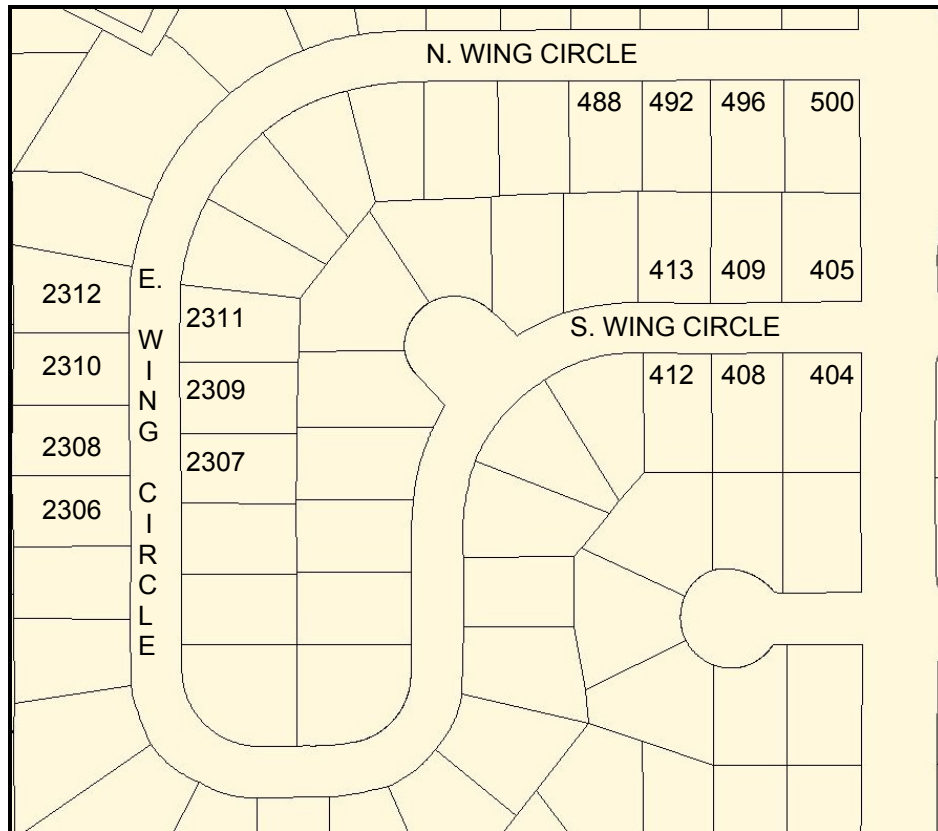
3. Numbers shall be spaced from 0 to 99 on each block so that 50 will be in the middle of the block. Where there are no intersecting streets to indicate blocks, numbers shall be based upon an imaginary line corresponding to the grid system.
4. House numbers on corner lots or through lots shall conform to the location of the front door or main entrance.
5. Numbers on closely spaced parallel streets should be staggered in order to eliminate confusion in locating an address.
6. Diagonal and curved streets having direction more nearly north-south than east-west, or at exactly 45 degrees, shall carry north-south numbers; streets having a direction more nearly east-west shall carry east-west numbers.



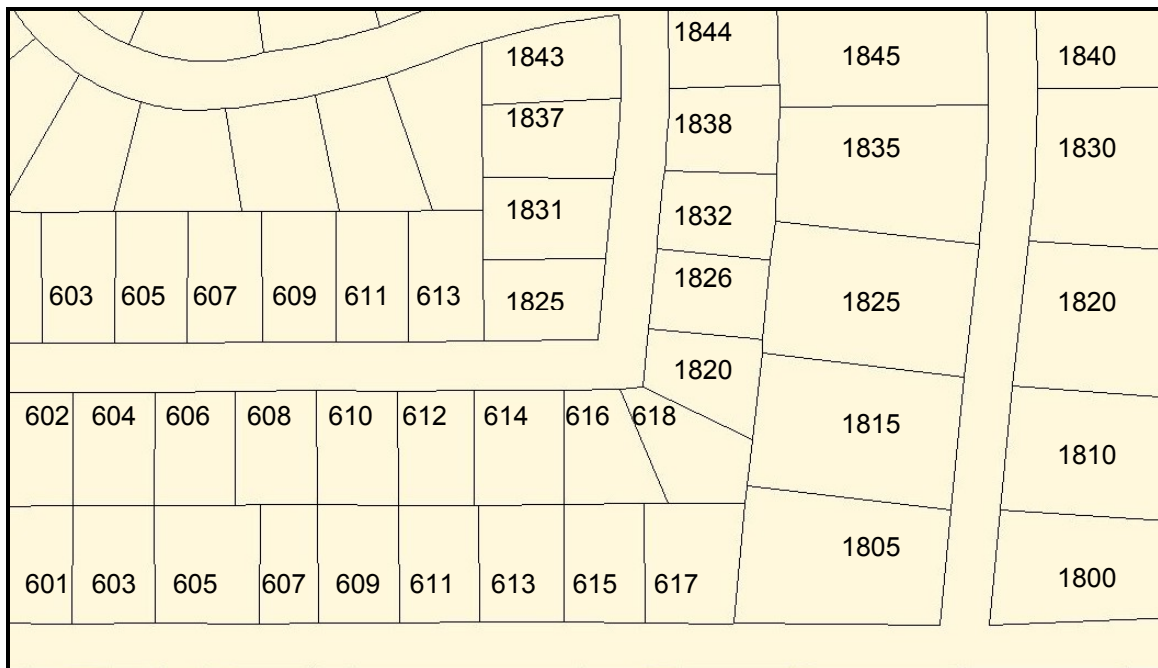
7. For circle streets and loop streets, beginning and ending within a block (100 numbers on the grid), numbers shall be assigned on the circle or loop street to correspond with the numbering on the street where the circle or loop street originates.



Deep circles or loops with long frontage may be broken, with prefixes indicating north and south, or east and west, and new series of numbers given, if necessary.



8. When a street does not originate at the same location as another parallel street, the numbers should begin with a number measured from the same baseline as on another parallel street



V. CHANGING HOUSE NUMBERS

Changes are made to house (or business) numbers fairly routinely. This is done at the staff level. These changes occur for primarily three reasons. First, at time of building permit, for additional units or substantial remodel, we will instigate a change of address to bring a property's address into conformance with the city's address grid. Second, if a house address is not in conformance and a subdivision is requested, the address is changed prior to the development of any of the additional lots in the subdivision. This is fairly common in the north part of the city where existing houses on large lots have been annexed. The third reason for a change of address is simply because a property owner requests it. These requests occur for a variety of reasons, but primarily the request is made in order to simplify a confusing addressing situation. Where possible, these requests are accommodated. When a change of address is made, appropriate agencies are notified.

VI. PROBLEM AREAS

House Behind a House: Projects that include a detached dwelling that does not front a public street and is not visible from a street present a difficult problem for addressing. Several alternatives have been proposed, but all have drawbacks. These alternatives are:

1. Using one street number for the entire lot and assigning letters to each unit.

The disadvantage to this system is that a street number with a letter suffix (i.e., 127-B Main St) implies that all the units are in the same building. Additionally, there is substantial public resistance to owning a single family residence and not having a unique street number. Often owners drop the letter from the address, which creates confusion for mail delivery and emergency response personnel.

2. Address the rear units using the alley.

The disadvantages are having to name numerous alleys in the community which would cause confusion both for the public as well as emergency response personnel. These alleys, many of which are substandard and/or unplatted, would probably experience increased traffic and parking problems.

3. Assigning individual numbers to each unit in accordance with the addressing grid.

There is one major disadvantage to this system. If the rear unit is not visible from the street, emergency response personnel, delivery people, and the general public often assume that the address does not exist. The solution to this would appear to be to require that such projects provide a directory facing the street which would indicate the existence of a rear unit.

ADU's: No ADU shall be assigned a different house number than the home in which it is contained, the reason being that homes with ADU's are still considered to be single family residences.

Multi-family dwellings: In order for each unit in a multi-family dwelling unit to be assigned separate street numbers, each unit must have an entrance which is visible from the street. If this is not the case, the entire building is assigned one street number and the units use that number with an apartment number or letter added.

Commercial and Industrial Buildings: Tenants of multi-tenant buildings located in a commercial or industrial zone of the city may use either one building address with a suite number or letter or individual street addresses. In cases where separate street addresses are used and each tenant space is not visible from the street a directory should be provided.