

Community Briefing *notes*

CU South Annexation

Friday, April 9, 2021 from 11:30 to 1 p.m.

Zoom Meeting (video conference software)

Summary:

Staff shared new information to date and next steps in the process. This presentation was recorded and made available online. Following are the questions and answers that proceeded the presentation.

Questions and Answers:

Q: Will Fire Station No. 4 close because of this project?

A: University has offered the city 2 acres of land for a public safety facility. No, committing to a station on CU South does not require Station 4 to close.

Q: What information/feedback is council seeking from the Transportation Advisory Board (TAB) and the Planning Board (PB)?

A: We are checking in with TAB on transportation-related items and with the Planning Board about the overall direction of the negotiation. This is a time for the boards and council to raise red flags on whether they agree on the direction the agreement is heading.

UNIVERSITY Clarified this topic:

- **Rec field** – looking into options to keep fields out of the OS-O area, and instead are considering the detention area but are looking into possible solutions.
- **119 acres**- is a point of disagreement. As the university is already donating 80 acres of free land, offering more land without compensation is problematic.
- **Developable area** – limited to 129 acres. Even within this area, only 50-60 percent is anticipated to be impervious area. There is no comparison to what would be developed on that site to main campus.

Q: Proposed access on 93 approved by CDOT?

A: No current access, but there is an approved process that we are going through. We do not have an approved access point currently. The State Department of Transportation has access code that needs to be followed.

Q: With the Table Mesa - Broadway intersection being heavily overloaded (at rush hour, requiring as much as 5 stoplight changes to get through pre-covid), how can it be expected to accommodate more traffic from CU-South either from a Hwy 93 or a Table Mesa entrance? And has the state approved a Hwy 93 intersection? Karen

A: Traffic study identifies transportation measures to mitigate impacts. There is a toolbox that can be used to address impacts. For example, the Table Mesa/Broadway intersection could consider potential measurement left turn lane changes or signal timing changes. These options are super preliminary and are an example of some of the discussions occurring but nothing is written in stone yet.

Q: Land Swap – what are the possibilities

A: Boulder has a well-defined urban boundary resulting in compact development. The “Planning Reserve” is roughly 500 acres that is undeveloped and was acquired with Parks and Recreation funds. Staff and council have not found a viable way to approach this because it is a lengthy process that is not actively being worked on.

Q: Can the city condemn instead of annexing?

A: The city commented that the law regarding one government condemning the property of another is not settled. Whether a home rule city can condemn the property of a state university has not been addressed by the Colorado courts. CU Boulder stated that it would object to a condemnation action.

Q: Build the tennis courts somewhere else?

A: The flood detention facility changes the existing flood plain. Currently, the area where the tennis courts are is not in the floodplain. Building the flood project will change this, and it is normal for the city to compensate for such impacts.

Q: Potential costs of earthfill

A: Earlier in the process, the city was looking at different levels of flood protection. During this phase, the higher level of flood protection required more earthfill. The current project requires \$10M of earthfill. City and University staff are continuing to discuss earthfill as the negotiations continue.

Q: Is public Art a project consideration?

A: State does have requirements for public art. Haven’t discussed but open to discussing.

Q: What is CU’s projected enrollment in 2030?

A: The university will follow up.

Q: What would happen if the university did not follow the terms of the agreement?

A: Agreement between the city and university. In the future, what happens if there is a breach of the agreement? If one of the terms is breached, the city would notify the university to rectify. If there were disagreements on a term, the courts would have to settle disputes.

Q: Does the flood project have CDOT approval yet?

A: City does not have any permitting approvals yet. CDOT is aware that our flood wall needs to connect to their bridge abutment. We are in continuing conversations with the permitting agencies. As the preliminary design is developed, we are moving farther along in the permitting process.

Q: What happens to flood mitigation if annexation slows?

A: Council has directed that staff pursue annexation expeditiously so that one project does not delay the other. The city needs landowner approvals before construction begins in 2024. A big milestone was June 2020 when council landed on a flood design project, which has allowed city staff to engage more in the permitting and approval conversations.

Q: What about Alternative 6?

A: "Alt 6" suggests conveying water in the stream channel instead of detaining water. Although this approach was considered, it was determined infeasible because of various project constraints and necessary approvals. Current staff has concurred with this conclusion.

Friday, April 9, 2021

CU South Annexation - Community Briefing attendance

City staff	Joanna	Bloom
City staff	Brandon	Coleman
City staff	Jean	Gatza
City staff	Phil	Kleisler
City staff	Holly	Opansky
City staff	John	Potter
City staff	Gerrit	Slatter
City staff	Joe	Taddeucci
Facilitator	Barbara	Lewis
University of Colorado	Abby	Benson
University of Colorado	Kim	Calomino
University of Colorado	Derek	Silva
City Council	Rachel	Friend
City Council	Mark	Wallach
Community Member	Mark	Berge
Community Member	Ramesh	Bhatt
Community Member	Ben	Binder
Community Member	Raymond	Bridge
Community Member	Bill	Briggs
Community Member	Alison	Burchell
Community Member	Amanda	Cole
Community Member	Paul	Culnan
Community Member	M	Duffy
Community Member	John	Gerstle
Community Member	Brian	Groves
Community Member	Nelson	Guerra
Community Member	Brice	H
Community Member	Hal	Hallstein
Community Member	Chris	Hoffman
Community Member	Karen	Hollweg
Community Member	Natalia	Johnston
Community Member	Kathie	Joyner
Community Member	Dave	Kuntz
Community Member	Michele	Lamb
Community Member	Mike	Marsh
Community Member	Carl	Norby
Community Member	Jerod	Nye
Community Member	Susan	Peterson
Community Member	Mary	Pettigrew
Community Member	Danica	Powell
Community Member	Harlin	Savage
Community Member	Lynn	Segal
Community Member	Valerie	Singer
Community Member	David	Slack
Community Member	Claudia	Thiem
Community Member	Laura	Tyler
Community Member	Scott	Woodruff
Community Member		amstec
Community Member		srmah